

Since 1979



THE JOHN R. McADAMS COMPANY, INC.

Chapel Hill Country Club Renovation (7.52..6B)

CHC-05000

Special Use Permit - Statement of Justification

Finding #1: *That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety and general welfare.*

Applicant's response: The pre-existing development and use is appropriately located and designed to maintain or promote the public health, safety and general welfare. The proposed renovation and modest addition to the existing structures onsite are not anticipated to have any negative impact. Construction activities during the renovation of and addition to existing structures will be so managed as to ensure that the continued health, safety and general welfare are maintained.

Finding #2: *That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Article 3, 4 and 5 and the applicable specific standards contained in Section 6, and will all other applicable regulations.*

Applicant's response: The 30+ year old Chapel Hill Country Club pre-dates the LUMO and Comprehensive Plan. The site and use are deemed to be compliant with all applicable standards and regulations, with the exception of landscaped buffers and stormwater management requirements set by the current Ordinance. For relief of buffering and stormwater management requirements set by the current Ordinance, the applicant requests that the Council find that existing conditions are adequate to serve the public interest and exempt the applicant from the required standards. Please refer to Addendum I of this document for a more thorough discussion of these elements. *(Revised January 5, 2007)*

Finding #3: *That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.*

Applicant's response: The existing development and use and the surrounding neighborhood are mutually supportive. This architectural renovation to the site's visual appearance, as well as a modest addition allowing for improved functionality of the recreation use, is anticipated to enhance the value of contiguous property. As presented to the Council at the Concept Plan public hearing, a survey of the Club's membership prior to the commencement of fundraising activities for the proposed renovation/expansion revealed that

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90% of the Club's membership supported, as well as financed, the improvements. (*Revised January 5, 2007*)

Finding #4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan.

Applicant's response: The existing development and use pre-dates the LUMO and Comprehensive Plan. The future land use designation for this site is Recreation. The Comprehensive Plan and its existing and future land use designations encompass the Chapel Hill Country Club. The proposed renovation/expansion poses no change in use and conforms to the general plans for the physical development of the Town, as well as complies with the Comprehensive Plan.

ADDENDUM I – Issues of Non-Conformity

Landscaped Buffer Requirements

- 1) The applicant requests that the Council find that existing conditions in regard-to landscaped buffering are sufficient to serve the public interest and exempt the Country Club from application of current LUMO buffering standards.

The 20' Type C buffer that would be required of new development under the LUMO is now shown on the revised plans around the entirety of the area to be encumbered by the SUP, as directed by Chapel Hill Planning staff. As the Country Club is 30+ years old and predates not only the LUMO but also the previous zoning ordinance, in some locations it meets the current requirement, in others exceeds it, and in others is deficient. None of the proposed renovation/expansion activities will have any effect on the existing buffers/perimeter landscaping. Additionally, in that the Country Club was designed with a residential component (i.e. The Oaks) featuring views into and through the links as an amenity, application of a visual barrier between the recreational use and the adjacent residential tracts is not appropriate. The point of living on the links is the ability to enjoy a view of the links.

In some locations, vegetative buffering is minimal to nonexistent, particularly between the links and residential structures on the east side of the site just north of the tennis courts and cart barn, where the recreational use and



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residential use overlap. Locations where the vegetative buffering is considered to be in excess of the LUMO requirements in width and/or density is along the tracts to the west of the practice green and range behind the clubhouse, along the shared boundary with the tract identified with tax map number 7.137..21, and along shared boundary with tracts on the north side of Black Oak Place.

Where residential use abuts the portion of the Country Club tract delineated for the renovation and expansion activity, buffering and screening is adequate to serve the public interest. In fact, for most part, existing buffering meets or exceeds the current LUMO requirement in proximity of the Clubhouse and Bathhouse, with the following exceptions:

- The tennis courts' frontage on New Castle Drive and on the north side of the northernmost tennis court; and
- That the vegetated buffer at the corner of Lancaster and New Castle is set back from the property line in order to accommodate the cart path which runs between the tree line and property line at this location.

Regarding buffering of the tennis courts from the New Castle Drive frontage and residential property adjacent to the north, the lower tennis court on the Newcastle Drive frontage, for instance, does not likely meet the density required for new development set by the LUMO. The middle tennis court on the same frontage runs almost completely right up to the property line with a small break in the landscaped screening. The northernmost tennis court is buffered at a deficient width but is buffered with evergreens dense and tall enough to screen tennis court activity from the adjacent residential lot.

Regarding buffer requirements around the pool/bathhouse on the site's southeastern corner, vegetative screening is set back from the frontage on Lancaster Drive and Newcastle Drive. While not located at the property line, current vegetative screening is both consistent with and in excess of the buffering standards set by the current Ordinance.

