

CONCEPT PLAN APPLICATION

Applicant Information

Name: Dan Young, The John R. McAdams Company, Inc.
Address: 2905 Meridian Parkway
City: Durham State: NC Zip: 27713
Phone (Work): 361-5000 FAX: 361-2269 E-Mail: xxxx@xxxx.com

Property Owner Information (included as attachment if more than one owner)

Name: Chapel Hill Country Club Phone: 967-8201
Address: PO Box 2165
City: Chapel Hill State: NC Zip: 27514

Development Information

Name of Development: Chapel Hill Country Club
Tax Map: List attached Block: Lot(s): Parcel ID# List attached
Address/Location: 103 Lancaster Drive, Chapel Hill, NC
Existing Zoning: R1-A, R-1 New Zoning District if Rezoning Proposed: N/A
Proposed Size of Development (Acres/Square Feet): 155.54 AC / 6,775,146 SF
Permitted/Proposed Floor Area (Square Feet): Please Reference Developer's Program
Minimum # Parking Spaces Required: Not specified # Proposed: 0; 146 existing
Proposed Number of Dwelling Units: N/A #Units Per Acre: N/A
Existing/Proposed Impervious Surface Area (Square Feet): See Developer's Program
Is this Concept Plan subject to additional review by Town Council? Yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature: Dan Young Date: 4/17/06

Please submit 20 sets of all materials, or 30 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

Chapel Hill Country Club - Concept Plan Submittal

April 17,2006

Subject Parcels:

Durham County:

1. PIN: 9799-04-91-3855 TMP: 479A-05-002
2. PIN: 9798-02-89-9811 TMP: 479B-03-010

Orange County:

3. PIN: 9798-68-9751 TMP: 7.52..6B
4. PIN: 9798471629 TMP: 7.52..6C



(14)

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Chapel Hill Country Club – Concept Plan Submittal

Statement of Compliance with Town Design Guidelines
April 18, 2006

In as much as the Design Guidelines can be applied to a pre-existing, developed site which predates them, the existing Chapel Hill Country Club is compliant with the guidelines. Specifically:

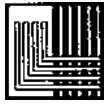
- **Livability:** Not applicable per se to a recreational use; however, the existing Country Club and golf course, as well as the modest improvements proposed to the site, are designed to be human in scale, to harmonize with the existing street network in proximity to the site, and accommodate pedestrian traffic along the Club's frontages on Lancaster and New Castle Drives, and throughout the site for the benefit of the Club's membership.
- **Visual Impact:** The existing Club structures are visually appealing; however, the proposed activity will increase the structures' visual appeal and are designed to better blend within the context of the immediate residential neighborhood.
- **Vegetation:** Existing landscaping is significant, and blends thoroughly within the context of the residential neighborhood.
- **Mobility:** The existing use is well-integrated within the street and sidewalk network of the residential neighborhood, and is sufficient to serve both the needs of the neighborhood as well as that of the Club's membership.
- **Activity Centers:** Given that the site is a recreation use for private membership, this element is deemed not applicable.
- **Views:** Within the context of the immediate residential neighborhood, protection of viewsheds is significant. The proposed improvements to the site will increase the Club's visual appeal and will have no deleterious effect on views from the adjacent residences or street scapes.

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Additionally, the Concept Plan for the proposed renovation/expansion of the Chapel Hill Country Club complies with the Chapel Hill Design Guidelines in the following manner:

- The existing recreational use is compatible with surrounding land uses, in that the adjacent community was designed around the golf course and club.
- This proposal for modest site improvements will update the appearance of the Country Club to more contemporary standards in that it will:
 - open up the southern facade of the porte cochere and replace rectilinear supports with more attractive, traditional columns;
 - add fenestration and improve the roof line of the porte cochere and unite it thematically with the fenestrated roof line element proposed for the expansion to the Clubhouse's eastern facade;
 - provide for an attractive open-air pavilion to the Clubhouse's northwest corner, repeating and providing visual balance with the roof line improvements proposed over the porte cochere and above the proposed expansion to the Clubhouse's eastern facade; and
 - adding length to the existing bathhouse which, due to improvements made to the Club's swimming pool, is required to allow for visual containment of the pool area; occupation of more of the concrete pad at the north end of the existing Bathhouse, improve the Bathhouse's roof line, update the existing facilities to current building code requirements, and generally provide additional space to serve the existing membership needs.
- Buildings have been designed and located to provide an attractive environment for club members while protecting viewshed from adjacent residential lots.

The modest renovation/expansion will not negatively impact natural areas within the approximately 156-acre development.



16

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- No increase to current membership is intended or anticipated as a result of this modest renovatiodexpansion;no impact to current traffic patterns or volumes is identified.
- Existing and permitted impervious surface for the 155.54-acre Country Club totals 5.93% of the site. The renovation/expansion will constitute an increase of only 0.1%. No significant impact to storm water runoff is anticipated and no modification to storm water controls are proposed.
- Access, Circulation and Parking for this pre-existing use is adequate to serve the member base. Within the context of Club's location within the Oaks residential development, the site is well integrated in regard to elements of pedestrian connectivity, bike lanes, signage and markings, as well as proper maintenance of these elements to preserver public safety. No changes are proposed to these site elements.
- Parking areas are well-screened from adjacent streets and neighboring residences. No impact to the site's existing and adequate street buffer width or landscaping will occur as a result of this modest proposed activity.
- Handicap parking spaces are provided at adequate levels to serve the Club's membership, and are located along the side of the drive aisle through the porte cochere and in immediate proximity to the Clubhouse's main entrance.
- All site utilities are underground.