

Item Title: Request for Adoption of a Resolution of Support for the Abandonment of Approximately 502 Feet of Tech Road and All of Daffodil Drive (Approximately 591 Feet) from the State Road Maintenance System

Specific Action Requested:

That the Board of Commissioners adopts the attached resolution supporting the abandonment of the noted portions of Tech Road and Daffodil Drive from the state road maintenance system.

Item Summary:

Purpose: The North Carolina Department of Transportation requires that the Wake County Board of Commissioners adopt a resolution supporting a request from property owners to abandon a road, or portion thereof, from the state road maintenance system.

Background: The North Carolina Department of Transportation (NCDOT) has tweaked their process for a right-of-way closure to now require two separate and distinct steps. The first step is to abandon the road from the state road maintenance system via the North Carolina Board of Transportation. The second step is to close the right-of-way that the road lies within so that that land area can be recombined with the adjoining lots.

NCDOT now requires that the county commissioners must first adopt a resolution supporting an abandonment request from property owners along the subject roadway. Then the property owner/petitioner will submit the county commissioners' resolution, along with the ownership petition and supporting maps, documents, etc. to NCDOT for processing to the State Board of Transportation to remove the subject road, or portion thereof, from the state road maintenance system. If the abandonment petition is approved by the State Board of Transportation, then the Wake County Board of Commissioners will hold a public hearing to formally close the right-of-way.

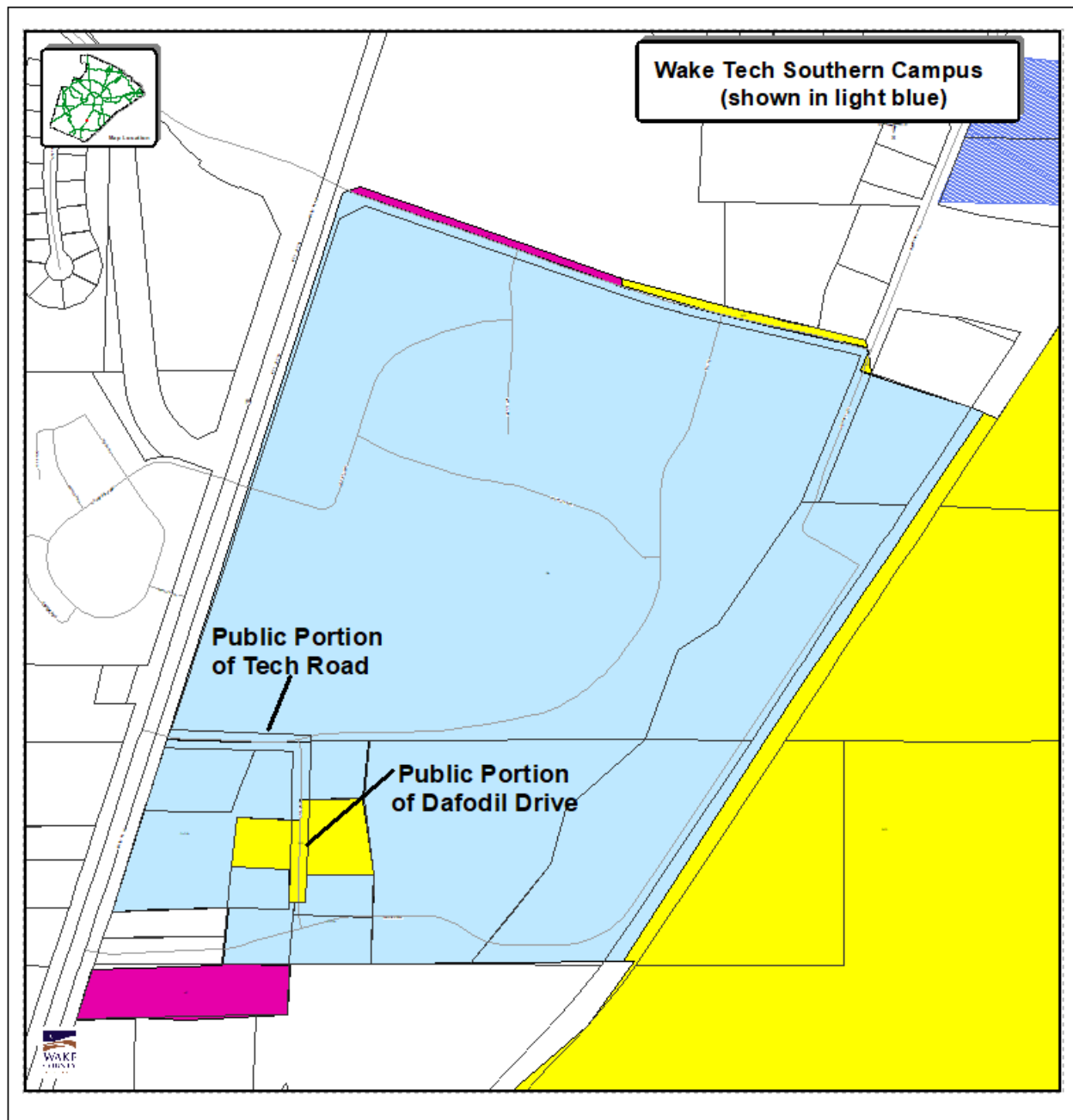
In this instance, property owners have requested abandonment of short portions of Tech Road and Daffodil Drive near Wake Tech's Main Campus.

