

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: OCTOBER 22, 2020

AGENDA ITEM NUMBER: 2

SUBJECT: RESOLUTION DECLARING THE FORSYTH COUNTY BOARD OF COMMISSIONERS' INTENT TO CLOSE BRIDAL WOOD DRIVE AND CALLING A DATE FOR PUBLIC HEARING ON THE MATTER

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION: See Attached

ATTACHMENTS YES NO

SIGNATURE: _____ DATE: October 20, 2020
COUNTY MANAGER

**RESOLUTION DECLARING THE FORSYTH COUNTY BOARD OF
COMMISSIONERS' INTENT TO CLOSE BRIDAL WOOD DRIVE AND
CALLING A PUBLIC HEARING ON THE MATTER**

WHEREAS on July 27, 2020, a Petition was filed with the Forsyth County Board of Commissioners on behalf of the Petitioner, Winston Scott Craver, Heritage Oaks Holdings, LLC, requesting to close Bridal Wood Drive, hereinafter described, which property is located in Forsyth County; and it appearing to the Forsyth County Board of Commissioners from the Petition that a public hearing should be held on the question of closing Bridal Wood Drive, pursuant to N.C.G.S. 153A-241;

WHEREAS Planning and Development Services staff reports that the subject road, Bridal Wood Drive, has never been maintained by North Carolina Department of Transportation and, therefore, no abandonment of maintenance is required;

WHEREAS Planning and Development Services staff concludes that there would be no negative impacts from closing the public road since all of the affected property owners are in support of the closure;

WHEREAS based on the Petition and the above Planning and Development Services staff findings, the Forsyth County Board of Commissioners will declare herein its intent to close Bridal Wood Drive;

WHEREAS the Forsyth County Board of Commissioners will call a public hearing on the Petition to close Bridal Wood Drive to be held on Thursday, December 3, 2020, at 2:00 p.m. in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center; and

WHEREAS pursuant to the provisions of N.C.G.S. 153A-241, the Forsyth County Board of Commissioners will direct the Petitioner to cause notice of the public hearing reasonably calculated to give full and fair disclosure of the proposed road closing to be published once a week for three successive weeks before the hearing date, a copy of the Resolution to be sent by registered or certified mail to each owner as shown on the county tax records of property adjoining the affected public road who did not join the Petition to close Bridal Wood Drive, and a notice of the closing and public hearing to be prominently posted in at least two places along Bridal Wood Drive;

NOW, THEREFORE, BE IT RESOLVED, by the Forsyth County Board of Commissioners as follows:

1. That the Board of Commissioners hereby declares its intent to close Bridal Wood Drive as described in and pursuant to the provisions of the attached Petition to Close;
2. That the date and hour fixed for a public hearing on said Petition to close Bridal Wood Drive is hereby set for Thursday, December 3, 2020, at 2:00 p.m. in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center, 201 North Chestnut Street in Winston-Salem, North Carolina;
3. That all persons who are interested in the closing of Bridal Wood Drive and desiring to be heard, are hereby notified to present their views by written comment to sloopam@forsyth.cc by Friday, December 4, 2020, in favor of or in opposition to

the Petition to close Bridal Wood Drive described as follows: being that portion on the south side of Mount Salem Road and east of Yadkinville Road designated as "Bridal Wood Drive" and adjacent to Lots 32 and 33 as depicted on a plat recorded in Plat Book 27, Page 133 of the Forsyth County Register of Deeds Office;

4. That the Petitioner be and is hereby directed to send a copy of this Resolution by registered or certified mail to each owner, as shown on the County tax records of property adjoining the public road, Bridal Wood Drive, being closed;
5. That the Petitioner be and is hereby directed to publish this resolution in a qualified County newspaper of general circulation once a week for three (3) consecutive weeks preceding the date herein fixed for public hearing on the Petition to close Bridal Wood Drive and to cause notice of the proposed closing and public hearing to be prominently posted in at least two (2) places along Bridal Wood Drive.

Adopted this the 22nd day of October, 2020.

