



**TOWN OF CHAPEL HILL**  
**Planning Department**  
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## Statement of Justification for the Special Use Permit

LUMO Section 4.5 states that a Special Use Permit shall not be granted unless Council or the Board of Adjustment makes all Findings of Fact below.  
**This form is fillable. Please respond to all considerations listed in this worksheet.**

<b>Project &amp; Site Information</b>	<b>Project Name</b>	UNC-CH Chewning Tennis Center – Team Building	<b>Application Number [Staff to Complete]</b>	SUP-24-3
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LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A SPECIAL USE PERMIT	
Finding	Applicant Justification
<b>FINDING #1:</b> 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.	<p>Describe how the project meets this finding of fact.</p> <p><i>The tennis team building is strategically located adjacent to the existing restroom building and tennis courts. The building and site are designed with a strong focus on promoting public health, safety, and general welfare. The design includes safe, accessible pathways, proper lighting, and safety features to ensure a secure environment for players, coaches and staff. The operational plan includes regular maintenance and adherence to safety protocols, ensuring it remains a positive asset to the UNC-CH community for years to come.</i></p>
<b>FINDING #2:</b> The use or development complies with all required regulations and standards of this chapter, including all applicable provisions of Articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (Article 6), and with all other applicable regulations.	<p>Describe how the project meets this finding of fact.</p> <p><i>The proposed team building complies with the provisions of Article 3, 5 and 6. The use complements the existing tennis facility and institutional use. The building placement conforms to the LUMO and is not within any setback. The stormwater runoff from the proposed impervious will be captured and treated within the existing stormwater control measure on-site. The site layout is compact and utilizes retaining walls to minimize the impact to existing vegetated areas. Adequate pedestrian lighting will be provided along the walkways. No new parking is proposed with this project. Article 6 is not applicable to this application and project.</i></p>
<b>FINDING #3:</b> 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.	<p>Describe how the project meets this finding of fact.</p> <p><i>This project consists of an addition to an existing facility to provide modern locker room, office and support spaces to better support the Carolina Athletics' men's &amp; women's tennis teams and associated staff at the existing Chewning Tennis Center.</i></p>

**FINDING #4:** The use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

***Complete the Statement of Consistency with the Comprehensive Plan Worksheet.***



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## Statement of Consistency with the Comprehensive Plan

This Statement worksheet addresses the application's responsiveness to the [Complete Community Strategy](#) and other components of the Town's [Comprehensive Plan](#). **This form is fillable. Please complete fields in the worksheet where feasible** or reference any attached narratives. See the accompanying Comprehensive Plan Consistency Guide for more detailed guidance. The numbering of fields in this worksheet corresponds to the section numbering of the Guide.

<b>Project &amp; Site Information</b>	<b>Project Name</b>	UNC-CH Chewning Tennis Center – Team Building	<b>Application Number [Staff to Complete]</b>	SUP-24-3
	<b>Future Land Use Map (FLUM) Focus Area</b>	N/A	<b>FLUM Sub-Area</b>	N/A

COMPLETE COMMUNITY: STRATEGIES FOR WHERE TO DIRECT GROWTH		
Strategy	Consistency of Application	Evaluation [Staff to Complete]
<b>0.A Greenways</b>	No new greenways are proposed or will be impacted with this project.	See Staff Report
<b>0.B Transit Corridors</b>	A public transit stop currently exists approximately 750 feet from the proposed project site.	
<b>0.C Large infill sites with existing infrastructure (within Focus Areas)</b>	N/A. This site is not within a 'Focus Area' on the Town's FLUM. This project proposes a new facility on a previously developed site.	
<b>0.D Smaller infill sites (Residential designation on FLUM)</b>	N/A This site is not within a residential area on the Town's FLUM	

