



Public Hearing for the Public Right-Of-Way Closure – WHITE OAK DR & COWAN BLVD Date: March 12, 2025



Staff Recommendation

- That the Council open and close a Public Hearing to consider the closure of a portion of the public right-of-way known as White Oak Drive, and portions of undeveloped platted right-of-way known as Cowan Boulevard.
- Consider adopting the Resolution to close the requested right-of-way area.

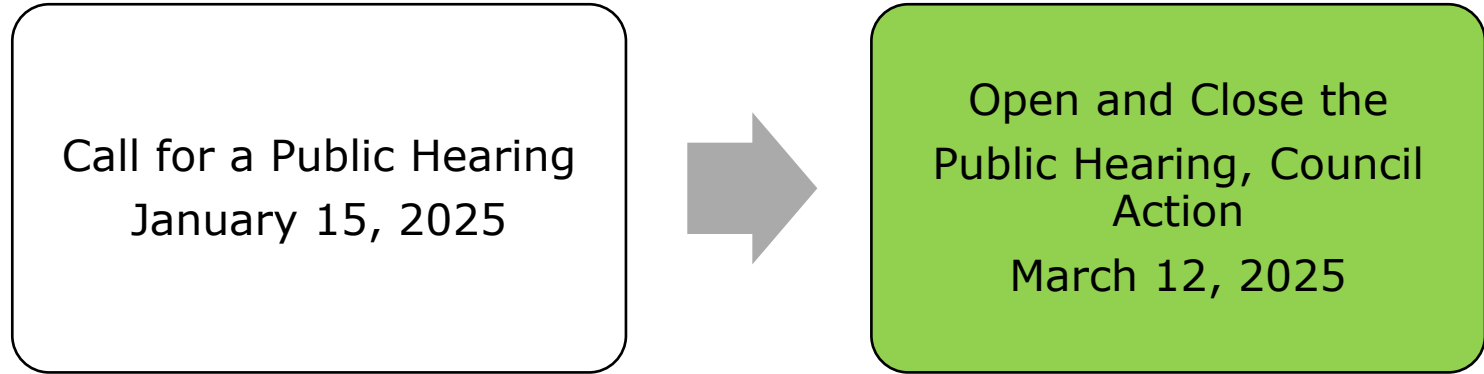
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Right-of-Way Closure Process

