


Andoria Enterprises, LLC

Property Owner & Operator of Primrose of Apex
Early Childhood Education and Care Center

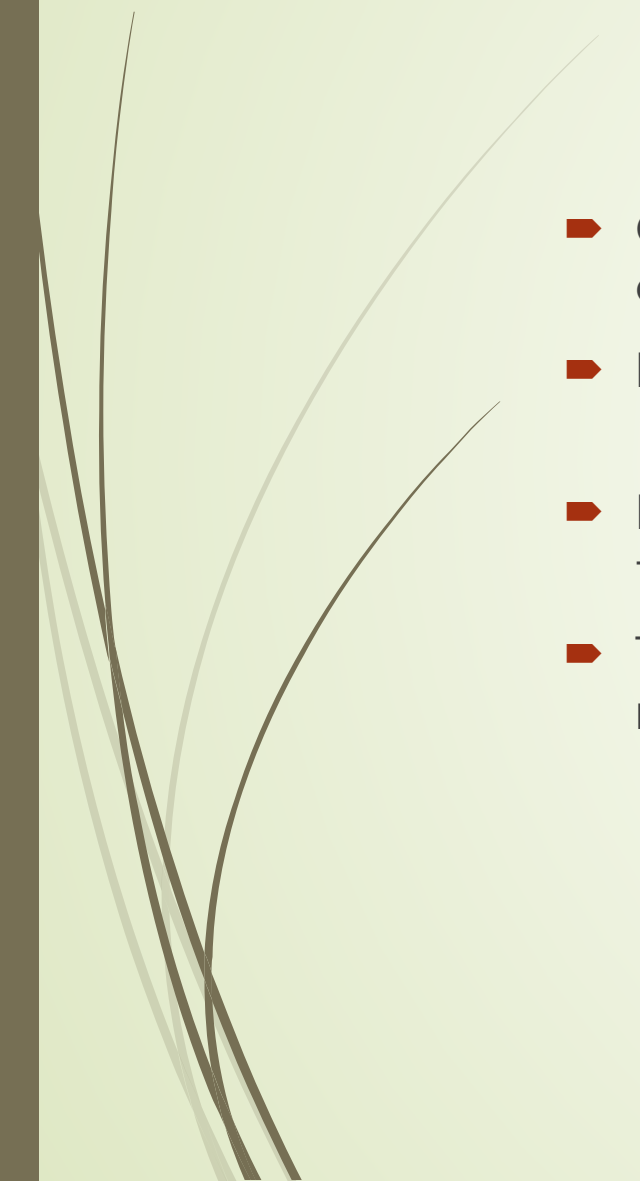
Right of Way Closure: Request pursuant to N.C.G.S. §160A-299