NORTH CAROLINA

PETITION TO CLOSE AND ABANDON UNIMPROVED NAMED
STREET IN SALEM WEST SUBDIVISION

FORSYTH COUNTY

SUBMITTED TO: BOARD OF COUNTY COMMISSIONERS OF FORSYTH COUNTY

The attached property owners petition the Board of County Commissioners of Forsyth County to consider closing and abandoning an unimproved street as follows:

Property Description:

The property is located in the Salem West, Phase I plat recorded in Plat Book 27, Page 133 (Exhibit A) recorded in the Forsyth County NC Register of Deeds and is labeled as Bridal Wood Drive. It is currently a partially wooded area located between Lots 32 and 33 in Salem West in addition to parcels 5897345146000 and 5897347233000 located on Heritage Oaks Lane.

Purpose of Closure:

The unimproved road in question is located within the county and not the city of Winston Salem. The closing of the street listed above would not deprive any individual of reasonable means of ingress or egress to his/her property. The intention is to resolve an unimproved road that does not service any property at the request of the Planning Board of Forsyth County.

The undersigned respectfully request that the County of Forsyth, acting through its Board of County Commissioners, adopt a resolution declaring its intent to close unimproved Bridal Wood Drive in Salem West and that this matter proceed with the policies of the Forsyth County Board of Commissioners.

Respectfully submitted, this 27 day of July, 2020.



