

CITY OF HIGH POINT

AGENDA ITEM



Title: **Right-Of-Way Encroachment RE-17-0010**
(Hartley Ridge, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 18, 2017

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: A. Staff Memo
B. Location Map
C. Site Plan

PURPOSE:

A right-of-way encroachment request by Hartley Ridge, LLC for 2 proposed masonry retaining walls that will encroach within the West Hartley Drive right-of-way.

BACKGROUND:

Staff memo and the Technical Review Committee's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. On September 5, 2017, the Technical Review Committee recommended *approval* of Right-Of-Way Encroachment RE-17-0010.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

RIGHT-OF-WAY ENCROACHMENT

RE-17-0010

September 18, 2017

Request	
Applicant: Hartley Ridge, LLC	Proposal: To allow 2 masonry retaining walls to be located in the West Hartley Drive right-of-way.

Adjacent Streets		
Name:	Classification:	R/W Width:
West Hartley Drive	Minor Thoroughfare	Varies – see attached map

Analysis

The applicant is requesting permission to allow 2 masonry retaining walls to be erected within the West Hartley Drive street right-of-way. The retaining walls encroach into the right-of-way at differing amounts depending upon location.

The encroachments consist of 2 masonry retaining walls, one intruding 14-feet and the other intruding 18-feet as shown on the attached Exhibit A, with a height to be determined.

The Technical Review Committee reviewed this request on September 5, 2017, and determined that the proposed encroachments would not affect public safety or interfere with roadway maintenance needs.

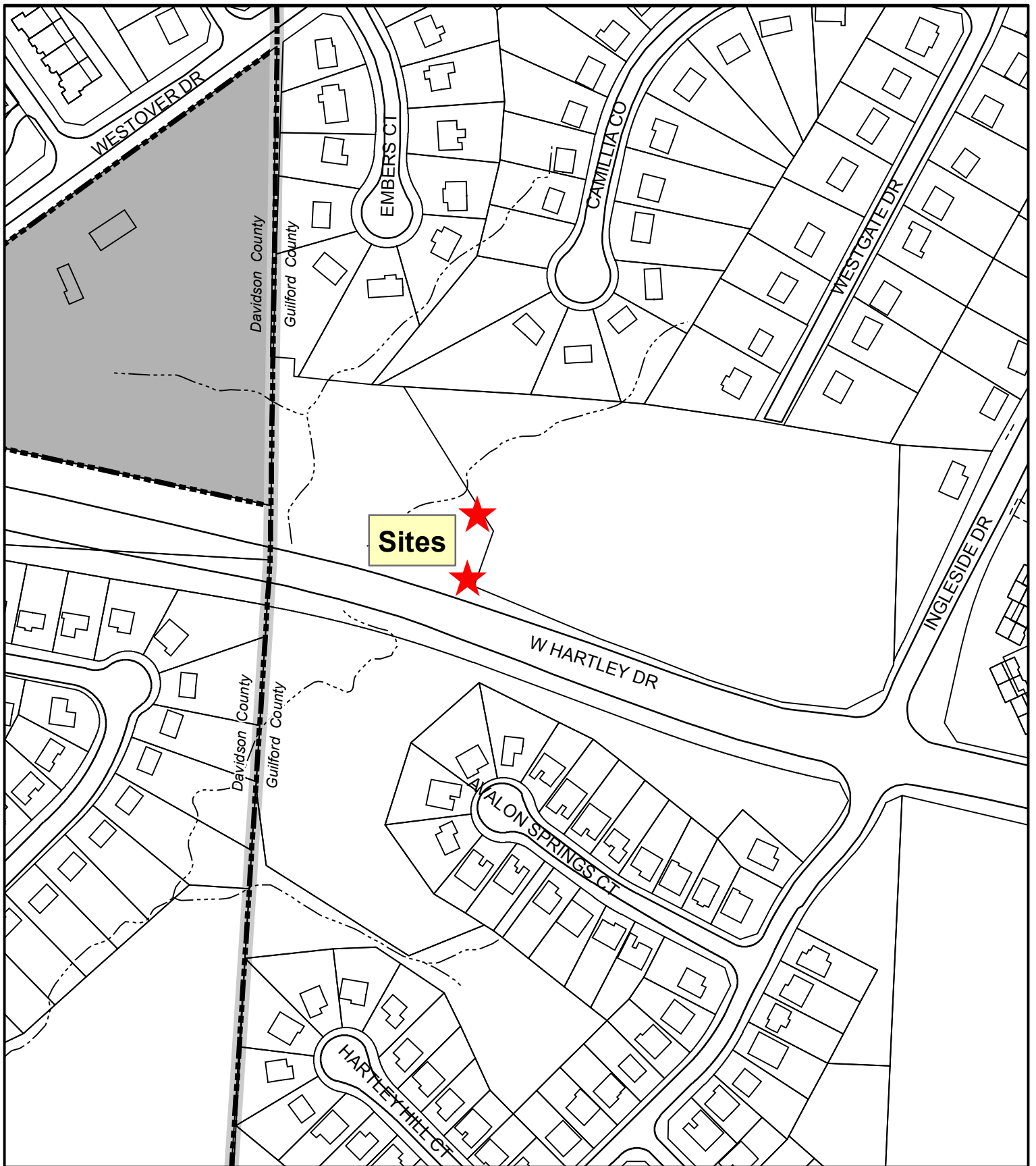
The site plan is attached depicting the location for each of the two proposed masonry retaining walls.

Recommendation

Based upon TRC's review, the existing structure will not affect public safety or interfere with street or utility maintenance. Staff recommends approval of this requested right-of-way encroachment.