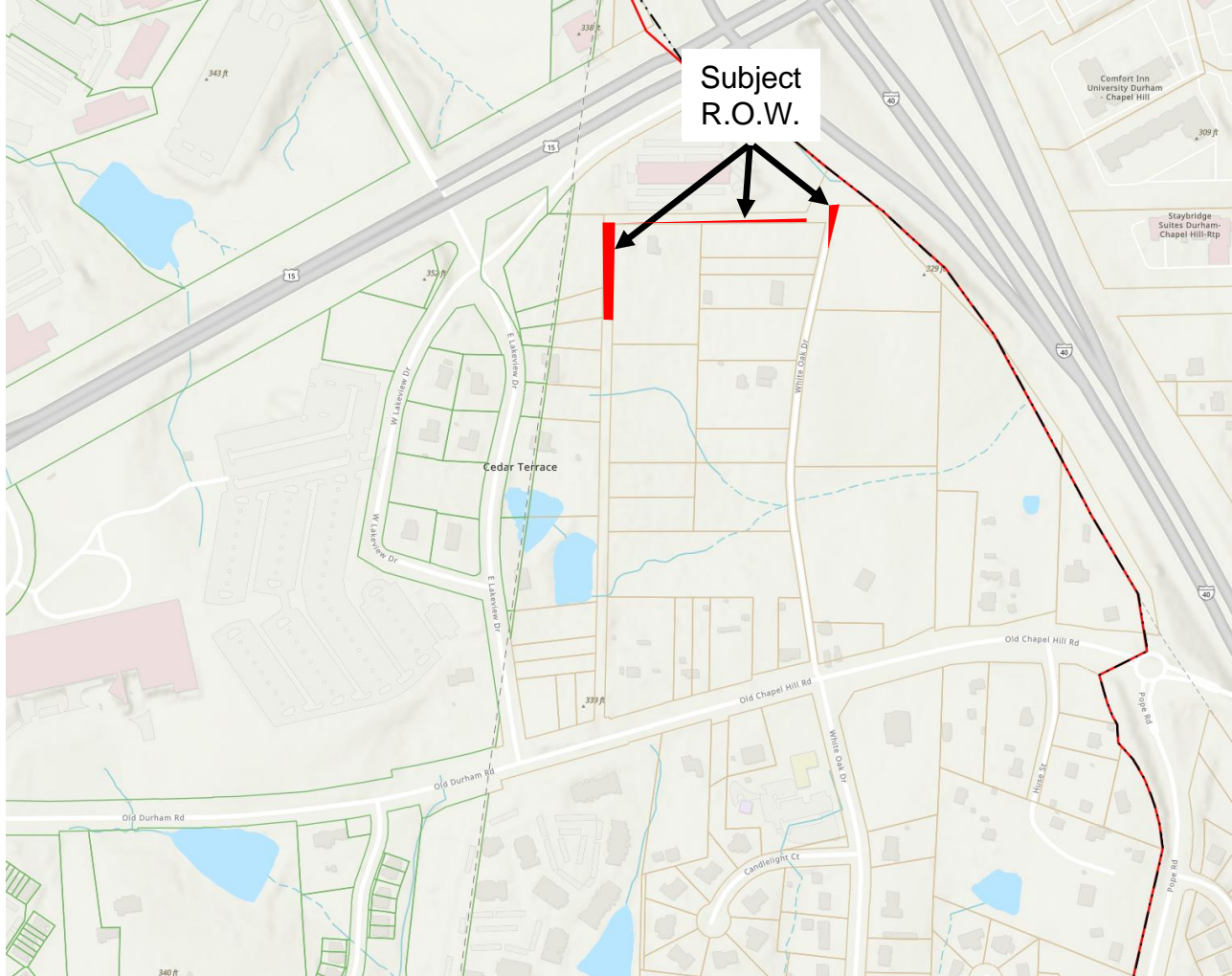
- Review Recorded Plat
- General Statute 160A-299
 - Council adopts a Resolution declaring its intent to close the right-of-way
 - Advertise Notice of Resolution prior to the hearing
 - Call a Public Hearing
 - 30-day appeal period
 - If Approved, any property owner claiming land are responsible for recording a certified copy of the Order, and any necessary plats, with the Register of Deeds

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Where is this in the process?



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Area Map

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AREA TO BE DEDICATED FOR CONTINUATION OF 30' GREENWAY ROW

ROW TO BE DEDICATED

EXISTING COWAN BLVD ROW TO REMAIN AT -63.5'

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

ROW TO BE CLOSED

EXISTING WHITE OAK DRIVE ROW TO BE WIDENED

- LEGEND:**
- REBAR FOUND
 - IRON SET
 - 1/2" REBAR
 - CONCRETE MONUMENT
 - PIPE FOUND
 - NAIL SET
 - COMPUTED POINT
 - UTILITY POLE
 - SUF ANCHOR
 - COMMUNICATIONS PEDESTAL
 - LIGHT POLE
 - MALIBU
 - BUILDING/STRUCTURE
 - OVERHEAD TELECOMMUNICATIONS
 - OHP
 - OVERHEAD ELECTRICAL
 - PROPERTY ADJACENT
 - PROPERTY BOUNDARY
 - ROAD CENTERLINE
 - ROAD PAVEMENT EDGE
 - GRAVEL ROAD
 - EDGE CONCRETE
 - FENCE

