

RESOLUTION A

(Approving the Site Plan Review Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW FOR 104 GRANT STREET (PIN 9788-04-6139; PROJECT SPR-24-2)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review application for the development at 104 Grant Street, submitted by Self-Help Ventures Fund, on property identified as Orange County Property Identifier Number 9788-04-6139, if developed according to the Site Plan dated October 15, 2024, and revised November 13, 2024, and the conditions listed below would comply with all required regulations and standards of the Land Use Management Ordinance and Design Manual.

This finding is conditioned on the following:

Stipulations Specific to the Development

- 1. Construction Deadline: Construction activity shall begin by December 3, 2025, to be completed by December 3, 2026. The Town Manager may grant extensions as provided in LUMO 4.7.6.
- 2. Land Use Intensity: This Site Plan Review authorizes the following:

Use: Duplex Dwelling; Two-family Attached Dwelling Units	
Maximum Floor Area	2,250 sq. ft.
Maximum Vehicular Parking Spaces	4 motor vehicles
Maximum Impervious Surface	3,505 sq. ft.

- 3. Residential Permit: The developer must obtain a residential permit prior to beginning any construction work. The Residential Permit shall serve as a substitute for a Zoning Compliance Permit as referenced under standard stipulations.
- 4. Occupancy: Occupancy by more than four (4) persons per dwelling unit who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
- 5. Front Yard Parking: Parking for two-family development shall not exceed forty percent (40%) of the front yard.
- 6. Parking: This approval limits the number of parked motor vehicles on the lot to four (4). Should additional parking spaces be required in the future, up to 6 motor vehicles, or up to 8 motor vehicles if on-street parking is not permitted, may be allowed upon site plan approval by the Planning Commission,
- 7. Orange County Solid Waste Deconstruction Assessment: If a deconstruction assessment has not been completed for the existing dwelling, one will need to be done with Orange County Solid Waste Staff before the Recyclable Materials Permit can be issued.
- 8. As-Built Plans: As-constructed plans, signed by the applicant, showing building height limitations, building footprints, driveways, and all other impervious surfaces located on the zoning lot shall be submitted prior to Zoning Final Inspection and Building Final for issuance of a Certificate of Occupancy.

Town of Chapel Hill - Site Plan Standard Stipulations

Access

9. **Driveway Permit:** Prior to beginning construction activities, contact Ernie Rogers in Public Works (919-969-5085) to apply for a driveway permit.

Stormwater Management and Erosion Control

10. **Stormwater Management Plan:** Development projects must comply with *Section 5.4 Stormwater Management* of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]
11. **Sediment Control:** The developer shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
12. **Erosion Control:** Should the project's land disturbance exceed 20,000 sq. ft., the developer shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
13. **As-Built Plans:** Prior to Certificate of Occupancy, the developer shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces related to infrastructure development, and a tally of the constructed impervious area. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
14. **On-Site/Adjacent Stormwater Features:** The final plans shall locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
15. **Repair/Replacement of Damaged Stormwater Infrastructure:** Existing stormwater infrastructure that is damaged as a result the project demolition or construction, must be repaired or replaced, as specified by the Stormwater Management Engineer, prior to requesting a Certificate of Occupancy.

Water, Sewer, and Other Utilities

16. **OWASA Approval:** Prior to issuance of a Zoning Compliance Permit, any easement plats and documentation as required by OWASA and the Town Manager shall be recorded.

Solid Waste Management and Recycling

21. **Solid Waste Management Plan:** Prior to issuance of a Zoning Compliance Permit, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager

and Orange County Solid Waste (OCSW). The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. If a refuse compactor is proposed or if the collection enclosure is not accessible by Town vehicles, the developer shall provide documentation of an agreement for solid waste collection by a private provider prior to issuance of a Zoning Compliance Permit.

22. Construction Waste: Clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. All haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
23. Deconstruction/Demolition: For any existing structure 500 square feet or larger a deconstruction assessment shall be conducted by OCSW staff prior to the issuance of a demolition permit pursuant to the County's Regulated Recyclable Materials Ordinance (RRMO). Prior to any demolition or construction activity on the site, the developer shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be held at the same pre-construction meeting held with other development/enforcement officials.

State and Federal Approvals

24. State or Federal Approvals: Any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

Miscellaneous

25. Construction Management Plan: A Construction Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.
26. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.
27. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited.
28. Noise Ordinance (Town Code Section 11-40): Construction operations for which building permits have been issued shall be limited to 7:00 a.m. to 9:00 p.m. on weekdays and 8:00 a.m. to 9:00 p.m. on weekend.

29. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.

30. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the application for a Site Plan Review for 104 Grant Street in accordance with the plans and conditions listed above.

This the 3rd day of December 2024.