

RESOLUTION A
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR
424 BROOKSIDE DRIVE (PIN 9788-14-5178) (File No. 19-092)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 424 Brookside Drive Minor Subdivision, proposed by Andrew Porter, Coulter Jewell Thames, PA on the property identified as Orange County Property Identification Number 9788-14-5178, 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 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.
5. That prior to recordation of the Final Plat, it will be necessary to provide a 10-foot wide Type B Landscape Buffer along the north property line along with documentation of a homeowner's association or similar legal entity to be responsible for maintenance of said buffer; or obtain a shared buffer agreement with the adjacent property to north; or obtain approval for an alternate landscape buffer from the Community Design Commission.
6. That prior to recordation of the Final Plat, the property owner, at their own expense, will have a five-foot wide concrete sidewalk, with curb and gutter, installed on the Brookside Drive and Hilltop Street frontages 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.
7. That the Final Plat shall identify intermittent and/or perennial streams, federally-regulated 100-year floodplain, and associated Resource Conservation District.
8. 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.
9. 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 424 Brookside Drive in accordance with the plans and conditions listed above.

This the 1st day of October, 2019.