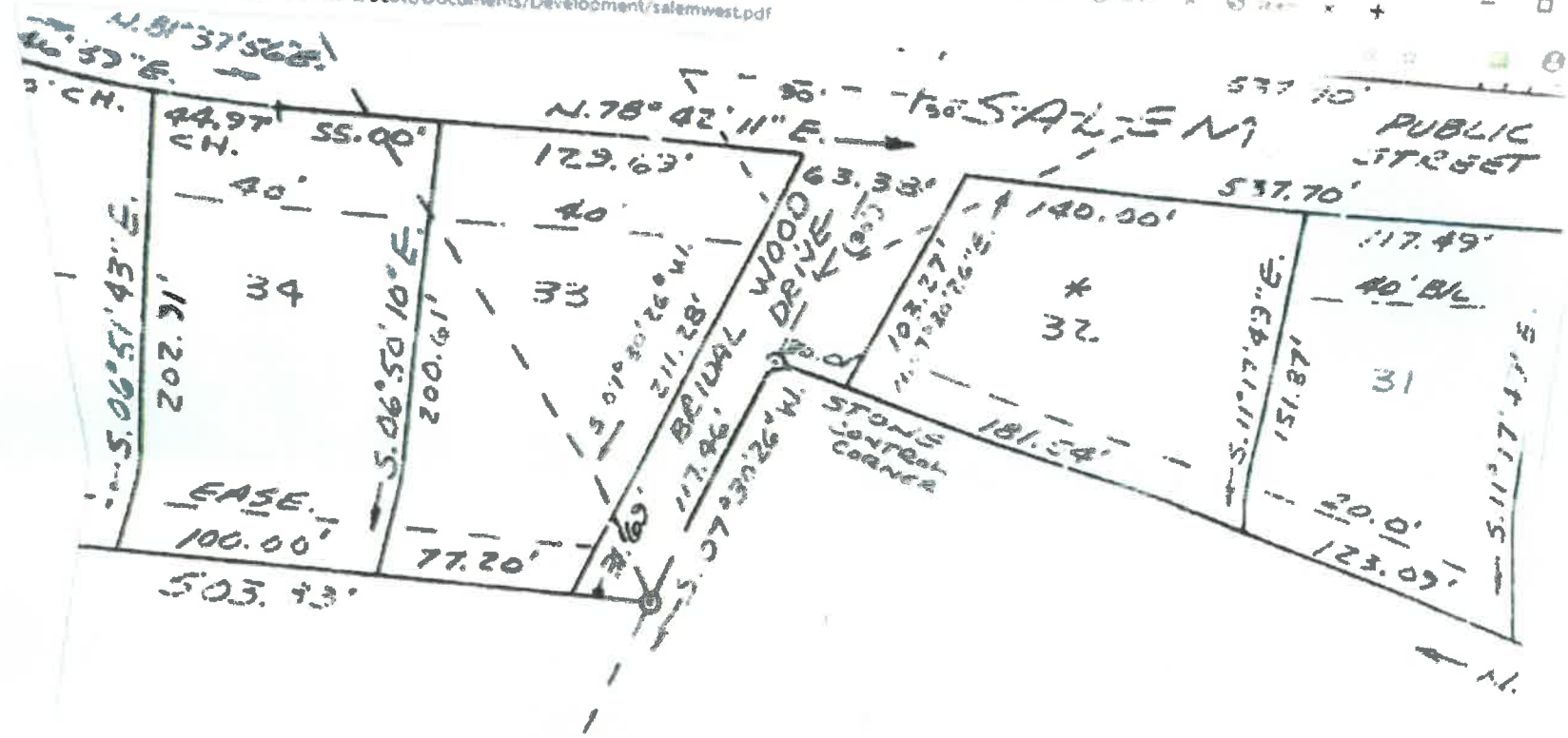
Winston Scott Craver

Heritage Oaks Holdings, LLC

5426 Heritage Oaks Lane

Winston Salem, NC 27106

336-399-3744



North Carolina

Verification

Forsyth County

The undersigned is a Petitioner to the closure and abandonment request for Bridal Woods Drive and believes based on their knowledge that above statements are true and correct.

Alvalynda Smith

Alvalynda Smith

Sworn to and subscribed before me by Alvalynda Smith

This 9 day of July, 2020.

Notary Name:

Lesad Lang

My Commission expires

Aug 26, 2023

LESA D. LANG

Notary Public - North Carolina
Forsyth County

My Commission Expires August 26, 2023

North Carolina

Verification

Forsyth County

The undersigned is a Petitioner to the closure and abandonment request for Bridal Woods Drive and believes based on their knowledge that above statements are true and correct.



Julie Musolino

Sworn to and subscribed before me by Julie Musolino

This 23 day of July, 2020.

Notary Name: Brian Hatley

My Commission expires 06-10-2023

BRIAN HATLEY
Notary Public - North Carolina
Forsyth County

North Carolina

Verification

Forsyth County

The undersigned is a Petitioner to the closure and abandonment request for Bridal Woods Drive and believes based on their knowledge that above statements are true and correct.

Bettie Logan

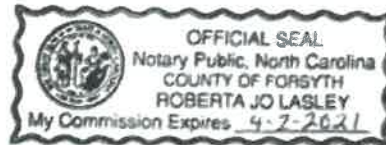
Bettie Logan

Sworn to and subscribed before me by Bettie Logan

This 24th day of July, 2020.

Notary Name: Roberta Jo Lasley

My Commission expires 4-2-2021



North Carolina

Verification

Forsyth County

The undersigned is a Petitioner to the closure and abandonment request for Bridal Woods Drive and believes based on their knowledge that above statements are true and correct.



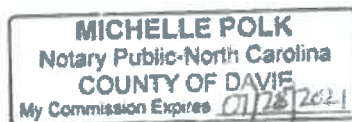
W. Scott Craver, Manager

Sworn to and subscribed before me by W. Scott Craver

This 27 day of July, 2020.

Notary Name: Michelle Polk

My Commission expires 07/28/2021



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION BY STANDARDS CERTIFICATION

APPROVED *[Signature]*
DISTRICT ENGINEER

DATE _____

NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAN APPROVAL

This is to certify that this plan meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 130 of the General Statutes, State of North Carolina.

This the *29th* *January* 1980
Heath G. Lett
DIRECTOR OF PLANNING

I, **HARRIS B. GUPTON** Licensed description recorded in Book _____ Page _____ certify that the map was drawn from the original survey made by me (or by a person under my supervision) and that the area of closure as indicated by inclusion and exclusion is correct. I further certify that the boundaries not surveyed are shown as broken lines, derived from information found in Book _____ Page _____ that the map was prepared in compliance with G. S. 41-39 as amended. Witness my hand and seal this *29th* day of *January* A.D. 1980.

