

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 6, 2012

SUBJECT: Petition for abandonment of state maintenance for a portion of Westfeldt Road (SR 1420)

PRESENTER: Anthony Starr, AICP, Planning Director

ATTACHMENTS: (1) Petition to abandon state maintenance for a portion of SR 1420 (Westfeldt Road)
(2) Map of Westfeldt Road and surrounding area

SUMMARY OF REQUEST:

Planning Department staff received a petition to abandon state maintenance for a portion of Westfeldt Road (SR 1420). The portion of the state road requested to be abandoned is approximately 2,200 feet in length and located on the property of Brite Stars LLC and Wild River Corp (Sierra Nevada). Abandonment of state maintenance is only a stoppage of road maintenance, not the closure of any right-of-ways and/or easements.

BOARD ACTION REQUESTED:

The Planning Department staff recommends approval of the petition. If approved, staff will forward the petition to NCDOT.

Suggested Motion:

I move that the Board approve the petition and direct staff to forward it to NCDOT



William G. Lapsley & Associates, P.A.

Consulting Civil Engineers and Land Planners

William G. Lapsley, P.E.
William R. Buie, P.E.
G. Thomas Jones III, P.E.

February 7, 2012

Mr. Curtis Griffin
Property Addressing Division
Henderson County Planning Department
100 North King Street
Hendersonville, North Carolina 28792

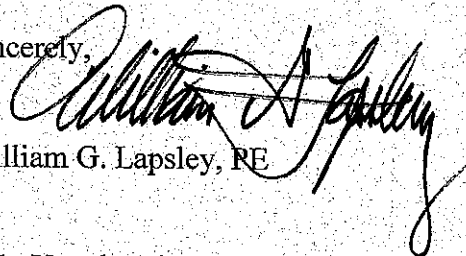
RE: Removal of a portion of Westfeld Road (SR # 1420)
From NCDOT Secondary Road System

Dear Mr. Griffin:

Enclosed please find an Abandonment Petition for a portion (2,200 LF) of the existing Westfeldt Road from the NCDOT Secondary Roads Maintenance Program. The Fitzpatrick family owns the property on each side of this section of the road as shown on the attached site plan. The section highlighted in blue is to be removed. The balance of the road is to remain in the program.

If you have any questions or need additional information please feel free to contact our office.

Sincerely,


William G. Lapsley, PE

CC: Vaughn Fitzpatrick
Stan Cooper, Sierra Nevada Brewing Company

BRIGHT STAR ASSOCIATES, INC.
BRITE STARS, LLC.

100 Westfeldt Road
Mills River, North Carolina 28759
(202) 213-3219

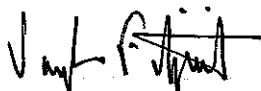
January 31, 20012

William G. Lapsley & Associates, P.A.
One Town Square Blvd.
Suite 320
Asheville, NC 28803

Dear Bill:

Pursuant to our conversations, I write this letter to confirm that the existing Westfeldt Road (gravel portion) that crosses the property owned by Brightstar Associates, Inc. and Brite Stars LLC should be removed from the State Secondary Roads Maintenance Program at the earliest convenience. The future Ferncliff Drive will be used to access the development parcels within the Ferncliff Park. Please utilize this letter of confirmation in any submission to the County Commissioners or other government body pursuant to this matter.

Best regards and thanks for your assistance,



Vaughan Fitzpatrick
Manager, Bright Star Associates, Inc.
President, Brite Stars LLC.

1437 Washington Avenue
New Orleans, LA 70130

North Carolina Department of Transportation
Division of Highways
Abandonment Petition

North Carolina

County of HENDERSON

Petition request for the abandonment of Secondary Road SR #1420 from the State.

Maintained System

Westfield Road
0.42 mile (2,200 LF)
Gravel Portion ONLY

We the under signed, being all of the property owners on Secondary Road SR #1420
in HENDERSON County do hereby request the Division of Highways of the Department of
Transportation to abandon the road from the State Maintained System.