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
<b>Plan/Policy References</b>	<ul style="list-style-type: none"> <li><a href="#">Future Land Use Map</a> (FLUM), Land Use, Density &amp; Intensity, Mapped Features</li> <li><a href="#">Shaping Our Future</a> (TOD Plan)</li> <li><a href="#">West Rosemary Development Guide</a></li> <li><a href="#">Central West Small Area Plan</a></li> <li><a href="#">Chapel Hill 2020</a>: Community Prosperity and Engagement; Town and Gown Collaboration</li> <li>Housing Advisory Board <a href="#">Development Review Criteria</a></li> </ul>		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<b>1.A.1 FLUM Guiding Statements (Town-wide)</b> #2., 3., 7., 10.	#2. The University (Staff, Coaches and other stakeholders were involved in the design. #3. No housing is proposed. #7 No retail is proposed. #10 UNC-CH is the project's client.		See Staff Report
<b>1.A.2.a-f FLUM Focus Area Principles for Land Use and Density &amp; Intensity</b>	N/A this site is not within a FLUM Focus Area.		See Staff Report
<b>1.A.3 FLUM Appropriate Uses (Primary and Secondary)</b>	The proposed team building compliments the existing tennis center and the University land use designation.		See Staff Report
<b>1.A.4 FLUM Building Height Guidance</b>	The proposed team building will be similar in height to the adjacent restroom building.		See Staff Report

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
<b>1.A.5 FLUM – Other Mapped Features</b>	N/A this site is not within a FLUM Focus Area.		See Staff Report
<b>1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)</b>	N/A this site is not within the Shaping Our Future Focus Area.		See Staff Report
<b>1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)</b>	N/A this site is not within this Plan Area.		See Staff Report
<b>1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)</b>	N/A this site is not within this Plan Area.		See Staff Report
<b>1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)</b>	This team building supports the existing UNC-CH Tennis Players, Coaches and Staff.		See Staff Report

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES			
<b>1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)</b>	UNC-CH is the project's client. This project consists of an addition to an existing facility to provide modern locker room, office and support spaces to better support the Carolina Athletics' mens & womens tennis teams and associated staff at the existing Chewning Tennis Center.		See Staff Report

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
<b>Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes</b>	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
<b>Housing Voucher Acceptance – Commitment for Rental Units</b>	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
<b>Displacement Mitigation Strategies – Resources and Support for any Existing Residents</b>	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
<b>Demographic Needs Served by Housing Types</b>	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
<b>Homeownership Opportunities</b>	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
<b>Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.</b>	N/A. This project is for UNC-CH Athletics (Athletes, Coaches and Staff).	See Staff Report

COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS		
Resident Access to Career and Education Opportunities	N/A No residential units are being proposed. This project is for UNC-CH Athletics.	See Staff Report
Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)	The proposed team building is proposed on an existing site and immediately adjacent to existing infrastructure.	See Staff Report

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
Plan/Policy References	<ul style="list-style-type: none"> <li>• <a href="#">Everywhere to Everywhere Greenways Map</a> (See Appendix A for multiuse greenway network)</li> <li>• <a href="#">Mobility and Connectivity Plan</a> (for additional bike facilities)</li> <li>• <a href="#">Greenways Plan</a> (for additional trails including unpaved)</li> <li>• <a href="#">Connected Roads Plan</a></li> <li>• <a href="#">Future Land Use Map</a> (FLUM), Connectivity &amp; Mobility</li> <li>• <a href="#">Chapel Hill 2020: Getting Around</a></li> <li>• Transportation &amp; Connectivity Advisory Board <a href="#">Development Review Criteria</a></li> </ul>		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<b>2.A Everywhere to Everywhere Greenways Map Facilities</b>	The map notes nearby future greenway connections. (Shown in magenta on the ETEG Map)	This project does not propose any new greenways.	See Staff Report
<b>2.B Mobility and Connectivity Plan Facilities</b>	Future Multi-Use Path/Greenway and Sharrows are proposed near but not within the project site.		See Staff Report
<b>2.C Greenways Plan Facilities</b>	<b>No greenways currently exist near the site. Future Multi-Use Path/Greenway and Sharrows are proposed near but not within the project site.</b>		See Staff Report
<b>2.D Connected Roads Plan Connections</b>	No new roads are proposed with this project.		See Staff Report
<b>2.E.1 FLUM Guiding Statements (Town-wide) #6.</b>	<b>N/A. This project site is outside of a FLUM focus area.</b>		See Staff Report

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES			
<b>2.E.2.a-f FLUM Focus Area Principles for Connectivity &amp; Mobility</b>	N/A. This project site is outside of a FLUM focus area.		See Staff Report
<b>2.F.1 Chapel Hill 2020: Getting Around (GA)</b>	A public transit stop is approximately 750 feet away from the project site.		See Staff Report