[Signature]
SURVEYOR

NORTH CAROLINA - FORSYTH COUNTY

I, **NED C. SKIDMORE** Register of Deeds for Forsyth County, N. C. do hereby certify that **HARRIS B. GUPTON** is duly qualified and licensed as a Surveyor. Witness my hand and seal this *29th* day of *January* 1980.

[Signature]
REGISTER OF DEEDS

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of **N. P. Joseph** is hereby certified to be correct. The fee of *\$1.00* is hereby received.

[Signature]
REGISTER OF DEEDS

THE CERTIFICATE PASSED UPON *January 29 1980*

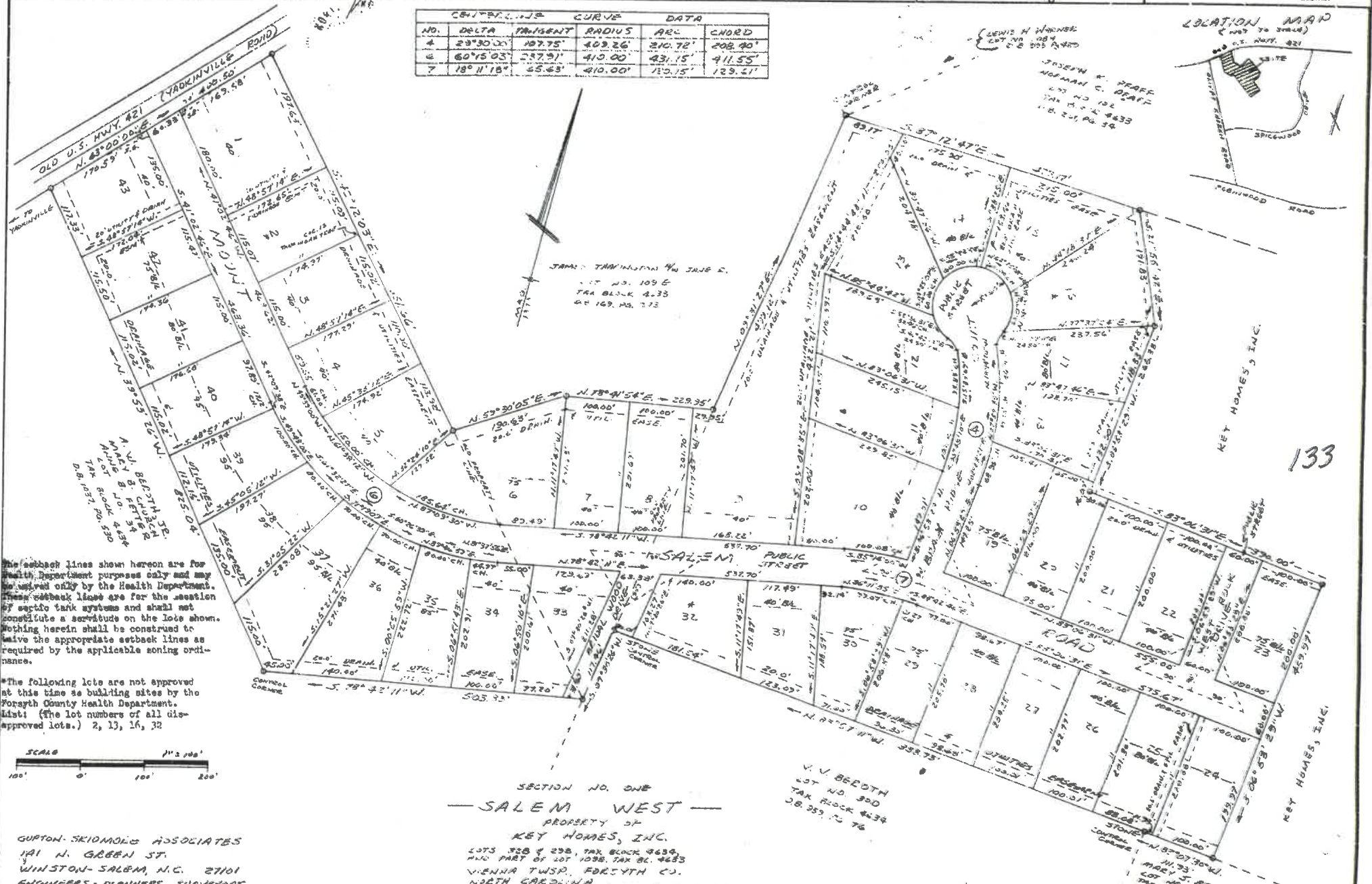
Filed for registration on *January 29 1980*

