

# TOWN OF OAK RIDGE TOWN COUNCIL

## Staff Report for Proposed Resolution of Intent for Road Closing

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### GENERAL INFORMATION

**Applicant:** Residents of Mountain View Subdivision

**Request:** The residents of Mountain View Subdivision request the removal of public dedication of Hidden View Drive. If approved, Hidden View Drive will be re-platted as a private street.

**Closing of a public road/removal of right-of-way is a multi-step process involving:**

- 1. Consideration of Resolution of Intent to hold a public hearing on the road closing (tonight)**
- 2. Public hearing at Planning and Zoning Board**
- 3. Public hearing at Town Council**

**Summary:** Mountain View Subdivision was established in 2001. The intention of the developers for the subdivision was to promote large lots of 2.5 acres and greater, with the majority of the lots being more than 3 acres. The reasoning for the large lots was to promote larger amounts of tree and land preservation from more intense development.

Due to many factors, including the nearby Piedmont Sanitary Landfill and the 2008 housing market crash, Mountain View Subdivision was slow to build out. And as such, the North Carolina Department of Transportation would not bring Hidden View Drive into the state maintenance system. NCDOT maintains standards that require a certain number of residents occupy lots adjacent to new roads before bringing the roads into the state maintenance system. Only in the past couple of years has the Mountain View Subdivision met that standard. NCDOT also maintains standards that roads must meet current roadbuilding standards before being brought into the state maintenance system. Hidden View Drive, being constructed in 2001 and now being 20 years old, no longer meets those standards.

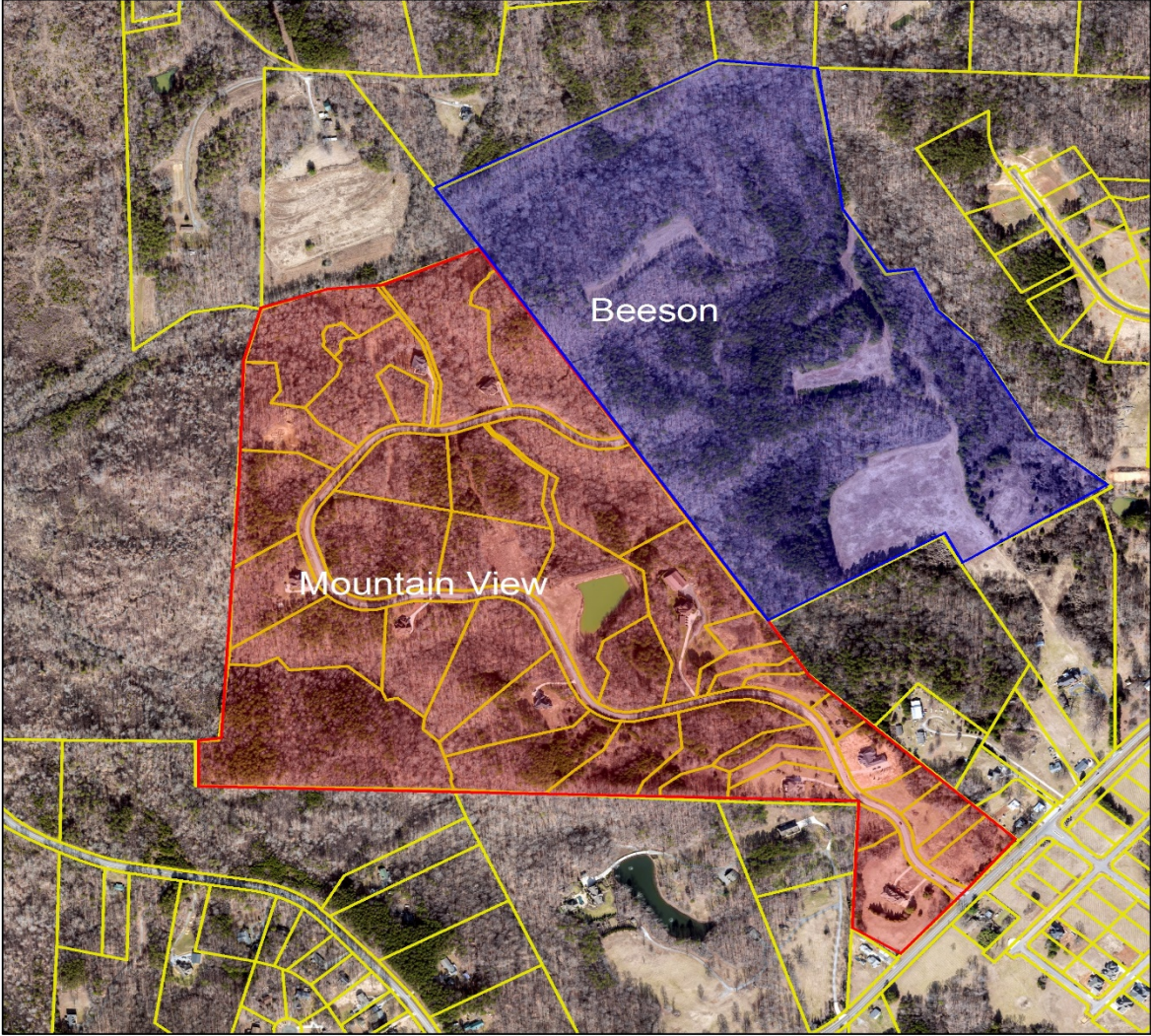
Hidden View Drive currently is a 1.10-mile publicly dedicated right of way. The Drive ends in a stub onto an adjacent 93-acre parcel owned by Danny Beeson, Kay Beeson, and Linda Shields.

Property owners of Mountain View Subdivision wish to change Hidden View Drive into a private right of way owned and maintained by the Mountain View Homeowners Association. In addition, private roads within the boundaries of the Town of Oak Ridge are allowed to be gated, allowing Mountain View residents to use gates currently installed but not used. (Public rights of way are not allowed to be gated.)

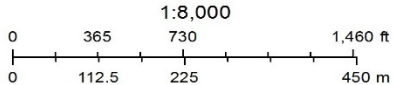
**Staff Recommendation:**

Town of Oak Ridge Planning Staff recommend approval of the Resolution of Intent. This recommendation should not be considered as a direct recommendation for the closure of the right of way, but a recommendation to proceed to a public hearing for the road closure.

**Guilford County, NC**



February 26, 2021



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