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
<b>Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)</b>	See attached TIA Waiver Request letter from Chris Johnson with UNC-CH.	See Staff Report
<b>Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)</b>	N/A No public road improvements are proposed with this project.	See Staff Report
<b>Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities</b>	The proposed team building will be accessed by the existing vehicular access points.	See Staff Report
<b>Pedestrian Access and Internal Circulation, Connections to Larger Network</b>	The proposed team building will be accessed by the existing sidewalks and a proposed elevated walkway	See Staff Report
<b>Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages</b>	The proposed team building project does not propose any modifications to the bicycle access or safe movements through the site.	See Staff Report

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
<b>Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities</b>	There are existing bike racks near the main entrance to the existing building.	See Staff Report
<b>Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections</b>	Crosswalks and sidewalks currently exist along Friday Center Drive.	See Staff Report
<b>Transit Service Proximity and Frequency; Improved Access to Nearest Transit</b>	A public transit stop is approximately 750 feet from the proposed site on Friday Center Drive	See Staff Report
<b>Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)</b>	There are no known future multimodal connectivity opportunities immediately adjacent to the proposed site.	See Staff Report
<b>Parking Demand Reduction Strategies</b>	No new parking is proposed with this project. There is to be no increase in the roster size of the tennis teams and associated coaching staff, spectators or others servicing the site.	See Staff Report

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
<b>Plan/Policy References</b>	<ul style="list-style-type: none"> <li>• <a href="#">Climate Action and Response Plan</a> (CARP)</li> <li>• <a href="#">Stormwater Management Master Plan</a></li> <li>• <a href="#">Future Land Use Map</a> (FLUM), Environmental</li> <li>• <a href="#">Chapel Hill 2020: Nurturing Our Community</a></li> <li>• <a href="#">Sustainable Building Policy for Conditional Rezoning</a></li> <li>• Environmental Sustainability Advisory Board <a href="#">Development Review Criteria</a></li> </ul>		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<b>3.A.1 CARP: Buildings &amp; Energy Actions</b>	Water and Energy Efficiency	Low-flow fixtures. Daylight harvesting. High efficient light fixtures. Expand existing infrastructure (water/sewer) rather than construction new utility mains.	See Staff Report

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
<b>3.A.2 CARP: Transportation &amp; Land Use Actions</b>	Increase bicycle and transit use.	There is an existing transit stop approximately 750 feet and bike racks exist at the main entrance to the tennis facility.	See Staff Report
<b>3.A.3 CARP: Waste, Water, &amp; Natural Resources Actions</b>	Protect water quality.	The stormwater runoff from the proposed impervious will be conveyed and treated in the existing stormwater control measure.	See Staff Report
<b>3.A.4 CARP: Resiliency Actions</b>	“Enhance Green Infrastructure. Green infrastructure includes things like greenspace, stormwater control measures, urban forest...”	The site design proposes a compact layout and retaining walls to reduce impacts to the existing trees.	See Staff Report
<b>3.B Stormwater Management Master Plan</b>	Program Goal 2: Address stormwater quantity. Program Goal 3: Address stormwater quality.	<b>The stormwater from the proposed impervious will be captured and treated in the on-site stormwater control measure.</b>	See Staff Report
<b>3.C.1 FLUM Guiding Statements (Town-wide) #1.</b>	<b>n/a. This site is outside of the FLUM focus area.</b>		See Staff Report
<b>3.C.2.a-f FLUM Focus Area Principles, Environmental</b>	n/a. This site is outside of the FLUM focus area.		See Staff Report
<b>3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)</b>	Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2)	The stormwater from the proposed impervious will be captured and treated in the on-site stormwater control measure.	See Staff Report