Stamp: *15 30* and received *15 30*

Page *133*

Stamp: *Shelby*

NO.	DELTA	TANGENT	RADIUS	ARC	CHORD
4	29°30'00"	107.75'	409.26'	210.72'	208.40'
6	60°15'03"	227.91'	410.00'	431.15'	411.55'
7	18°11'18"	45.63'	410.00'	130.15'	129.61'



The setback lines shown hereon are for Health Department purposes only and may be varied only by the Health Department. These setback lines are for the location of septic tank systems and shall not constitute a servitude on the lots shown. Nothing herein shall be construed to waive the appropriate setback lines as required by the applicable zoning ordinance.

*The following lots are not approved at this time as building sites by the Forsyth County Health Department. List: (The lot numbers of all disapproved lots.) 2, 13, 16, 32



GUPTON, SKIDMORE ASSOCIATES
141 N. GREEN ST.
WINSTON-SALEM, N.C. 27101
ENGINEERS - PLANNERS - SURVEYORS

SECTION NO. ONE
SALEM WEST
PROPERTY OF
KEY HOMES, INC.
LOTS 28 & 29B, TAX BLOCK 4639,
PART OF LOT 103B, TAX BL. 4633
VIENNA TWP., FORSYTH CO.,
NORTH CAROLINA
SURVEYED BY HARRIS B. GUPTON P.L.S. 6-18-85
SEPTEMBER 1979.

V. J. BEETH
LOT NO. 300
TAX BLOCK 4634
38 357.76 76

NOTE: ALL OWNERS ARE TO BE UNLESS OTHERWISE MARKED.

133

2008-702

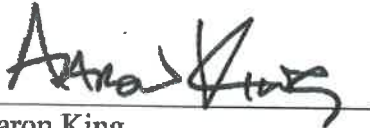
TO: Chairman Plyler and Members of the Forsyth County Board of Commissioners
FROM: Aaron King, Director of Planning and Development Services
DATE: August 21, 2020
SUBJECT: Request to close and abandon right-of-way for Bridal Wood Drive

Bryce A. Stuart Municipal Building
100 E. First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3163

Planning Staff has reviewed the above referenced petition and has the following findings:

- No negative impacts from right-of-way being closed on the subject portion of Bridal Wood Drive. All of the property owners affected are in support of the closure.
- The right-of-way has never been improved or maintained by NCDOT, therefore, no abandonment of maintenance is required.

A checklist is attached which documents our findings. Planning staff recommends approval of this request to close and abandon the right-of-way.