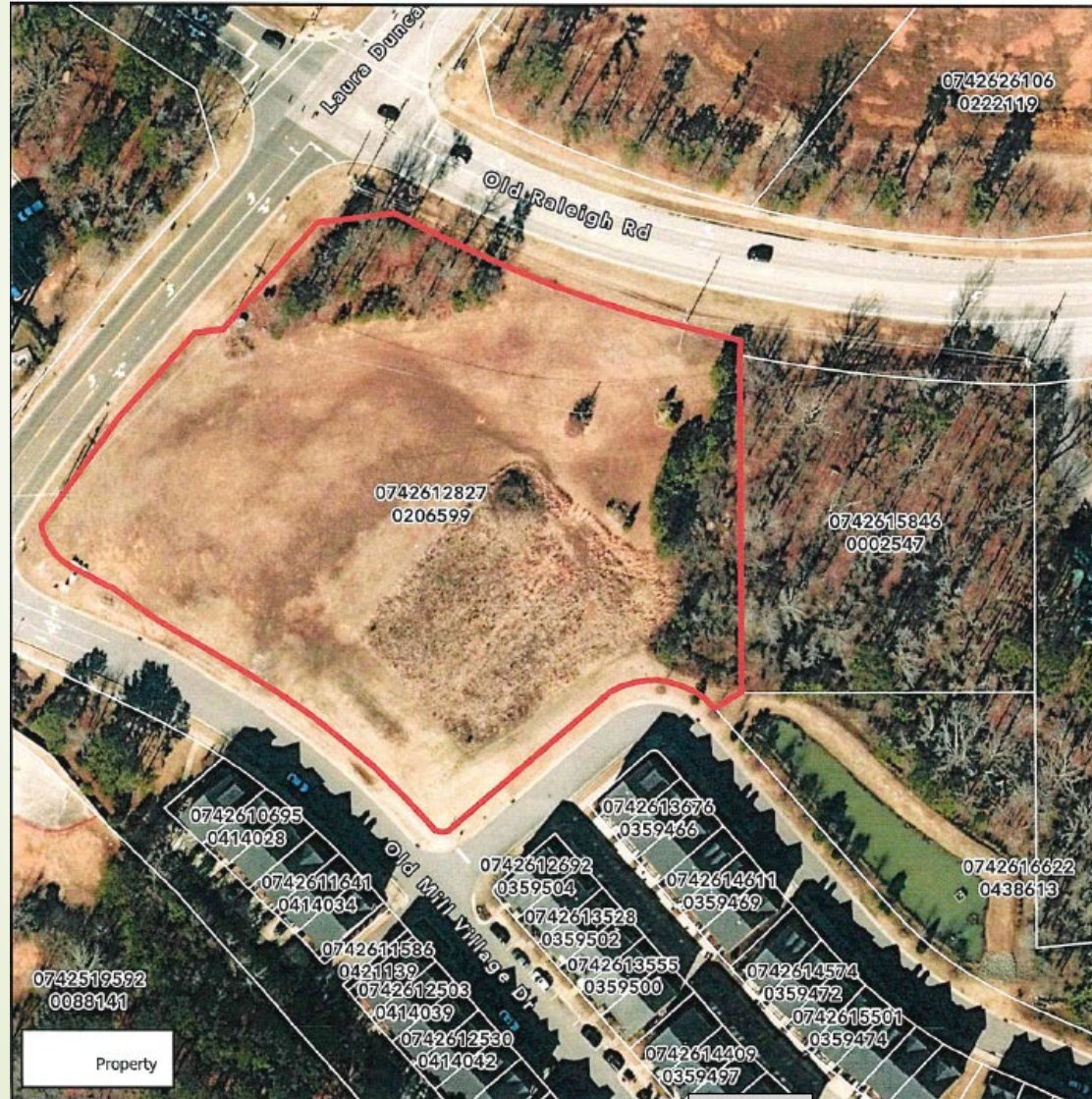
Portion of Old Raleigh Road (NCSR 1435, Formerly Apex
Macedonia Road) Abandoned by NCDOT within the Bounds of
property commonly known as 614 Old Mill Village Drive



