

RESOLUTION A

(Approving the Preliminary Plat for Minor Subdivision)

A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR 115 DIXIE DRIVE (PROJECT #SUB-24-1)

WHEREAS the Planning Commission of the Town of Chapel Hill finds that the 115 Dixie Drive Minor Subdivision, proposed by Cely Chicurel, property owner, on the property identified as Orange County Property Identifier Number 9880-31-7677, if subdivided per the preliminary plat dated November 28, 2023, last revised April 2, 2024, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance.

These findings are based on the following supplemental conditions:

Conditions Specific to Minor Subdivision

1. Expiration of Preliminary Plat: The applicant must file a Final Plat application within one year of the date of this approval, otherwise this preliminary plat is subject to reapproval by the Planning Commission.
2. Number of Lots: This approval shall authorize the creation of three lots.
3. Shared Driveway Agreement: A shared driveway agreement or similar agreement for shared access between Lot B and Lot C must be recorded prior to the recordation of the Final Plat.
4. Street Improvements: With the Final Plat application, the applicant must demonstrate compliance with LUMO Section 5.2.4 through one of the following:
 - a. Make all necessary improvements to Dixie Drive so all new lots front on a street that meets Town standards, or
 - b. Provide a payment-in-lieu of the necessary improvements. If the applicant provides a payment-in-lieu, and if the Town has not constructed street improvements within 1,000 feet of the property within five years following the approval of the final plat, the applicant may request, and the Town shall provide a refund of the payment-in-lieu.
5. Final Plat: The applicant shall submit a reproducible mylar original of the Final Plat, with the necessary owner(s) signatures, notarized, for the Town Manager to endorse approval.
 - a. The applicant shall record such Final Plat in the Orange County Register of Deeds. Approval of this Minor Subdivision is void if it is not properly recorded within 30 days after the Town Manager's endorsement of approval.
 - b. The Town Manager may extend this deadline provided the applicant has demonstrated a good faith effort to comply with the deadline, but for reasons beyond their control, fails to meet the requirements of the Register of Deeds for recordation within that period.
 - c. The applicant shall submit a duplicate mylar copy of the approved Final Plat and a paper print of the recorded Final Plat to the Chapel Hill Planning Department within five working days after the Final Plat is recorded.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 115 Dixie Drive in accordance with the plans and conditions listed above.

This the 19th day of November 2024.