Aaron King
Director of Planning and Development Services



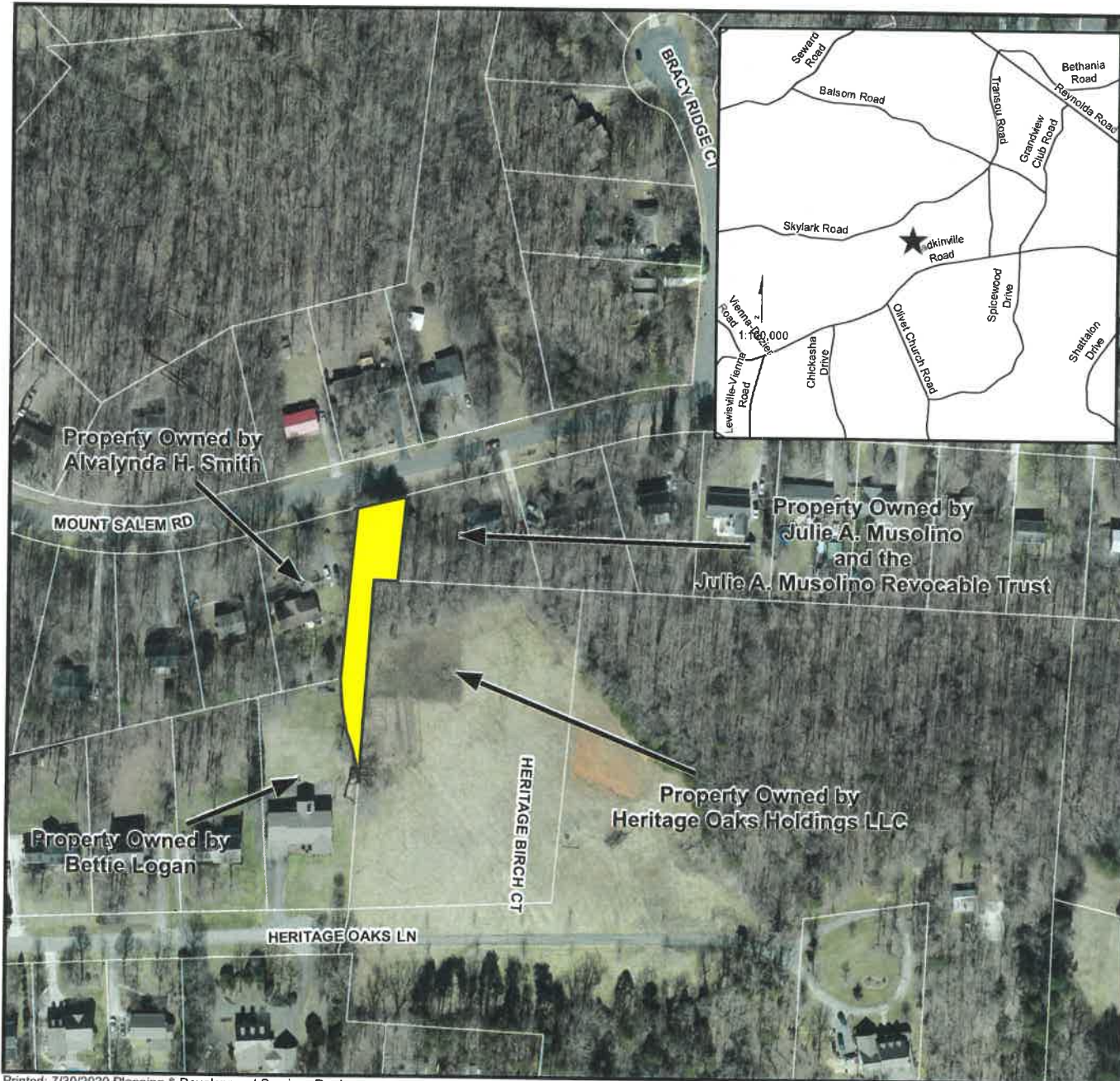
Right-of-way Closing Report

Case Information	
Date	August 12, 2020
Street Name	Bridal Wood Drive
Location	South side of Mount Salem Road, east of Yadkinville Road

Site Specific Information	
Type of Request	<input checked="" type="checkbox"/> Street Closure <input type="checkbox"/> Abandonment of Maintenance <input type="checkbox"/> Alley Closure and Abandonment
Type of Street	<input type="checkbox"/> Public Street <input checked="" type="checkbox"/> Paper Street <input type="checkbox"/> Alley
Maintenance Responsibility	N/A
Length	363 feet
ROW Width	60 feet and 30 feet
# of Travel Lanes	N/A

Effects/Impacts	
# of properties fronting the ROW in question	Four
# of owners affected by this request	Four
# of owners losing total access	None
Does the request adversely affect the current/future street pattern in the area?	No
What impact does the request have on the street naming/addressing system in the area?	None noted.