The applicant requests that the Council find that existing conditions are satisfactory to serve the public interest and feels that an exemption of the LUMO buffering standards is justified for the following reasons:



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- That the Country Club and surrounding residential neighborhood are compatible uses and views from neighboring residential lots into and across the links constitute an amenity;
- That the area of proposed activity is generally buffered consistent with current LUMO standards; and
- That attention to landscaped buffering on the part of the Country Club is amply demonstrated by the photographs attached with this document.

Stormwater Management

- 2) The applicant requests that the Council find that existing conditions in regard to stormwater management requirements are sufficient to serve the public interest and exempt the Country Club from application of current LUMO stormwater management standards.

The applicant specifically requests exemption from the stormwater management facilities requirement (Section 5.4.5(b) of the LUMO). As well as the following (addressed in the attached letter to Sue Burke):

- Release Rate Management,
- Volume Management,
- Water Quality Management,
- Nutrient Loading Calculations,
- Maintenance and Operation Plan requirements.

Exemption is justified in that existing stormwater management controls are sufficient to serve the public interest and that the proposed expansion will cause a negligible increase in stormwater peak flowrates. Hydrologic calculations addressing potential impact of the proposed renovation/expansion has been provided to Sue Burke for her review.

Parking Lot Screening

- 3) The applicant requests that the Council find that existing conditions in regard to parking lot screening are sufficient to serve the public interest and exempt the Country Club from application of current LUMO parking lot screening standards.



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Most of the parking areas in proximity to the site's boundaries are adequately screened. The minor exception is the parking bay at the site's southwestern corner which lacks width and vegetative density, though it must be pointed out that this parking area existed prior to the construction of Lancaster Drive and likely became non-compliant after the construction of this street. This nonconformity to the current LUMO standards is mitigated through elevation of the parking surface above the right-of-way at a height of 4' - 6', and application of vegetative screening consisting of 8 crape myrtles 15' - 20' in height and spaced approximately 9 feet apart along the breadth of the parking bay's frontage on Lancaster Drive. Adjacent to residential tracts to the west, landscaped screening of this parking bay running north from the southwestern corner exceeds the 20' buffer requirement and the existing natural vegetation is deemed adequate in density to meet the spirit and intent of the LUMO.

ADDENDUM II – Miscellaneous Issues

Parking Spaces

In regard to the amount of parking provided, no standard is specifically set by the LUMO for this use. The applicant states that existing parking (168 spaces, pool and clubhouse combined, 159 regular and 9 handicap) is adequate to meet the needs of the existing membership (except during special events that occur once or twice a year) and that the proposed renovation/expansion is not intended or anticipated to generate an increase in membership. Generally, depending on the season and weather conditions, the parking lot is occupied between 40% and 80% capacity.

Once or twice a year (at most), the Country Club holds swim meets and the additional attendance creates a temporary situation requiring some spillover, parallel parking in the adjacent street. The widths of the streets are adequate to support this temporary increase to parking demand while maintaining the safe and free flow of traffic along the streets.

Parking Lot Shading

The density of existing vegetation surrounding and throughout the parking areas is determined to be in excess of standards set forth in the Design Manual.



CHAPEL HILL
Country Club

March 13, 2007

Mr. Gene Poveromo, Development Coordinator
Town of Chapel Hill Planning Department
Town Hall, 3rd Floor
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

**Re: Chapel Hill Country Club Special Use Permit Application –
Correction to Proposed Floor Area**

Dear Mr. Poveromo:

At this time, we are requesting a revision to the proposed floor area figure as listed on the Project Fact Sheet submitted with the Special Use Permit application. Recently it came to our attention that the open, lower floor of the Pro Shop was not included in the total figure for proposed floor area. The Pro Shop floor area proposed for enclosure totals 1,916 SF and will provide storage and restrooms for the tennis pavilion to the rear of the Pro Shop. Additionally, 909 SF under the Clubhouse's NW corner pavilion was incorrectly left out of the proposed floor area figure. We would like to correct these omissions at this time.

The additional 2,825 SF of floor area proposes no increase to impervious figures already submitted, as these areas are sub-level floors beneath previously identified floor area. Further, we would like to note that the new proposed figure of 28,803 SF is still significantly below the maximum floor area for the site allowed by application of the .062 FAR against the site's acreage of 36.26 acres (which results in a figure of 87,128.66 SF maximum floor area). No other revisions to the Special Use Permit application are proposed other than the inclusion of the two additional spaces.

Thank you for your consideration of this additional request. If I can provide any further information, please do not hesitate to contact me.

Sincerely,

Brent Burkhart, General Manager
Chapel Hill Country Club