

10-07-2020 Town Council Meeting

Responses to Council Questions

ITEM #12: Open a Public Hearing to Consider a Request to Close a Portion of an Unmaintained and Unimproved Public Right-of-Way on Monroe Street

Council Question:

Has Town staff had contact with the impacted property owner regarding this proposal?

Staff Response:

Adjacent property owners were contacted via certified mail as required by NCGS 106A-299. Town staff telephoned each adjacent property owner to provide information regarding the request to close a portion of the Monroe Street Right-of-Way, understand the impacts, explain the appeal process, and outline the next steps if ROW closure is approved. Staff placed signage along the ROW portion requested to be closed and placed advertisements in a local newspaper for four consecutive weeks before the public hearing required by NCGS 160A-299.

Council Question:

Does the geometry of the proposed access to Monroe off South Columbia line up with Purefoy Road to make a desirable intersection?

Staff Response:

Per the attached draft site plan, the alignment of the development entrance is planned to closely align with Purefoy Road. There are an existing crosswalk and traffic island that will partially block the intersection. In the future, when NCDOT upgrades this area of South Columbia Street, this connection may be modified to be a full and open intersection and provide better alignment between the development entrance and Purefoy Road.

Council Question:

What happens to the isolated parcel if we close the ROW on Monroe but the Columbia Annex project does not go through? How will the owners access their property?

Staff Response:

If the project does not go through, Town staff will work with the Town Attorney to develop a plan that will stop the ROW closure process and protect the isolated property owner (Mr. Joffe) from losing his connection to South Columbia. This may include re-opening the public hearing at some future point. Town staff have had a conversation with the developer and adjacent property owners should this scenario occur and that the closure process will stop.

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Council Question:

There are concerns about how traffic in this area will function if future developments are built (Columbia Street Annex, Obey Creek). Has the town itself developed a strategy for managing traffic amount and movements?

Staff Response:

Transportation Impact Analysis (TIA) reports were prepared for both Columbia Street Annex and Obey Creek Developments. Traffic Impact by the Columbia Street Annex development IS minimal, but a Statewide Transportation Improvement Project is planned for Columbia Street/NC 54 Ramp intersection. TIA for Obey Creek recommended several mitigation measures (roadway improvements, bicycle/pedestrian amenities, new intersections, etc.) and they will be implemented as part of the development construction.