CURVE	RADIUS	LENGTH	CURVE TABLE	CH LENGTH	DELTA
C01	389.20	17.625	N 44°52'58" E	126.33	09°08'00" E
C02	389.20	34.250	N 44°52'58" E	252.66	09°08'00" E
C03	389.20	50.875	N 44°52'58" E	379.00	09°08'00" E
C04	389.20	67.500	N 44°52'58" E	505.33	09°08'00" E
C05	389.20	84.125	N 44°52'58" E	631.67	09°08'00" E
C06	389.20	100.750	N 44°52'58" E	758.00	09°08'00" E
C07	389.20	117.375	N 44°52'58" E	884.33	09°08'00" E
C08	389.20	134.000	N 44°52'58" E	1010.67	09°08'00" E
C09	389.20	150.625	N 44°52'58" E	1137.00	09°08'00" E
C10	389.20	167.250	N 44°52'58" E	1263.33	09°08'00" E
C11	389.20	183.875	N 44°52'58" E	1389.67	09°08'00" E
C12	389.20	200.500	N 44°52'58" E	1516.00	09°08'00" E
C13	389.20	217.125	N 44°52'58" E	1642.33	09°08'00" E
C14	389.20	233.750	N 44°52'58" E	1768.67	09°08'00" E
C15	389.20	250.375	N 44°52'58" E	1895.00	09°08'00" E
C16	389.20	267.000	N 44°52'58" E	2021.33	09°08'00" E
C17	389.20	283.625	N 44°52'58" E	2147.67	09°08'00" E
C18	389.20	300.250	N 44°52'58" E	2274.00	09°08'00" E
C19	389.20	316.875	N 44°52'58" E	2400.33	09°08'00" E
C20	389.20	333.500	N 44°52'58" E	2526.67	09°08'00" E
C21	389.20	350.125	N 44°52'58" E	2653.00	09°08'00" E
C22	389.20	366.750	N 44°52'58" E	2779.33	09°08'00" E
C23	389.20	383.375	N 44°52'58" E	2905.67	09°08'00" E
C24	389.20	400.000	N 44°52'58" E	3032.00	09°08'00" E
C25	389.20	416.625	N 44°52'58" E	3158.33	09°08'00" E
C26	389.20	433.250	N 44°52'58" E	3284.67	09°08'00" E
C27	389.20	449.875	N 44°52'58" E	3411.00	09°08'00" E
C28	389.20	466.500	N 44°52'58" E	3537.33	09°08'00" E
C29	389.20	483.125	N 44°52'58" E	3663.67	09°08'00" E
C30	389.20	499.750	N 44°52'58" E	3790.00	09°08'00" E
C31	389.20	516.375	N 44°52'58" E	3916.33	09°08'00" E
C32	389.20	533.000	N 44°52'58" E	4042.67	09°08'00" E
C33	389.20	549.625	N 44°52'58" E	4169.00	09°08'00" E
C34	389.20	566.250	N 44°52'58" E	4295.33	09°08'00" E
C35	389.20	582.875	N 44°52'58" E	4421.67	09°08'00" E
C36	389.20	599.500	N 44°52'58" E	4548.00	09°08'00" E
C37	389.20	616.125	N 44°52'58" E	4674.33	09°08'00" E
C38	389.20	632.750	N 44°52'58" E	4800.67	09°08'00" E
C39	389.20	649.375	N 44°52'58" E	4927.00	09°08'00" E
C40	389.20	666.000	N 44°52'58" E	5053.33	09°08'00" E
C41	389.20	682.625	N 44°52'58" E	5179.67	09°08'00" E
C42	389.20	699.250	N 44°52'58" E	5306.00	09°08'00" E
C43	389.20	715.875	N 44°52'58" E	5432.33	09°08'00" E
C44	389.20	732.500	N 44°52'58" E	5558.67	09°08'00" E
C45	389.20	749.125	N 44°52'58" E	5685.00	09°08'00" E
C46	389.20	765.750	N 44°52'58" E	5811.33	09°08'00" E
C47	389.20	782.375	N 44°52'58" E	5937.67	09°08'00" E
C48	389.20	799.000	N 44°52'58" E	6064.00	09°08'00" E
C49	389.20	815.625	N 44°52'58" E	6190.33	09°08'00" E
C50	389.20	832.250	N 44°52'58" E	6316.67	09°08'00" E

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10.03.2024
REVISED
01.08.2025



not to scale
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CLOSURE EXHIBIT

Parcel information and closure request provided by Thomas & Hutton, dated January 8, 2025

RECOMBINATION SURVEY
RIGHT-OF-WAY
DEDICATION 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
4131 FALLS OF NEUSE ROAD
RALEIGH, NC 27609