PROPERTY OWNERS

Name

Address

<u>Name</u>	<u>Address</u>
<u>Vaughn Fitzpatrick 1/31/12</u>	
<u>Vaughn Fitzpatrick for</u>	<u>1437 Washington Avenue</u>
<u>Brightstar Associates, Inc.</u>	<u>New Orleans, LA.</u>
	<u>70130</u>

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 1
 D.B. 527, PG. 129, TR. 1
 D.B. 368, PG. 192
 9643-40-4606

BRITE STARS, LLC
 D.B. 931, PG. 171
 D.B. 402, PG. 013
 9643-32-2633

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 1
 D.B. 527, PG. 129
 D.B. 318, PG. 205, TR. 1
 9643-21-3722

BRITE STARS, LLC
 D.B. 1326, PG. 006
 D.B. 402, PG. 013
 9643-32-2633

ASHEVILLE REGIONAL AIRPORT
 D.B. 352, PG. 382
 D.B. 352, PG. 382
 D.B. 352, PG. 382
 ALL DEEDS FROM
 HENDERSON COUNTY
 REGISTER OF DEEDS

WESTFELDT
 ROAD TO
 BE REMOVED
 FROM NCDOT
 MAINTENANCE

CITY OF ASHEVILLE
 9643-04-33-0782
 D.B. 388 PG. 122

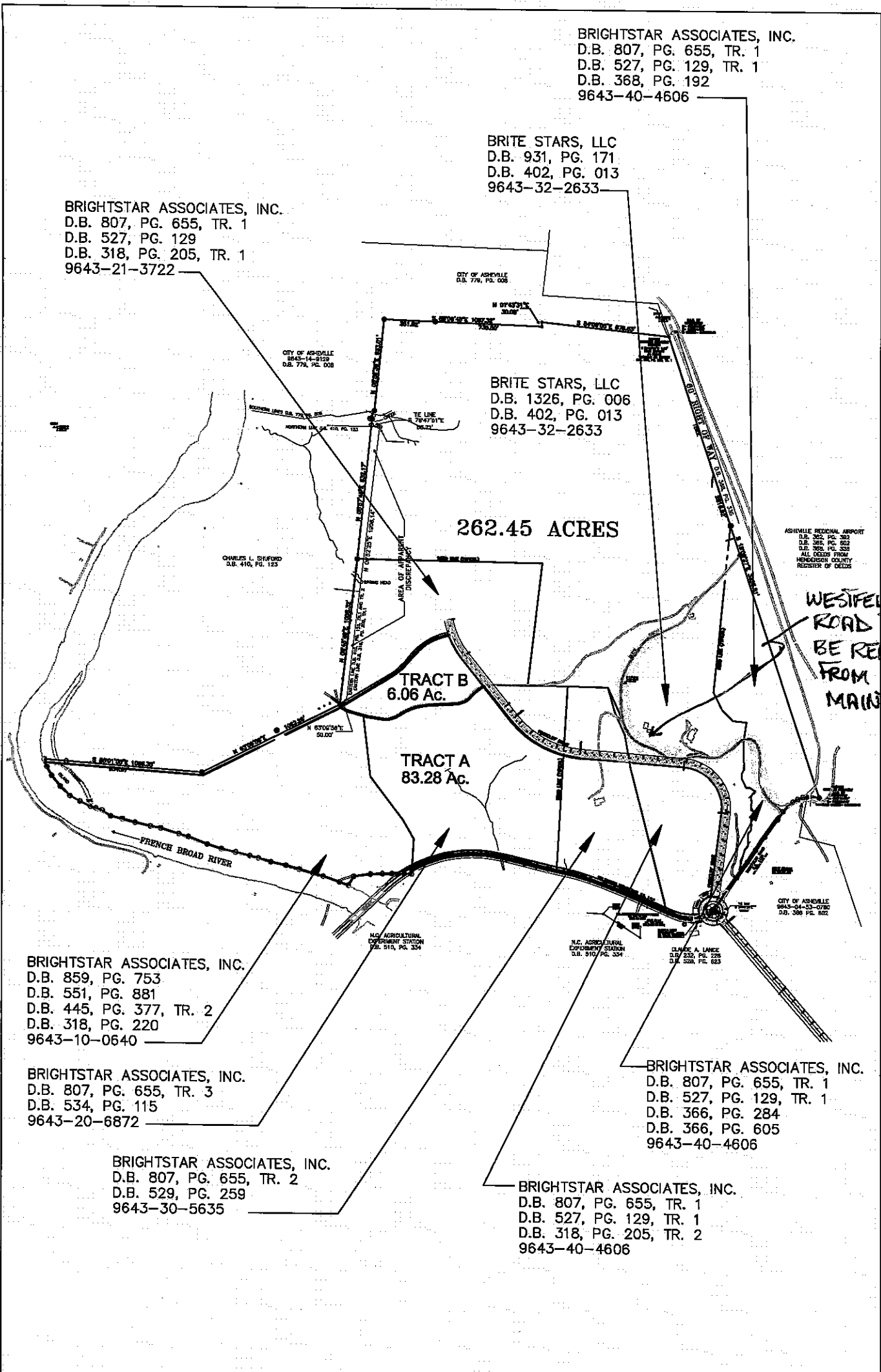
BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 1
 D.B. 527, PG. 129, TR. 1
 D.B. 366, PG. 284
 D.B. 366, PG. 605
 9643-40-4606