Board Goal: This action supports routine County operations.

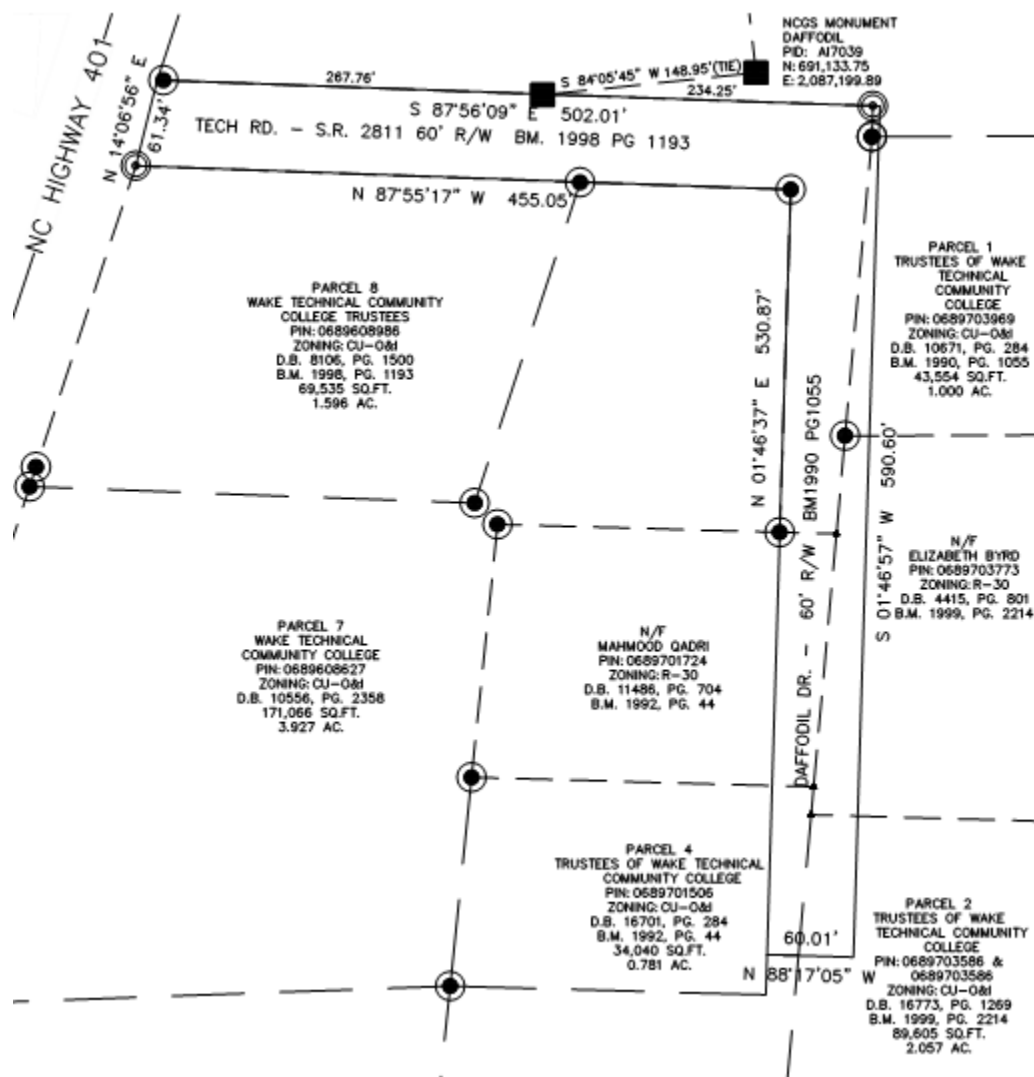
Fiscal Impact: There is no fiscal impact related to this agenda item.

