

Oct. 02th, 2024

Meridian Lakeview **ROW Closure Request**

The Meridian Lakeview site consists of 15 parcels totaling approximately 16 acres located at the southwest corner of 15-501 and Interstate-40, directly south of the existing Red Roof Inn hotel. Currently, the site is vacant, outside of a one single-family dwelling to be removed.

The Meridian Lakeview residential community will consist of 316 multifamily units in 3 and 4 story buildings. The buildings will be located along existing and proposed rights-of-way that establish a grid pattern of development for the largely undeveloped tracts in this area of Town.

This letter shall serve as a formal request to close various unimproved Right-of-Way (ROW) through-out the 16-acre development assemblage, as shown on the attachment. The ROW closure request is proposed for 3 locations per the attached exhibit, as outlined below:

- ROW Closure of Cowan Blvd north of the proposed east/west street (14,828 sf)
- ROW Closure of White Oak Road northeast of the proposed east/west road, heading towards Interstate 40. (3,961 sf)
- ROW narrowing of Cowan Blvd to a 60' ROW. Survey data indicates a ROW slightly wider than 60'.

In direct correlation with the ROW closures outlined above, various ROW dedications are proposed to provide vehicular and pedestrian connectivity through the proposed development and to existing public streets. This public ROW cleans up and provides a gridded public road network, following the Town's East Chapel Hill Development Framework exhibit for the North 15/501 focus area.

All properties are under control or owned by the Developer at this time

Attachments:

NC GS 160a-299

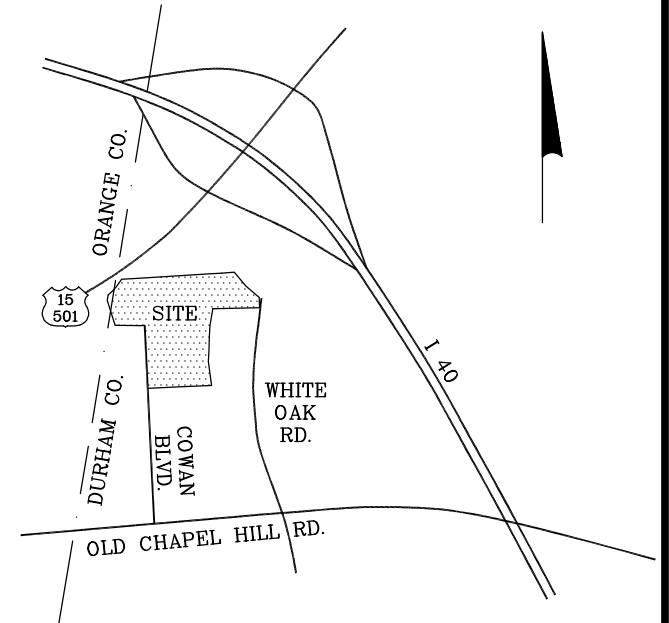
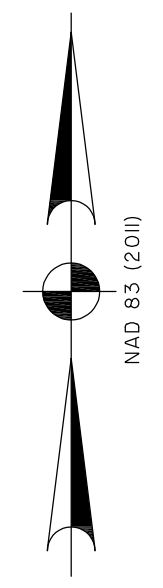
Draft final Plat identified closure (and dedication) of ROW

List of Property owners

3/20/24 10:30:00 AM \\snp\dwg\30773.0001_RECOMBINATION ROW PLAN.dwg - Oct 1, 2024 - 11:28:47 AM

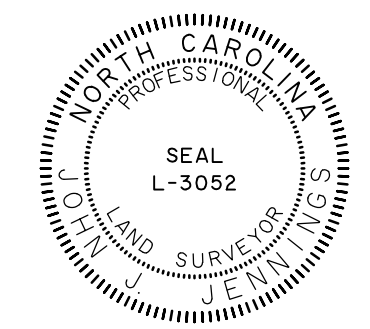
AREA TO BE DEDICATED FOR CONTINUATION OF 30' GREENWAY ROW

EXISTING ROW TO BE NARROWED TO 30' AND REMAIN FOR USE AS A PEDESTRIAN GREENWAY



VICINITY MAP not to scale

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ROW TO BE CLOSED
 N.C. CHAPEL HILL
 5500 OLD CHAPEL HILL ROAD, LLC
 DB 10011 P 337
 PB 18A P 111
 REID: 140195
 PIN: 0709098651

JOHN L. MCKEE, JR.
 DB 4900 P 875
 PB 173 P 102
 REID: 140191
 PIN: 0709094874

EXISTING WHITE OAK DRIVE ROW TO BE WIDENED

DRAFT

RECOMBINATION SURVEY
MERIDIAN LAKEVIEW

TOWN OF CHAPEL HILL
 ORANGE COUNTY, N.C. &
 DURHAM COUNTY, N.C.

