

**RESOLUTION A**  
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR  
208 SUNSET DRIVE (PIN 9788-06-3797) (File No. 19-105)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 208 Sunset Drive Minor Subdivision, proposed by Graham Smokoski on behalf of Self Help Ventures Fund, on the property identified as Orange County Property Identification Number 9788-06-3797, if subdivided per the preliminary plat revision dated September 23, 2019 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following supplemental stipulations:

Stipulations Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of no more than two (2) lots.
3. That future development must comply with *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
4. That the property owner provide the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.
5. That the name of the development and its streets and house numbers be approved by the Town Manager prior to recordation of the Final Plat.
6. That prior to recordation of the Final Plat, it will be necessary to provide a detailed fire flow analysis indicating compliance with the North Carolina Fire Prevention Code C105.1 and provide documentation of compliance with the minimum spacing of fire hydrants.
7. That prior to recordation of the Final Plat, the property owner, at their own expense, will have a five-foot wide concrete sidewalk, installed on the Sunset Drive frontage of future Lots A and B, or provide to the Town a payment-in-lieu for future sidewalk construction, in an amount to be approved by the Town.
8. That the Final Plat shall identify intermittent and/or perennial streams, federally-regulated 100-year floodplain, and associated Resource Conservation District.
9. That future site improvements or redevelopment of either of the newly created lots requires compliance with the Land Use Management Ordinance and issuance of a residential building zoning application.
10. That the property owner provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 208 Sunset Drive in accordance with the

plans and conditions listed above.

This the 1<sup>st</sup> day of October, 2019.