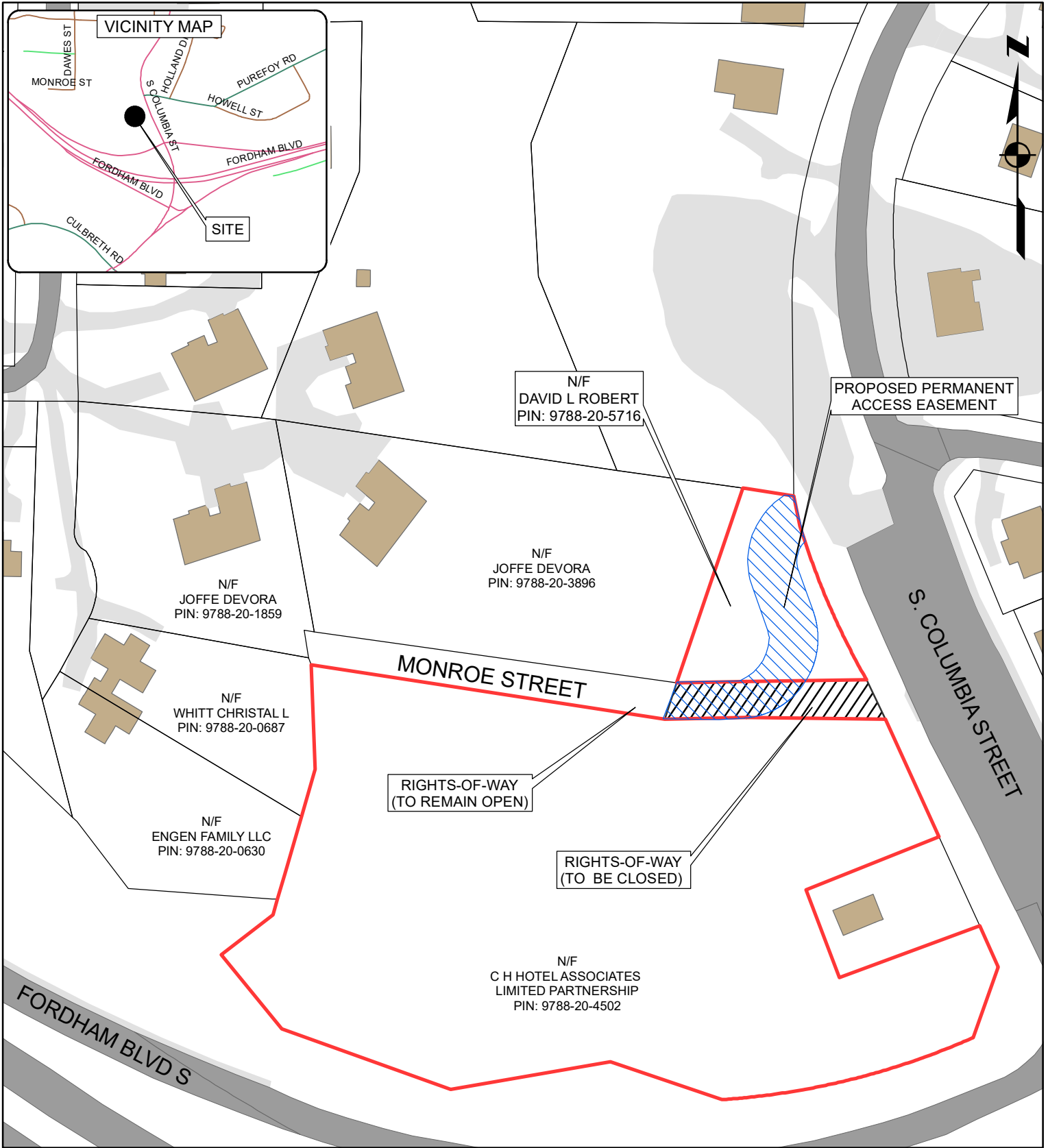
Council Question:

Does the proposed new Monroe alignment work with town plans?

Staff Response:

Currently, the Town does not have any plans for this portion of the Monroe Street ROW. However, the developer's planned entrance onto South Columbia Street (connecting to the Monroe Street ROW) closely aligns with Purefoy Road, which is a goal of Town street planning.

