

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-030****PC Meeting Date: 03-14-16****Applicant Request****Abandonment of Unopened Street Right-Of-Way**

<b>Property Location:</b>	Unnamed street off 1200 block Everett Drive
<b>Property Owner:</b>	Adrian Stitts
<b>Applicant:</b>	Adrian Stitts

**Project Description**

- Proposal: Abandonment of existing unopened street right-of-way. The closure would allow the property at 1200 & 1204 Springview Drive to be subdivided into 3 lots as compared to 2 lots without the closure.

**Site Analysis****Site Description**

- Location: Abandonment to begin at Everett Drive heading south west for approximately 605 feet. The 30-foot wide right-of-way is located between 11 existing lots which were created by the Ryall Springs (1922/PB8 PG31) and Carolina Hills (1946/PB15 PG89) subdivisions.
- Current Access: 1200 and 1204 Springview Drive are part of the 1946 Carolina Hills Subdivision and has access from Springview Drive. Lots 31 and 32 created by the 1922 Ryall Springs Subdivision are adjacent to the west side of the unopened right-of-way but have no access to an existing street.

**History**

- The southernmost portion of this right-of-way was closed and abandoned by the Hamilton County Commission on September 1, 1971 (Resolution 1971-116).

**Plans/Policies/Regulations**

- It is the policy of the Regional Planning Agency and other public agencies to retain rights-of-way for public use and only to recommend the permanent closure and abandonment of rights-of-way when it is concluded that the public has no further need to retain the right-of-way and that its abandonment is necessary to achieve a significant private or public interest.

**Key Findings**

- Lots 31 and 32 on parcels 171C-C-005, 171C-C-006, 171C-C-007, and 171C-C-008 would become land-locked by this request.
- The proposal would set a precedent for future requests by allowing lots to be land-locked.
- The land-locked issue could be mitigated by combining lots 31 and 32 with other existing lots.

**Staff Recommendation**

Deny