Recommendation: Approval

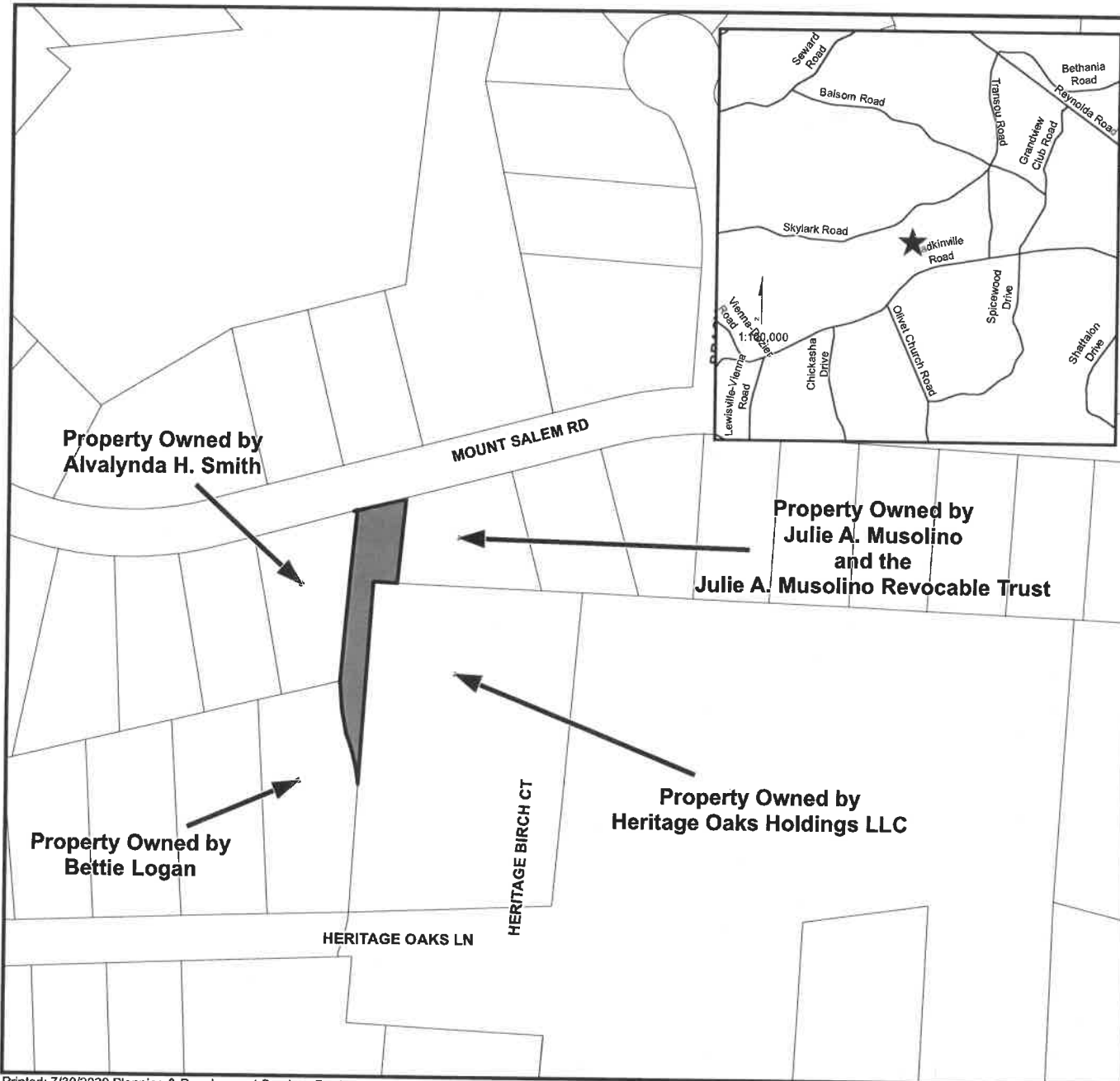


Street Closure
The Entirety of
Bridal Wood Drive

 Street to be abandoned



SCALE: 1" represents 600'



Street Closure

**The Entirety of
Bridal Wood Drive**

 Street to be abandoned



SCALE: 1" represents 600'