



100, 300, 400, 500, 600 and 700 Meadowmont Village Circle – Minor Subdivision

Staff: Britany Waddell, Judy Johnson, Corey Liles, Charnika Harrell

Meeting Date: January 7, 2025

Project Overview

- Bohler, on behalf of CL Meadowmont Village NC LP (property owner), proposes to subdivide a 12-acre lot (501,689 square feet) into two new lots.
- The Meadowmont Master Land Use Plan and the Meadowmont Village Center Special Use Permit apply to the site.
- Lot 1B would contain three previously approved condominium subdivisions for the buildings at 100, 500, and 600 Meadowmont Village Circle.
- Planning Commission approval of the preliminary plat is required for the subdivision of the lot. The Planning Commission shall make an administrative decision on the application based on findings on compliance with applicable regulations and conditions. The Planning Commission shall either:
 - Approve;
 - Approve subject to conditions;
 - Deny; or
 - Refer to the major subdivision approval process if it finds it to be a major subdivision proposal.

Staff Recommendation & Analysis



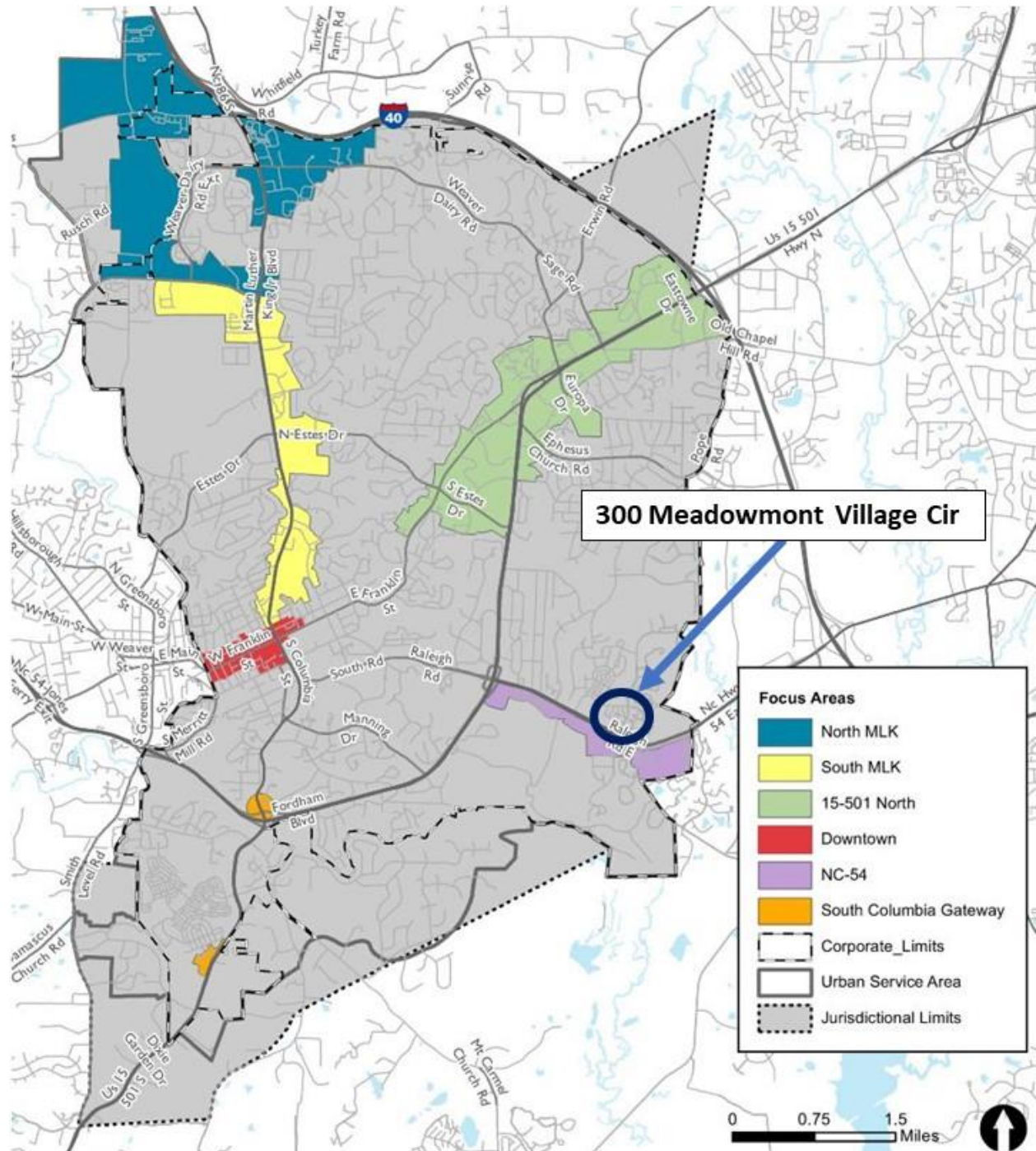
Staff recommends that Planning Commission approve the preliminary plat for the Minor Subdivision by adopting Resolution A.

1. Land Use Management Ordinance (LUMO) Compliance: Staff finds that the proposed lots meet all subdivision requirements, including:

- Minimum lot size, lot width, and street frontage (LUMO Section 3.8)
- Access to streets and other lot layout standards (LUMO Section 5.2)

Staff will verify compliance with all other LUMO requirements during a zoning compliance review for any future development.

Project Location



MINOR SUBDIVISION
100, 300, 400, 500, 600 and 700 Meadowmont Village Circle

Planning Commission

Attachments

Applicant Materials

1. Preliminary Plat

Resolutions

2. Resolution A – Approving the Application
3. Resolution B – Denying the Application