No	Revision	By	Date



212.5 Lomar Street
Roxboro, NC 27573 • 336.599.8742
www.thomasandhutton.com



plot 10/03/24
drawn ARP
reviewed JJJ
field 09/11/24
crew JS

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Key Considerations

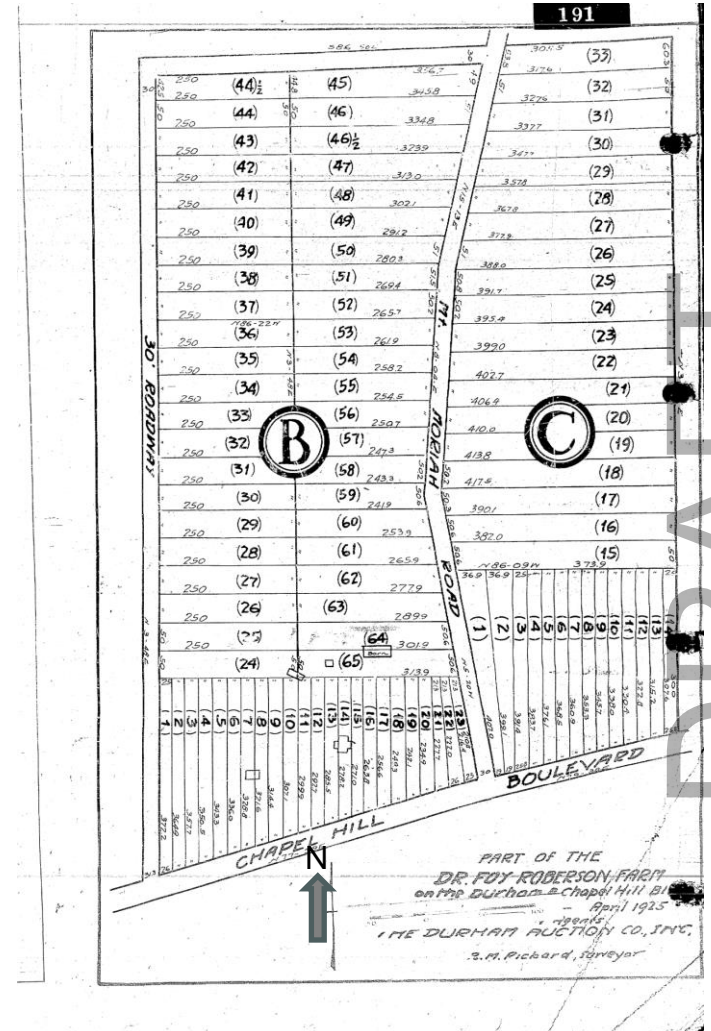
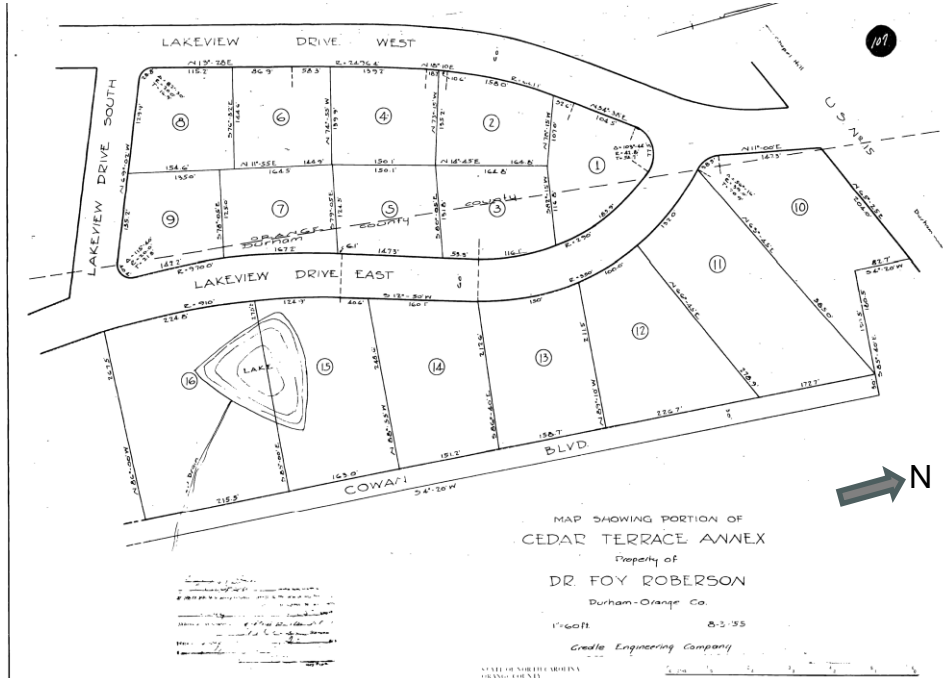
- Closure requested by developer for Meridian Lakeview Development
- Neither the Town nor OWASA have an apparent need for this right-of-way.
- 5 parcels border the portions of right-of-way requested for closure.
- Staff have notified adjacent owners and received no objections
- Closing the requested sections public right-of-way will not deny access to any properties.

