



## GUILFORD COUNTY

### MEMORANDUM

TO: Amanda P. Hodierne, Esq., AICP

FROM: Guilford County Planning and Development Department  
Oliver Bass, 336-641-3578

DATE: January 24, 2022 (Corrected Letter)

SUBJECT: ROAD CLOSING CASE 22-01-GCPL-00150: GROUNDHOG TRACE ROAD CLOSING

On January 4, 2022, the Technical Review Committee found that the proposed closing was not contrary to the public interest and no property owner will be deprived of a means of ingress or egress to their property subject to the comments below.

#### **Planning Comments: (Oliver Bass, 641-3578)**

1. Exempt plat (Case#21-11-GCPL-09441) to combine abutting properties is pending Watershed and Planning review. Other than recordation of plat, must satisfactorily address comments prior to presentation to Planning Board.
2. If road closing is approved, must record plat to ensure abutting owners will have a means of ingress and egress from Raccoon Run Drive. Plat to be recorded must reference road closing case number.
3. General Statute Section 153A-241 provides that each adjacent property owner "... remains subject to any public utility use or facility located on, over, or under the road or easement immediately before its closing, until the landowner or any successor thereto pays to the utility involved the reasonable cost of removing and relocating the facility"
4. Utility easements will remain until properly closed.

#### **Watershed Comments: (Brent Gatlin, 641-3753)**

1. Plat to be recorded to close road and recombine lots must include all required easements and watershed info per prior comments & mark-up issued 12/8/21 (entered in Accela on 12/13/21).

#### **Fire Marshal: (Michael Townsend, 641-6541)**

1. No comments

#### **NCDOT Comments: (Bobby Norris, 487-0100)**

1. Not a NCDOT maintained road. Once closed, it cannot be added.

