

**RESOLUTION A**  
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW  
APPLICATION FOR 311 PRITCHARD AVENUE (File No. 19-038)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 311 Pritchard Avenue Site Plan Application, proposed by Jay Fulkerson, Jay Fulkerson Architect LLC, on the property identified as Orange County Property Identification Number 9788-27-6927, if developed according to the plans dated April 3, 2019, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulations Specific to the Development

1. That a building permit must be obtained and construction begun by May 7, 2020 and be completed by May 7, 2021.
2. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
3. That prior to issuance of a Certificate of Occupancy, the applicant submit documentation certified by a registered architect that the floor area, as defined by Land Use Management Ordinance, does not exceed 1,258 square feet.
4. Occupancy by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
5. Parking restrictions limit the number of parked vehicles on the lot to four (4) vehicles. That the parking area be clearly delineated and marked with a safe and sanitary surface.
6. That prior to issuance of a Certificate of Occupancy, that any unused existing curb cuts be replaced with Town standard curb and gutter.
7. That a Drainage Plan must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The plan must provide for dispersal of roof water in a non-erosive condition.
8. That as-constructed plans, signed by the applicant, showing building height limitations, building footprints, driveways, and all other impervious surfaces located on the zoning lot be submitted prior to Final Zoning Inspection and Building Final for issuance of a Certificate of Occupancy.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Site Plan for 311 Pritchard Avenue in accordance with the plans and conditions listed above.

This the 7<sup>th</sup> day of May, 2019.