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 1
 D.B. 527, PG. 129, TR. 1
 D.B. 318, PG. 205, TR. 2
 9643-40-4606

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 859, PG. 753
 D.B. 551, PG. 881
 D.B. 445, PG. 377, TR. 2
 D.B. 318, PG. 220
 9643-10-0640

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 3
 D.B. 534, PG. 115
 9643-20-6872

BRIGHTSTAR ASSOCIATES, INC.
 D.B. 807, PG. 655, TR. 2
 D.B. 529, PG. 259
 9643-30-5635



WILLIAM G. LAPSLEY & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & LAND PLANNERS
 NC License No: C-0556
 One Town Square Blvd.
 Suite 320
 Asheville, NC 28803
 (828) 687-7177 Fax (828) 687-7178
 www.wgja.com



FERNCLIFF PARK
TOWN OF MILLS RIVER
HENDERSON COUNTY,
NORTH CAROLINA

PROJECT BIG FOREST
SITE DEVELOPMENT
PLAN

SCALE: 1" = 800'



July 20, 2012

Mr. Curtis Griffin
Property Addressing Division
Henderson County
100 North King Street
Hendersonville, North Carolina 28792

RE: Westfeldt Road

Dear Mr. Griffin:

As you know Sierra Nevada Brewing Company has recently purchased property in the Ferncliff Park business development located off Old Fanning Bridge Road and Westfeldt Road to construct our new east coast facility. In order to construct this new manufacturing plant it will be necessary to construct a new access road to the site. This access road (Ferncliff Park Drive) will replace a portion of the existing Westfeldt Road.

This will confirm to you that we understand that Brightstar Associates and Brightstar, LLC have submitted a petition to close the existing gravel portion of Westfeldt Road shown on the attached plan. We support this petition and request that the County Commissioners approve of this action at the earliest convenience.

