

RESOLUTION A
(Approving the Request)

A RESOLUTION APPROVING AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR TRI-CITY MEDICAL OFFICE, LOCATED AT 5002 BARBEE CHAPEL ROAD (PROJECT #202025542) (2021-09-01/R-8)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by CJT PA, on behalf of C. F. Smith Property Group for a modification approved on November 23, 2015 for a 2.3-acre parcel located at 5002 Barbee Chapel Road on property identified as Durham County Property Identifier Number 9799-04-72-5824 to allow up to 60,000 square feet of medical office use if developed according to the plans dated October 21, 2014 and last revised March 27, 2015, and the conditions below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

STIPULATIONS SPECIFIC TO TRI-CITY MEDICAL OFFICE

1. Construction Deadline: That construction begin by September 1, 2025 and be completed by September 1, 2027.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council approves the request by Tri-City, Inc. for a Limited Review to the Special Use Permit to extend the construction start and completion dates of the Tri-City Medical Building, 5002 Barbee Chapel Road, to allow construction of the project in accordance with the approved November 23, 2015 Special Use Permit.

This the 1st day of September, 2021.