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures	<i>Complete the Climate Action Plan Worksheet</i>	See Staff Report
Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis	The architect and owner are reviewing solar options for this project.	See Staff Report
Electric Bicycle Charging	No electric bicycle charging stations are proposed with this project.	See Staff Report
Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation	The design team proposes a retaining wall to minimize the disturbance to existing vegetation and mature trees.	See Staff Report
Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations	No stream, wetland or flood prone areas are impacted with this project.	See Staff Report
Waste Reduction Strategies and/or On-Site Recycling or Composting	The proposed team building will have trash and recycling receptacles. The waste from this team building will utilize the site's existing on-site waste and recycling dumpsters.	See Staff Report
Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)	The existing stormwater control measure will accommodate the proposed impervious and treat the 1-year, 2-year, 10-year, 25-year and 50-year storm events.	See Staff Report
Impervious Surface Reduction Strategies	The design team creatively and collaborately with the Town's Fire Marshall designed a fire protection supply line that adequately serves the new team building but doesn't require an additional fire lane.	See Staff Report

<b>Invasive Species Removal</b>	The project proposes to clear any invasive species within the clearing limits.	See Staff Report
<b>Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations</b>	Several erosion control devices will be installed during construction and conform to the Town of Chapel Hill and NCDEQ requirements. The devices include silt fence, channel matting, slope matting and storm inlet protection.	See Staff Report
<b>Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill</b>	A retaining wall is proposed to minimize the grading on-site and impacts to existing vegetation.	See Staff Report

#### COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES

<b>Plan/Policy References</b>	<ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a> (FLUM), Placemaking, Street Character, and Urban Form</li> <li>• <a href="#">Chapel Hill 2020: A Place for Everyone</a>; Good Places, New Spaces</li> <li>• Consultation with Town Urban Designer – Brian Peterson, <a href="mailto:bpeterson@townofchapelhill.org">bpeterson@townofchapelhill.org</a></li> <li>• Community Design Commission <a href="#">Guiding Principles for Design and Character</a></li> </ul>		
Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<b>4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.</b>	#4. No residential areas are proposed. #5. Inclusiveivity. #8 Building transitions #9 Appearance.	#4 – n/a #5 – the building and adjacent raised walkways and patio will be accessible to the players, coaches and staff. #8 – There will be a seamless transition between the existing raised walkway and restroom building to the proposed team building. #9 – The facility will have UNC-CH Tennis branding that is consistent with the rest of the facility.	See Staff Report
<b>4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form</b>	n/a. This site is not within a FLUM focus area.	n/a	See Staff Report

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES			
<b>4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)</b>	n/a: This facility is restricted to UNC-CH Tennis players, coaches and staff.	n/a	See Staff Report
<b>4.B.2 Chapel Hill 2020: Good Places, New Spaces (GPNS)</b>	Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (GPNS.8)	The proposed team building will blend with the existing buildings and tennis courts. The walkway and patio space will serve the diverse group of tennis players, coaches and staff and provide a sense of community within the team.	See Staff Report

COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
<b>Protection of Historic Features and Cultural Resources</b>	No historic features are present on site.	See Staff Report
<b>Public Art Proposed, and How Art Contributes to Creative Placemaking</b>	No public art is proposed. The proposed team building will have UNC-CH Tennis branding throughout the facility to enhance the placemaking.	See Staff Report
<b>Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets</b>	No changes to the existing parking lot or entry drive are proposed.	See Staff Report
<b>Building Placement to Activate Public Realm</b>	The proposed team building placement provides easy access to adjacent tennis courts	See Staff Report
<b>Building Design Measures Creating a Human Scale</b>	The proposed team building is sized to comfortably hold the UNC-CH Tennis players, coaches and staff. The scale of the building fits within the site's existing context and will be similar in size to the adjacent restroom building.	See Staff Report

<b>Efforts to Reduce Visibility of Parking</b>	<b>No changes to the existing parking lot or entry drive are proposed. The parking lot is not visible from the proposed team building.</b>	See Staff Report
<b>Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms</b>	The proposed team building will be designed to fit within the context of the site and University.	See Staff Report
<b>Public Spaces Designed and Programmed to Serve a Variety of Needs</b>	N/A. The team building is only for UNC-CH Tennis players, coaches and staff.	See Staff Report
<b>Additional Aspects of Site Design Prioritizing People Over Vehicles</b>	No new parking lots or vehicular areas are proposed. The team, coaches and staff will utilize proposed sidewalks and raised walkways to move around the facility without crossing roads. .	See Staff Report
<b>Other Notable Design Features</b>		See Staff Report