

RESOLUTION A

(Approving the Site Plan Review Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW FOR 303 KNOLLS STREET (PIN 9778-94-8568; PROJECT #SPR-25-4)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the Site Plan Review application for the construction of a single-family home in the Pine Knolls Neighborhood Conservation District, submitted by , on property identified as Orange County Property Identifier Number 9778-94-8568, if developed according to the Site Plan dated May 4, 2025 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 June 17, 2026. The Town Manager may grant extensions as provided in LUMO 4.7.6. The deadline for completion of construction shall be established by the Residential Permit(s) issued pursuant to this approval.
2. Land Use Intensity: This Site Plan Review authorizes the following:

Use: Dwelling Unit, Single-Family	
Maximum Floor Area	1,223 sq. ft.
Maximum Impervious Surface	2,446 sq. ft.
Maximum RCD Land Disturbance	87 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 single-family development shall not exceed thirty percent (30%) of the front yard area.
6. Jordan Buffer Disturbance: Prior to any disturbance in the Jordan Buffer, a Jordan Watershed Riparian Buffer Notice of Exemption form will be submitted if items like the silt fence and silt fence outlet cannot be relocated out of Zone 2.
7. 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

Stormwater Management and Erosion Control

8. Stormwater Management Plan: Development projects must comply with Section 5.4 Stormwater Management of the Chapel Hill Land Use Management Ordinance. [LUMO 5.4]
9. Sediment Control: The developer shall take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
10. 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.
11. 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.
12. 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.
13. 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

14. 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. 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.

22. 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

23. 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

24. 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.
25. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans and other application materials prescribed by the Town Manager 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.
26. Open Burning: The open burning of trees, limbs, stumps, and construction debris associated with site development is prohibited.
27. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
28. 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 303 Knolls Street in accordance with the plans and conditions listed above.

This the 17th day of June, 2025.