

RESOLUTION A
(Abandonment of Special Use Permit)

**A RESOLUTION APPROVING AN ABANDONMENT OF THE 2214 AND 2312
HOMESTEAD ROAD SITE FROM THE EXISTING BRIDGEPOINT SPECIAL USE PERMIT
(2020-10-28/R-20)**

WHEREAS, on May 24, 2010, the Chapel Hill Town Council approved a Special Use Permit for 23 townhomes and 27,400 square feet of commercial space, known as Bridgepoint, encumbering 399,972 square feet and approximately 9.2 acres, which was recorded at the Orange County Register of Deeds in Deed Book RB 5941, Page 562, identified as Orange County Parcel Identifier Numbers (9870-91-5696 and 9870-91-8588); and

WHEREAS, Section 4.5.5(d)(1) of the Land Use Management Ordinance has been met as no construction or activity authorized by the permit has been started and the starting time limit has not yet expired; and

WHEREAS, the 2010 Special Use Permit limited the Bridgepoint development to no more than 99,978 square feet of floor area (72,578 sq. ft. for residential and 27,400 sq. ft. for non-commercial); and

WHEREAS, on June 19, 2019, the Town Council reviewed a concept plan for Bridgepoint for a residential development containing townhomes; and

WHEREAS on January 2, 2020, the applicant submitted a Special Use Permit Modification for 53 townhomes; and

WHEREAS, on July 23, 2020 the applicant requested to replace the Special Use Permit Modification application dated January 2, 2020, with a Conditional Zoning permit application in order to move forward with the project during the COVID-19 pandemic and requested an abandonment of the existing 2010 Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby abandons the 2010 Special Use Permit for 2214 and 2312 Homestead Road, known as Bridgepoint, as it pertains to the 9.2-acre parcel, for which the Bridgepoint Conditional Zoning Permit is currently proposed. The abandonment of the Special Use Permit and Modifications would be such that the subject parcel for the Bridgepoint Conditional Zoning (PIN 9870-91-5696 and 9870-91-8588), would no longer be encumbered by the Special Use Permit.

BE IT FURTHER RESOLVED that the applicant shall record the affidavit for abandonment for the parcel identified as Orange County Parcel Identifier Number (PIN 9870-91-4489 and 9870-91-9528), for the proposed Bridgepoint Special Use Permit, dated May 24, 2010.

This the 28th day of October, 2020.