

BOARD OF COMMISSIONER ROAD CLOSING CASE #20-22-308: GROUNDHOG TRACE ROAD CLOSING

Nature of the Request

N.C.G.S. 153A-241 authorizes the Guilford County Board of Commissioners to close public roads or easements. The following request has been made for which this public hearing is scheduled:

BEING all of Groundhog Trace which fronts Lots 73, 74, 75, and 76, all as shown as part of Beaver Hills Estate subdivision (Section 4) in Plat Book 148, Pages 53-55 (attached) as recorded in the Register of Deeds of Guilford County dated May 27, 2002, running southeast from Raccoon Run and terminating in a cul-de-sac.

The Resolution of Intent to hold the public hearing on September 15, 2022 to close this portion of Groundhog Trace was adopted by the Guilford County Board of Commissioners on September 1, 2022.

Staff Report

STAFF COMMENT: Pursuant to NCGS 153A-241 concerning closing public roads and easements and 1979 Session Law Chapter 282 HB685 (attached), the Guilford County Board of Commissioners is holding this public hearing before the public road or easement can be closed. Based upon the information presented at the public hearing, the Board must find that:

The closing of said public road is not contrary to public interest.

Staff submits the following findings for consideration by the Board:

1. The Planning Department has received a request to close all of that portion of Groundhog Trace which fronts Lots 73, 74, 75, and 76, as shown on Plat Book 148, Pages 53-55 as recorded in the Register of Deeds of Guilford County, running southeast from Raccoon Run Drive terminating with a cul-de-sac;
2. Groundhog Trace runs north to south intersecting with Raccoon Run Drive terminating at its most northern point with a stub-out at an adjacent property to the Beaver Hills Estate subdivision to the north and after intersecting and crossing Raccoon Run Drive running south, Groundhog Trace provides access to Lots 73, 74, 75, and 76 before terminating at its most southern point with a cul-de-sac;
3. Lots 73, 74, 75 and 76 all are owned by Bryan M. Cassetta and Mackenzie E Cassetta which is requesting that this portion (south of Raccoon Run Drive) of Groundhog Trace be closed;

4. This request only includes that portion of Groundhog Trace as described above and no closing of utility easement(s) are included by the applicant; and
5. A combination/recombination preliminary plat submitted by the owners of Lots 73, 74, 75, and 76 was reviewed by the Technical Review Committee (TRC) on January 4, 2022 (see attached). 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 also should reference road closing case number.