

RESOLUTION A

(Approving the Preliminary Plat for Minor Subdivision)

A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR 100, 300, 400, 500, 600, and 700 MEADOWMONT VILLAGE CIRCLE (PROJECT #SUB-24-4)

WHEREAS the Planning Commission of the Town of Chapel Hill finds that the Minor Subdivision for 100, 300, 400, 500, 600, and 700 Meadowmont Village Circle proposed by Bohler on behalf of CL Meadowmont Village NC LP, property owner, on property identified as Orange County Property Identifier Number 9798645322, if subdivided per the preliminary plat dated December 3, 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 or submit a mylar of the Final Plat 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 two lots.
3. 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 preliminary plat for a Minor Subdivision for 100, 200, 300, 400, 500, 600, and 700 Meadowmont Village Circle in accordance with the plans and conditions listed above.

This the 7th day of January 2025.