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Recorded Plats

Right- Cowan Blvd (platted in April 1925 as "30' Roadway") right-of-way and White Oak Drive (formerly "Mt Moriah Road") from Old Chapel Hill Road (formerly Chapel Hill Blvd) – Durham Co. Bk 5A, Pg 191

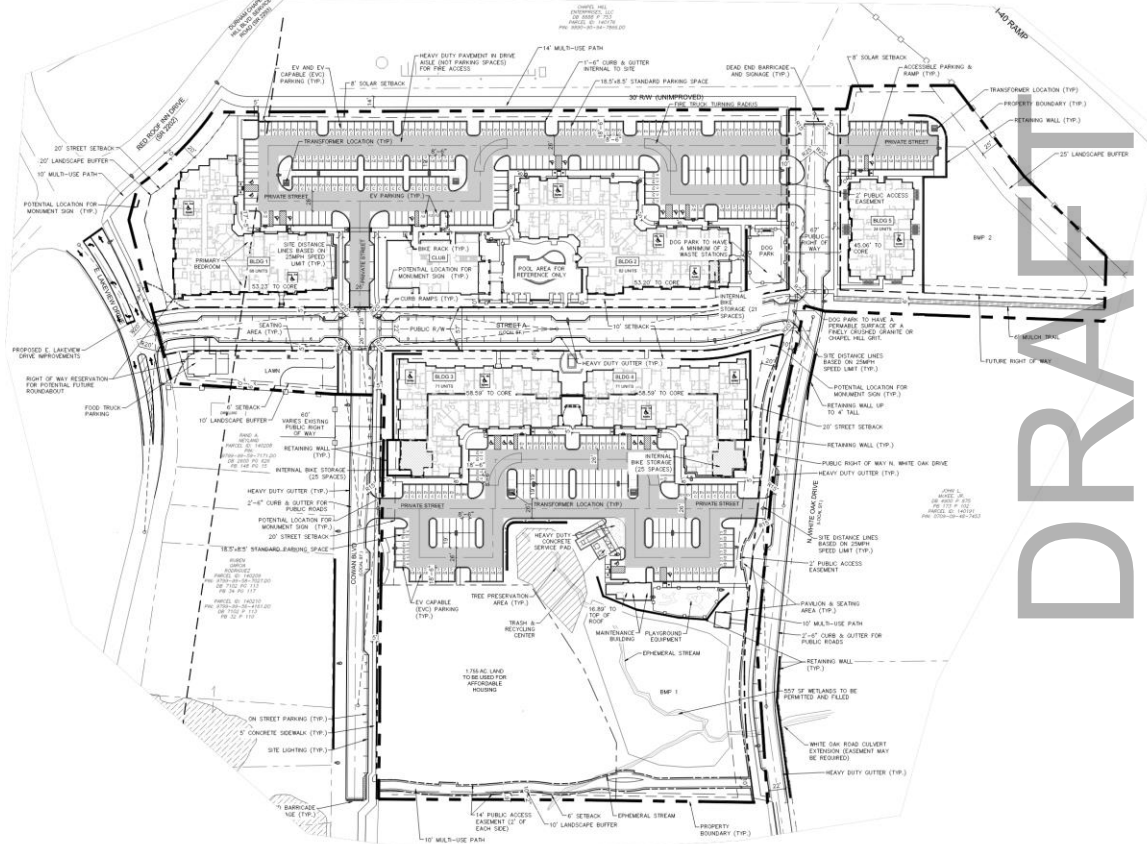
Bottom Left – Cowan Boulevard identified on Plat recorded in 1935 in Orange Co. Bk 5, Pg 107



Proposed Development

Meridian Lakeview – 19 E Lakeview Drive

- Multi-unit residential use (316 apartments)
- Interconnected streets and greenways
- Conditional Zoning approved by Council in November 2023 (CZD-23-6)



Staff Recommendation

- That the Council open and close a Public Hearing to consider closing a portion of the public right-of-way in White Oak Drive, and to close any interest in sections of land within Cowan Blvd.
- Consider adopting the Resolution to close the requested right-of-way area.

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