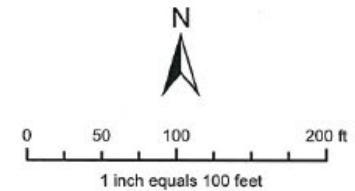
Andoria Enterprises & the Property

- ▶ Operation of Primrose Early Childhood Center since August 2015 @ corner of HWY 64 & Laura Duncan Road
 - ▶ Provides care and learning to approximately 185 children in the Apex area (infant to 12 years)
 - ▶ Recently underwent condemnation proceedings with NCDOT for a full taking of its current school location.
 - ▶ The Property– which includes the ROW subject of the request – will be the new campus for the relocated school. Property purchased in January 2022.
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Location: Wake County GIS – PIN 0742-61-2827

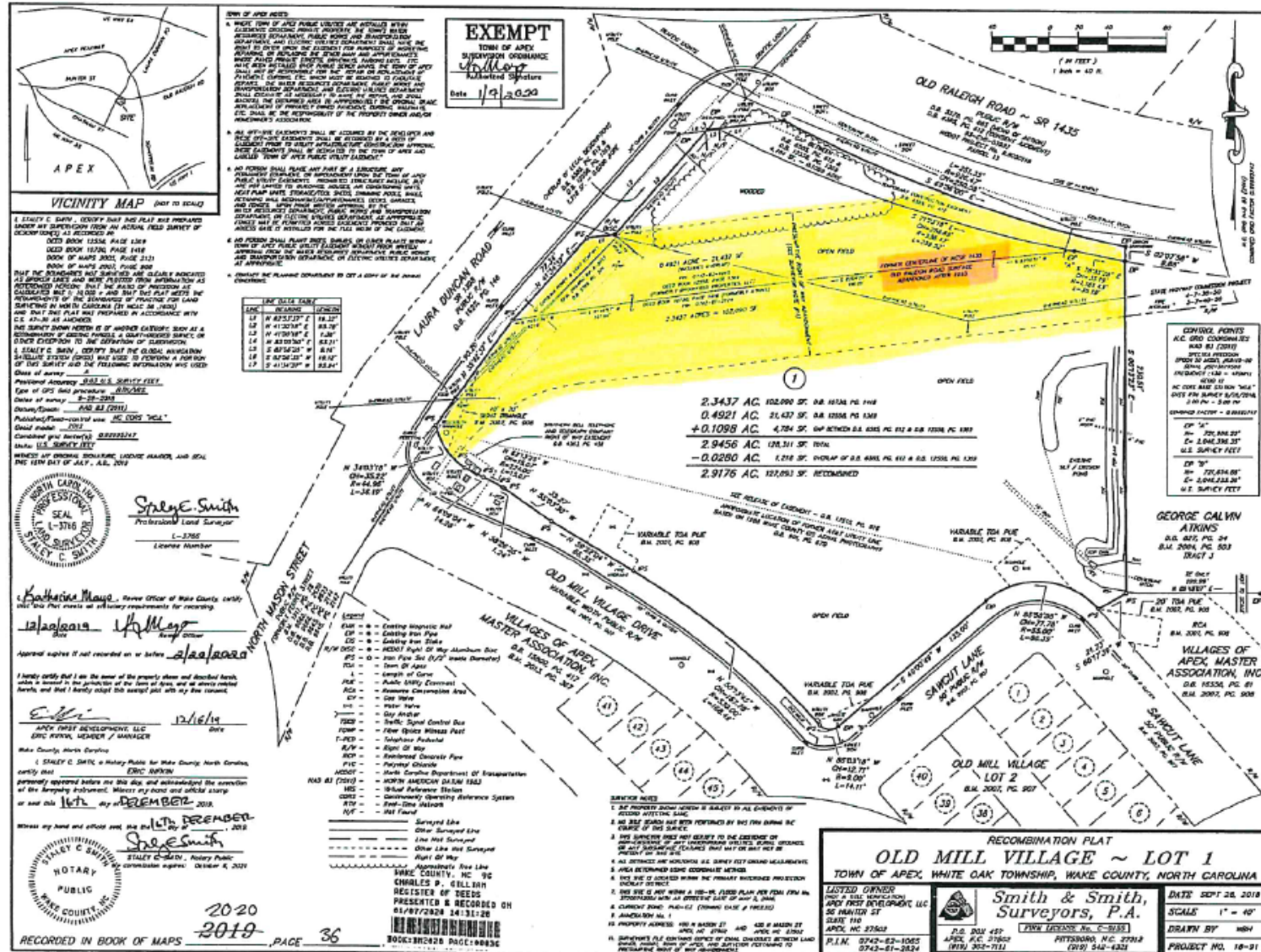


PARCEL_PK: 497342
REID: 0206599
PIN_NUM: 0742612827
PIN_EXT: 000
LAND_VAL: 984489
TOTAL_VALUE_ASSD: 984489
DEED_ACRES: 2.92
CITY: APE
CITY_DECODE: APEX
PLANNING_JURISDICTION: AP
TOWNSHIP: 20
TOWNSHIP_DECODE: White Oak
OWNER: ANDORIA ENTERPRISES LLC
ADDR1: 1142 MARKER DR
ADDR2: APEX NC 27502-2434
DEED_BOOK: 018897
DEED_PAGE: 00978
DEED_DATE: 1/27/2022
LAND_CODE: V
LAND_CLASS: VAC
LAND_CLASS_DECODE: Vacant
OWNERSHIP: 1020
ACTIVITY: 9000
FUNCTION: 9900
STRUCTURE: 9000
SITE: 1000
TOTSTRUCTS: 1
MAP_NAME: 0742 19
BILLCLASS: 1
BILLING_CLASS_DECODE: Business
PROPDESC: LOT RCMB OLD MILL VILLAGE
BM2020 -00036
STNAME: LAURA DUNCAN
STYPE: RD

