

**RESOLUTION A**  
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN REVIEW  
APPLICATION FOR 707 GOMAINS AVENUE (File No. 18-057)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 707 Gomains Avenue Site Plan Application, proposed by EmPOWERment Inc., on the property identified as Orange County Property Identification Number 9788-07-1938, if developed according to the plans dated June 3, 2021, 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:

Stipulation Specific to the Development

1. That a building permit must be obtained and construction begun by June 15, 2021 and be completed by June 15, 2022.
2. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
3. Occupancy by more than four (4) persons per dwelling unit who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
4. 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.
5. 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. All drainage structures are prohibited within the building setbacks.
6. 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 707 Gomains Avenue in accordance with the plans and conditions listed above.

This the 15<sup>th</sup> day of June, 2021.