PROPOSED RIGHTS-OF-WAY CLOSING



Legend

-  PROP-ROW
-  RIGHTS-OF-WAY (TO BE CLOSED)
-  ADJACENT PARCELS

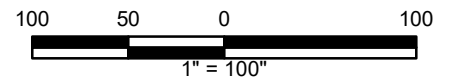
PRELIMINARY DRAWING

THIS DOCUMENT WAS PREPARED FOR ILLUSTRATION PURPOSES ONLY. PARCEL LINES PER ORANGE COUNTY GIS

PROJECT: Monroe Street
DATE: 3/16/2020
BY: WAM

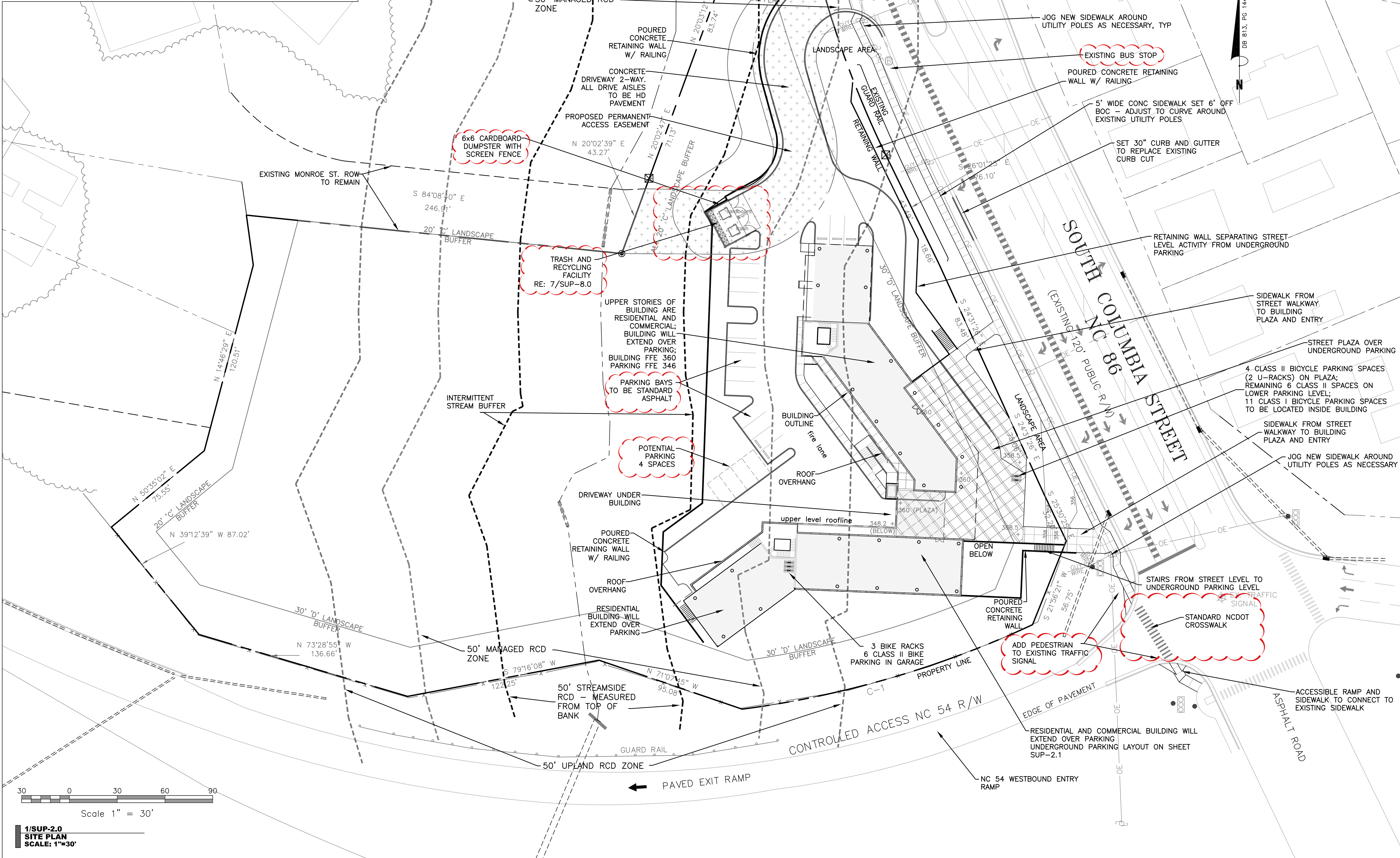


TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 27514



STANDARD ORANGE COUNTY SOLID WASTE NOTES:

- All existing structures 500 SF and larger in size shall be assessed prior to demolition to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for de-construct and/or the re-use of salvageable materials.
- By Orange County Ordinance, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- By Orange County Ordinance, all haulers of mixed construction and demolition waste that includes any regulated recyclable materials shall be licensed by Orange County. Prior to any demolition or construction activity on the site the Applicant shall hold a pre-demolition/pre-construction conference with the Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
- The presence of any asbestos containing materials ('ACM') and/or other hazardous materials in construction and demolition waste shall be handled in accordance with any and all local, state, and federal regulations and guidelines.



1/SUP-2.0
SITE PLAN
SCALE: 1"=30'

SZOSTAK

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**COLUMBIA
STREET ANNEX**

1150 South Columbia Street
Chapel Hill, North Carolina

OWNER:
CH HOTEL ASSOCIATES LLC,
21 GLENWOOD AVENUE, RALEIGH NC



5.20.2019

If this drawing is not 24" x 36" it is a reduced print - refer to graphic scale

Date	For
24 May 18	Addition of RCD data
20 May 19	Review Comment Revisions

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Drawn By: WLR, MIC Date: 26 April 18

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PERMIT SUBMITTAL

**OVERALL
SITE PLAN
STREET LEVEL
BUILDING PLAN**

SUP-2.0