



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Item Overview

Item #: 3.2, File #: [25-0050], Version: 1

Meeting Date: 1/29/2025

### AGENDA ITEM EXECUTIVE SUMMARY

#### ITEM TITLE\*

Call a Public Hearing to Consider a Request to Close Portions of the Public Right-of-Way in Cowan Boulevard and White Oak Drive on March 12, 2025

#### RESPONSIBLE STAFF, TITLE, DEPARTMENT\*

Lance Norris, Director, Public Works Department

Chris Roberts, Manager of Engineering and Infrastructure. Public Works Department

Robert Gehris, Engineer III, Public Works Department

#### STAFF RECOMMENDATION\*

Staff recommends that the Council adopt the resolution to call a Public Hearing on March 12, 2025 to consider a request to permanently close portions of public right-of-way in Cowan Boulevard and White Oak Drive.

#### ACTION/DECISION POINTS\*

Council may adopt the resolution to call a Public Hearing on March 12, 2025 to consider a request to close the permanently close portions of public right-of-way in Cowan Boulevard and White Oak Drive. On January 15, the Council called this hearing for February 26. The Council plans to reschedule its Council retreat for that date and reschedule the business meeting items on that date to March 12.

#### LEGISLATIVE CONTEXT\*

North Carolina General Statute Sec. 160A-299 sets the process for closing public rights-of-way, requiring the Council to adopt a resolution declaring its intent to close the public right-of-way and to call a public hearing. The resolution will be published once a week for four successive weeks before the hearing. A notice of the closing and public hearing will be posted in at least two places along the right-of-way.

#### BACKGROUND AND CONTEXT\*

Northview Partners (the "Developer") has requested the permanent closure of sections of public right-of-way (ROW), platted as "Cowan Blvd", in conjunction with the Lakeview Meridian Development. The section ROW requested for closure exists just east of the Durham County line, approximately 1,200-ft north of Old Chapel Hill Road between White Oak Drive and E. Lakeview Drive. The section of ROW requested for closure measures approximately 256-ft long by 60-ft wide. This closure request also includes closing a 2-ft by 285-ft rectangular section of Cowan Boulevard, a 14-ft x 530-ft triangular section of Cowan Boulevard, and a 28-ft x 142-ft section of White Oak Drive for the purposes of aligning right of way boundaries. The Meridian Lakeview Development proposes construction of a new cross-street to be dedicated to the Town upon completion of construction.

Properties bordering the ROW requested for closure are included in the conditional zoning ordinance CZD-23-6, approved November 15, 2023. A Zoning Compliance Permit application for this development is under review (ZCP-24-22). Staff do not believe that any parcel owner will be isolated from a public ROW or platted easement because of closing these sections of right-of-way.

**FINANCIAL IMPACT**

Closing of this right-of-way does not create costs to the Town.

**ATTACHMENTS**

Resolution

Closure Request (includes written request, exhibit of requested closures, and NC Statute 160A-299)

**A RESOLUTION TO CALL A PUBLIC HEARING TO CONSIDER A REQUEST TO CLOSE THE PUBLIC RIGHT-OF-WAY PORTION OF COWAN BLVD AND WHITE OAK DRIVE ON MARCH 12, 2025 (2025-01-29/R-2.02)**

WHEREAS, the Town of Chapel Hill has received a request from Northview Partners (Developer for Meridian Lakeview Development) to close portions of the public right-of-way in Cowan Boulevard and White Oak Drive; and

WHEREAS, the sections public right-of-way requested for closure exist approximately 1,200-ft north of Old Chapel Hill Road between White Oak Drive and E. Lakeview Drive, and consist of an approximately 256-ft long by 60-ft wide section of Cowan Boulevard, an approximately 2-ft by 285-ft rectangular section of Cowan Boulevard, an approximately 14-ft x 530-ft triangular section of Cowan Boulevard, and an approximately 28-ft x 142-ft section of White Oak Drive; and

WHEREAS, Town Staff do not believe that this closure will isolate any parcel from a public ROW or platted access easement; and

WHEREAS, the Town will follow the NCGS 160A-299 to process the closure request.

WHEREAS, on January 15, the Council called this hearing for February 26; and

WHEREAS, the Council plans to reschedule its Council retreat for that date and reschedule the business meeting items on that date to March 12.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby declares its intent to consider closing the requested portions of the right-of-way within Cowan Boulevard and White Oak Drive.

BE IT FURTHER RESOLVED that the Council calls a Public Hearing at 6:00 p.m. on Wednesday, March 12, 2025 in the Council Chamber at Town Hall, 405 Martin Luther King Junior Boulevard, Chapel Hill, North Carolina to receive public comment on the proposed closure of said right-of-way and hereby authorizes the Town Manager to arrange publication, posting, and mailing of notices of the Public Hearing as required by law.

This the 29th day of January, 2025.