

**Item 3 - Concept Plan: Faculty-Staff Recreation Association  
at the University of North Carolina at Chapel Hill**

Principal Planner Gene Poveromo outlined the proposal to demolish and replace a 3,200 square foot building at this UNC-owned site south of Highway 54, which was referred to as "The Farm." The request was to construct a 3,500 structure in its place, he explained. Mr. Poveromo indicated the 100-acre parcel on a map, and explained that the SUP would encumber about 28 acres. The applicant was the Facility Staff Recreation Association, he said, and the property, located off Barbee Chapel Road included a pool, clubhouse, and tennis courts. Mr. Poveromo stated that the property was zoned OI-2 and was in the Town limits and the Urban Service Area. There was no staff review of this proposal, he said, but the staff believes that it will not require a rezoning or modification to the regulations.

Architect Ellen Weinstein explained that UNC leases the 28-acre site to The Farm on a 99-year basis. Membership at The Farm is open to all full-time and permanent part-time UNC and UNC Hospitals employees, she said. Ms. Weinstein commented that The Farm would continue maintaining the rural character of the site. They propose to thin and cut back the underbrush and improve the sight lines from the entrance and exit, she said. Ms. Weinstein explained that UNC's historic preservation manager had prepared a survey, which indicated extensive foundation damage and wood rot, significant deflection, and sagging. The preservation manager had concluded that it would be prudent to demolish the building, she said.

Ms. Weinstein explained how they would "deconstruct" the building and work with local contractors to remove and recycle as much of the material as possible. She showed slides that demonstrated the "pretty darn low tech" character of the other structures on the site. Ms. Weinstein stated that the new building would maximize solar orientation and pick up on the simple form, scale and building materials on the site.

Council Member Harrison ascertained that the cross section of road at entrances and exits would not be changed.

Council Member Verkerk asked the applicant to consider building a sidewalk from the entrance to the first driveway.

Council Member Greene asked for more information about the local non-profits who would receive salvaged refuse from the building. Ms. Weinstein replied that there were several local companies who come and take wood products, concrete block, asphalt shingles, and so forth. But the fireplace mantel would be turned back to the University, she said.

**COUNCIL MEMBER STROM MOVED, SECONDED BY COUNCIL MEMBER VERKERK, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).**

**A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE FACULTY-STAFF RECREATION ASSOCIATION AT THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL (2004-02-16/R-1)**

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, for the Faculty-Staff Recreation Association at the University of North Carolina at Chapel Hill; and

WHEREAS, the Council has heard presentations from the applicant and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussion on February 16, 2004, and reflected in minutes of that meeting.

This the 16<sup>th</sup> day of February, 2004.