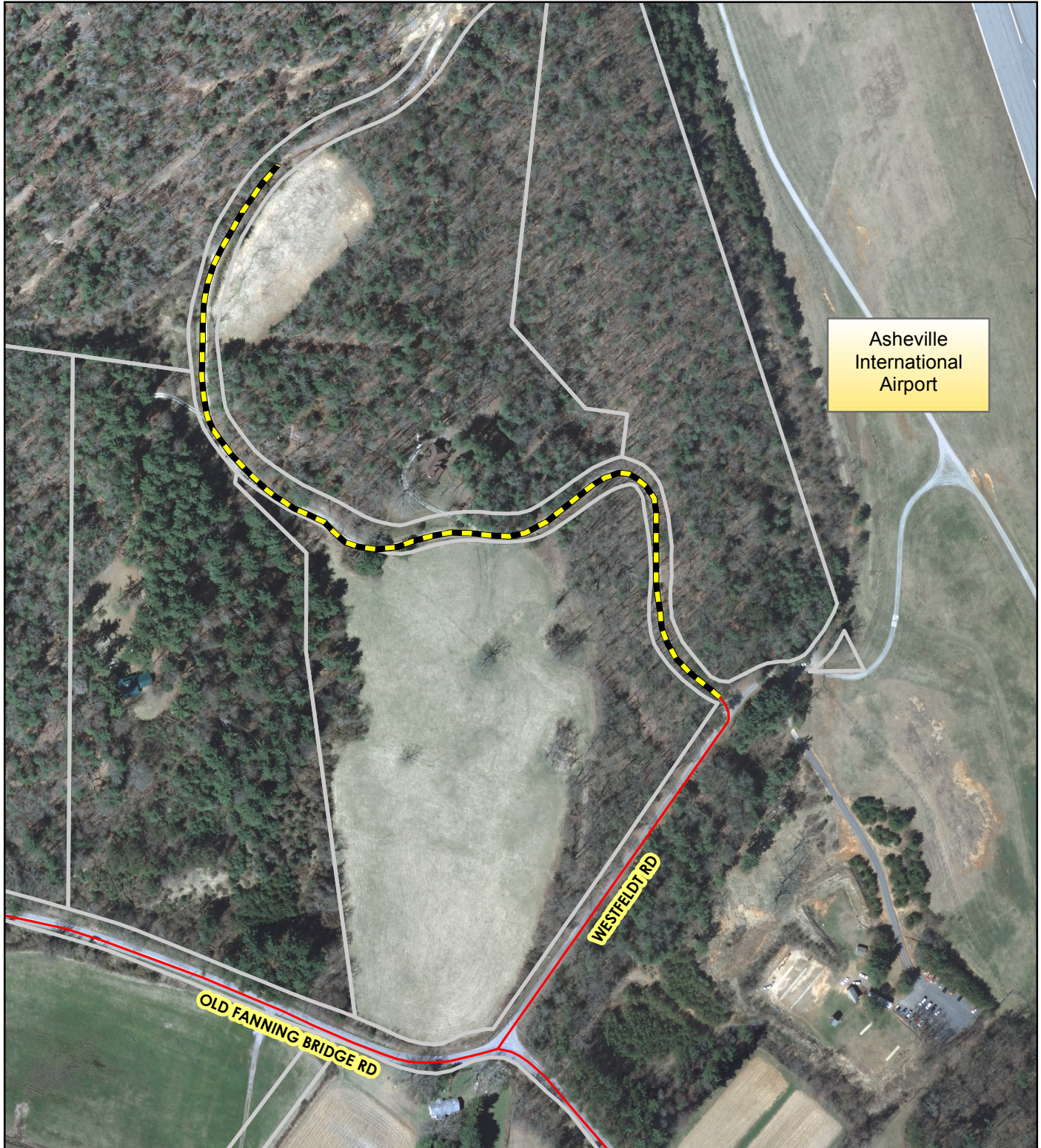
If you have any questions or concerns about our development please feel free to call on our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Grossman", is written over a horizontal line.

Ken Grossman

Westfeldt Road (Portion of) State Maintenance Abandonment Petition



Proposed Section for Abandonment
of State Maintenance.

All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. Henderson County and its employees make no warranties or guarantees, either expressed or implied. Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.

Printed by Henderson County
Planning Department
2/9/2012

0 87.5 175 350 525 Feet

1 inch = 300 feet