Additional Information:

Tech Road is the primary circulation road through Wake Technical Community College's Southern Wake Campus off of US 401/Fayetteville Road. The vast majority of this road is private, as are the other roads within the campus. However, the first 502 feet of Tech Road had to be public to link the public US 401/Fayetteville Road to the public residential street, Daffodil Drive, that is adjacent to the campus. The location of the subject road segments within the overall campus are shown on the map below.



The requested road abandonment petition to the State Board of Transportation is to abandon the public portions of Tech Road and Daffodil Drive as shown on the plat excerpt below.



A public secondary two-lane road is typically 20 to 24 feet wide and is centered within the associated public right-of-way that is typically 50 or 60 feet wide. Public roads are maintained by the North Carolina Department of Transportation.

NCDOT is proposing to construct the NC 540 outer loop in the next few years. NC 540 will run directly adjacent to the main campus to the north and as a result of that construction the campus' access to Old McCullers Road will be closed. To compensate for the loss of that road connection, Wake Tech has already constructed a southern loop road, Learning Way, and has constructed a private road extension of Daffodil Drive to connect to Learning Way to improve traffic circulation and to provide access to a newly constructed Go Triangle bus stop with an associated park and ride lot.

Even with the new Learning Way roadway there is an anticipated significant increase in the traffic using Tech Road, which will create congestion and safety concerns along Tech Road. To ensure efficient traffic flow and to improve safety, Wake Tech is proposing to construct a traffic circle at the intersection of Tech Road and Daffodil Drive at their own expense.

Wake Tech has determined that the best way to construct the traffic circle, while maintaining the utility of the adjacent portions of the campus, is to convert these roads to private roads so that will not be required to comply with the more restrictive NCDOT standards.

Wake Tech has coordinated this abandonment petition with the two remaining residential property owners on Daffodil Drive, who are supportive of this effort (as shown on the attached petition form). Wake Tech will provide a permanent access easement to allow those two residents convenient ingress and egress to their properties. Go Triangle has an existing licensing agreement providing it with the right to access and use its bus stop and associated park and ride lot at the corner of Daffodil Drive and Learning Way.

Staff Findings:

1. The adoption of this resolution by the Board of Commissioners is required for Wake Tech to proceed with abandonment of the road by the State Board of Transportation from the state road maintenance system, and subsequently for closure of the public right-of-way by the Board of Commissioners.
2. Wake Tech's Board of Trustees has indicated that these steps are necessary because the construction of NC 540, adjacent to their main campus, will result in the loss of a major access point to the campus (i.e.- Old McCullers Road).
3. The loss of that access point will result in a significant increase in traffic on Tech Road that circulates through the campus - primarily as a private road.
4. Wake Tech proposes to construct a traffic circle at the Tech Road and Daffodil Drive intersection to address the increased traffic flow and resultant safety concerns.
5. Wake Tech needs to close those two public rights-of-way and convert these to private roads in order to construct the proposed traffic circle.
6. An access easement will be provided to the two remaining residential property owners on Daffodil Drive to preserve their ingress/egress to their properties.
7. An existing licensing agreement provides Go Triangle with the right to access and use its bus stop and associated park and ride lot at the corner of Daffodil Drive and Learning Way.

Attachments:

1. County Resolution Requesting Abandonment from the State Maintained Secondary Road System
2. NCDOT Property Owner Road Abandonment Petition
3. Survey of Tech Road and Daffodil Drive