71, 75, 79, 83, 87, 89 N WHITE OAK DR
 19, 21, 35 E LAKEVIEW DR
 CHAPEL HILL, NC

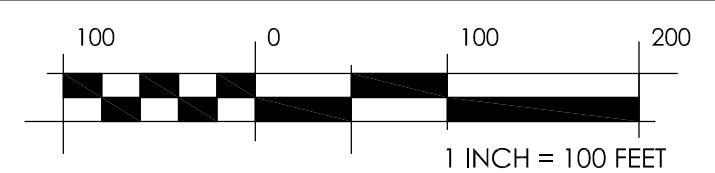
prepared for
NORTHVIEW PARTNERS
 6131 FALLS OF NEUSE ROAD
 RALEIGH, NC 27609

No.	Revision	By	Date



212 S. Lamar Street
 Roxboro, NC 27573 • 336.599.8742

www.thomasandhutton.com



plat 10/01/24 drawn ARP reviewed JJJ field 09/11/24 crew JS

ROW TO BE DEDICATED

EXISTING COWAN BLVD ROW TO NARROW TO 60'

CHAPEL HILL ENTERPRISES, LLC
 DB 8888 P 753
 REID: 140176
 PIN: 9890909488

PARCEL A
 210,890 SF / 4.841 AC

PARCEL B
 70,393 SF / 1.616 AC

PARCEL E
 10,698 SF / 0.246 AC

PARCEL C
 211,826 SF / 4.863 AC

PARCEL D
 76,895 SF / 1.765 AC

RUBEN GARCIA RODRIGUEZ
 REID: 140210
 PIN: 9799995681
 DB 7102 P 113
 PB 32 P 110

WILLIAM S. STOUDEMIRE
 REID: 140211
 PIN: 9799995364
 DB 5937 PG 720
 PB 34 PG 17

JOHN L. MCKEE, JR.
 DB 2009 PG 26
 PB 148 PG 15
 REID: 140222
 PIN: 0709090300

LEGEND:

- REBAR FOUND
- IRON SET
- 1/2" REBAR
- CONCRETE MONUMENT
- PIPE FOUND
- NS ○ NAIL SET
- △ COMPUTED POINT
- UTILITY POLE
- GUY ANCHOR
- COMMUNICATIONS PEDESTAL
- MAILBOX
- LIGHT POLE
- BUILDING/STRUCTURE
- OVERHEAD TELECOMMUNICATIONS
- OVERHEAD ELECTRICAL
- PROPERTY ADJACENT
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- ROAD PAVEMENT EDGE
- GRAVEL ROAD
- EDGE CONCRETE
- FENCE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	387.20'	137.65'	N 45°17'30" E	136.93'	20°22'08"
C2	228.50'	36.56'	S 80°15'57" W	36.52'	9°10'00"
C3	171.50'	42.86'	S 82°50'29" W	42.74'	14°19'02"
C4	278.50'	62.95'	S 83°31'28" W	62.82'	12°57'04"
C5	471.50'	3.25'	N 00°11'51" E	3.25'	0°23'42"
C6	528.50'	9.07'	N 00°29'30" E	9.07'	0°58'59"
C7	961.50'	11.51'	S 00°38'25" W	11.51'	0°41'09"
C8	1033.50'	249.92'	N 01°01'55" W	249.31'	13°51'18"
C9	533.50'	57.39'	N 08°58'39" E	57.37'	6°09'50"
C10	171.50'	14.96'	S 78°10'54" W	14.96'	4°59'53"
C11	228.50'	57.10'	S 82°50'29" W	56.95'	14°19'02"
C12	221.50'	48.36'	N 83°44'45" E	48.26'	12°30'30"

LINE	BEARING	LENGTH
L1	N 14°40'17" W	124.58'
L2	N 14°38'52" E	46.00'
L3	N 89°42'49" E	66.16'
L4	N 89°42'49" E	65.50'
L5	N 89°42'49" E	34.19'
L6	N 89°44'22" E	55.53'
L7	S 75°40'58" W	46.24'
L8	S 89°01'12" E	4.97'
L9	N 12°03'34" E	46.63'
L10	S 01°56'30" W	56.09'
L11	N 75°40'58" E	46.24'
L12	S 12°03'34" W	65.99'
L13	N 07°57'34" W	19.92'
L14	N 00°41'13" E	75.31'
L15	N 89°18'47" W	61.10'
L16	N 00°58'59" E	73.82'
L17	N 00°00'00" W	53.38'
L18	S 00°00'00" E	53.33'
L19	N 18°21'25" W	14.81'
L20	N 14°40'17" W	23.55'
L21	N 14°40'17" W	TIE 57.03'
L22	S 00°46'35" W	TIE 30.01'
L23	S 01°56'30" W	TIE 28.50'
L24	S 89°40'19" W	TIE 68.51'
L25	N 89°28'36" W	TIE 67.00'

§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

The provisions of this subsection regarding division of right-of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all

property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)

Property owners

REDWING JOCO LLC (D. R. BRYAN)
400 MARKET ST, SUITE 115
CHAPEL HILL NC

JTCIV LLC (JOHN COLEY)
C/O JOHN T COLEY 517 CHRISMILL LN
HOLLY SPRINGS, NC 27540