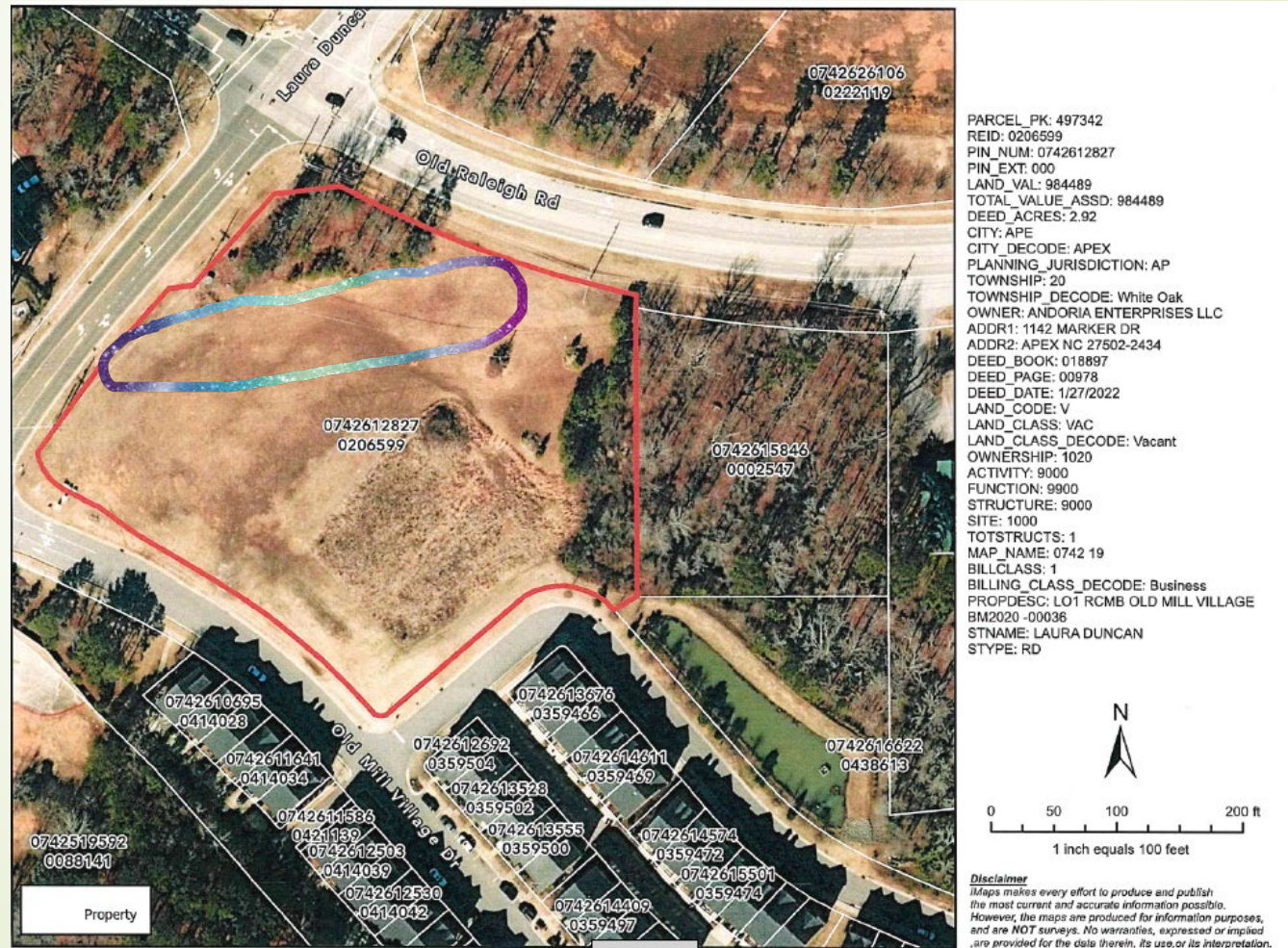


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Survey: 1/9/2020 – NCDOT Abandoned 1993



Conditions: No pavement, asphalt or other infrastructure remains on property.



NCDOT Consent to Closure



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

Date: August 18, 2022

COUNTY: Wake

SUBJECT: Right of Way Closure - Old Raleigh Road - (SR 1435)
(Formerly Apex Macedonia Road)

Russell Dalton
Traffic Engineering Manager
105-B Upchurch Street
Apex, NC 27502

Mr. Dalton,

This letter is in response to recent questions concerning a portion of right of way located on Wake County Parcel # 0742612827 at the intersection of Old Raleigh Road and Laura Duncan Road in Apex, North Carolina. The subject area of right of way is shown on the attached plat. The right of way shown was part of the old alignment of Old Raleigh Road (formerly Apex Macedonia Road) prior to Old Raleigh Road being relocated to align with Hunter Street Extension under TIP Project U-2301 (State Project #9.8050118) in 1993.

Be advised, maintenance of this portion of right of way was abandoned under TIP Project U-2301 with removal of the asphalt. The North Carolina Department of Transportation does not claim any right of way across Wake County Parcel #0742612827. The North Carolina Department of Transportation consents to any right of way closure request that may be submitted to the Town of Apex as per NCGS 160A-299.

Please contact my office at (919) 733-3213 if additional information is needed.

Sincerely,

Jeremy Warren/TRE

Digitally signed by Jeremy Warren/
TRE
Date: 2022.08.18 10:29:47 -04'00'


Jeremy Warren, P.E.
District Engineer
JLW/TRE
attachments

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DOH DISTRICT 1
1575 MAIL SERVICE CENTER
RALEIGH, NC 27699-1575


Telephone: (919) 733-3213
Fax: (919) 715-5778
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
4009 DISTRICT DRIVE
RALEIGH, NC 27607



Andoria's Request



- ▶ Expected completion date for new school is July 2023.
- ▶ **ROW closure is necessary to . . .**
 - ▶ satisfy bank financing requirements for the school construction (i.e., clean title); and
 - ▶ ensure longevity of this school for the Apex community.
- ▶ **No evidence that closing would be detrimental to the public interest or the property rights of any individual. (See N.C.G.S. §160A-299)**
 - ▶ Roads surrounding property have been reoriented for more than 30 years and this ROW has not been used for more than 30 years.
 - ▶ The ROW does not tie into anything which might necessitate that the Town continue to maintain the ROW.
- ▶ The Town of Apex has issued permits to Andoria for construction of the new school over the old, abandoned right of way.

New Primrose School: Current Snapshot



New Primrose School: View Towards Completion