Report Preparation

This report was prepared by Planning and Development Department staff member Justin S. Westbrook, CZO and was reviewed by Robert L. Robbins, AICP and G. Lee Burnette, AICP.



RIGHT-OF-WAY ENCROACHMENT RE-17-0010

**Hartley Ridge Apartments
700 West Hartley Drive**

Location of right-of-way encroachment



**Planning & Development
Department**

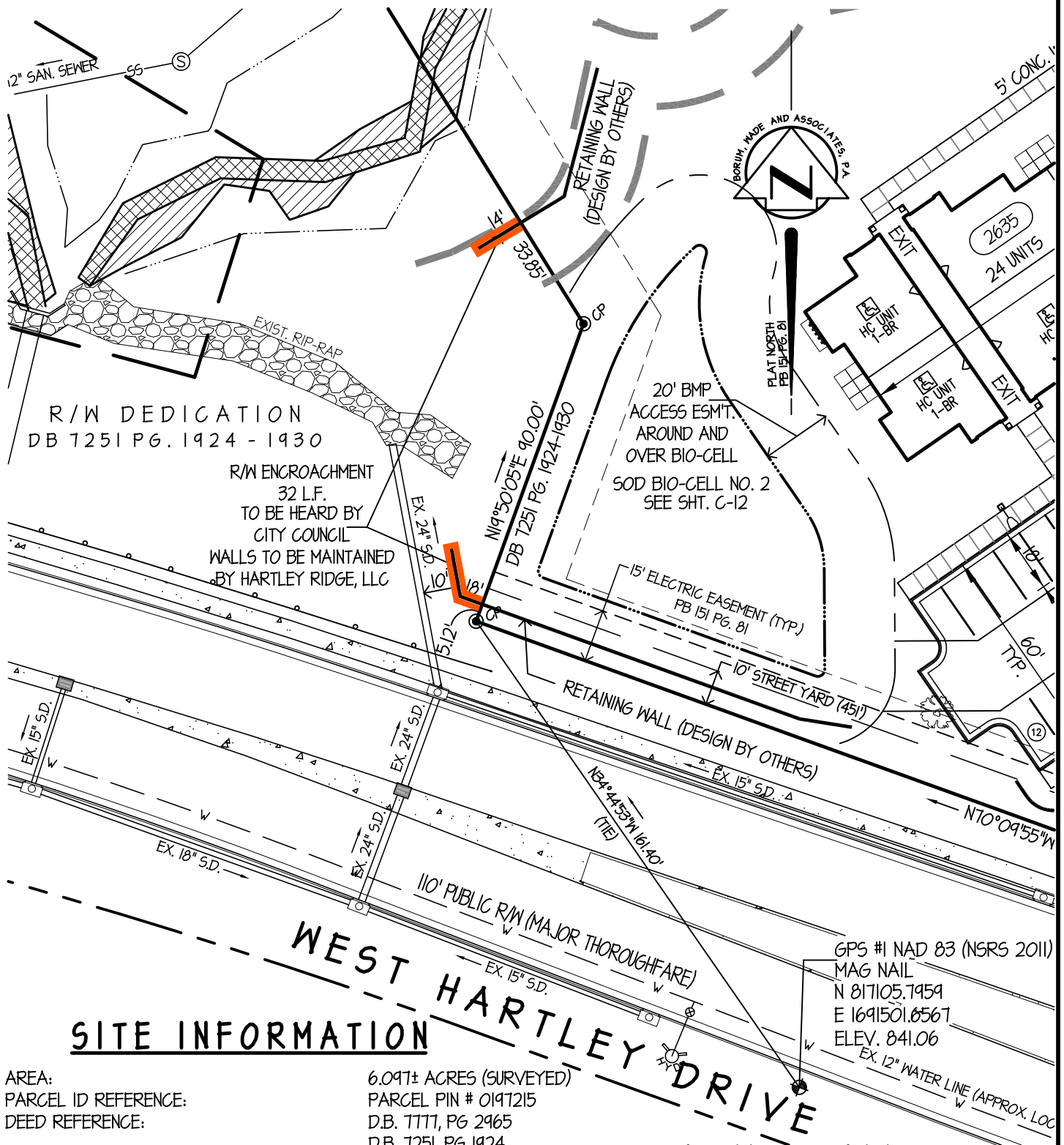
City of High Point

Date: September 18, 2017



Scale: 1"=200'

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2017/pz/re17-0008.mxd



WEST HARTLEY DRIVE

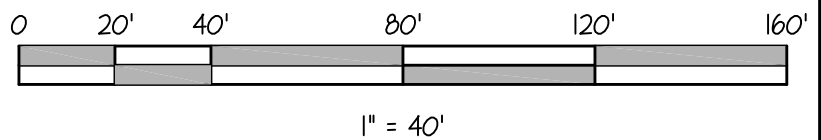
SITE INFORMATION

AREA:
 PARCEL ID REFERENCE:
 DEED REFERENCE:
 PLAT REFERENCE:

6.091± ACRES (SURVEYED)
 PARCEL PIN # 0191215
 D.B. 1111, PG 2965
 D.B. 1251, PG 1924
 P.B. 151, PG 81

TITLE: RETAINING WALL R/W ENCROACHMENT
 HARTLEY RIDGE APARTMENTS
 100 WEST HARTLEY DRIVE
 HIGH POINT, N.C.

GRAPHIC SCALE



Borum, Wade and Associates, P.A.
 621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
 Phone: 336-275-0471 Fax: 336-275-3719

EXHIBIT "A"

SCALE: 1" = 40' DATE: 8/24/11