

**RESOLUTION A**  
(Approving the Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT  
MODIFICATION FOR 251 FRIDAY CENTER DRIVE (PROJECT #SUP-24-3)(2025-06-  
18/R-10)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council finds that a Special Use Permit Modification application, submitted by Daniel Widis, on behalf of property owner University of North Carolina at Chapel Hill , for development located at 251 Friday Center Drive on property identified as Orange County Property Identifier Number 9798-51-8134 and Durham County Property Identifier Number 9797-78-5625, if developed according to the plans dated November 7, 2024, last revised May 30, 2025, and the stipulations listed below would, per LUMO 4.5.2:

- 1) Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- 2) Comply with all required regulations and standards of the Land Use Management Ordinance;
- 3) Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
- 4) Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**STIPULATIONS SPECIFIC TO THE DEVELOPMENT**

1. Expiration of Special Use Permit Modification: Construction or other activity authorized by this permit shall be substantially commenced by a date precisely 2 years from the date of this approval or this permit shall expire. The deadline for completion of construction shall be established by the Zoning Compliance Permit(s) issued pursuant to this approval. [LUMO 4.5.5]
2. Consent to Conditions: This approval is not effective until the property owner(s) provides written consent to the approval.
3. Existing Permit: The existing Special Use Permit recorded in Orange County Register of Deeds Book 886, Page 368, dated October 8, 1990, remains in effect except as modified by these stipulations.
4. Land Use Intensity: This Special Use Permit Modification authorizes the following:

| Land Use Intensity               |                                  |
|----------------------------------|----------------------------------|
| Net Land Area (NLA)              | Approximately 24,854,029 sq. ft. |
| Gross Land Area (GLA)            | Approximately 27,339,432 sq. ft. |
| Maximum Total Impervious Surface | Per LUMO (70% of GLA)            |

|                                       |   |
|---------------------------------------|---|
| Steep Slopes Maximum Land Disturbance | 24,128 sq. ft. (25%) of area containing natural slopes 25% or greater |
| Minimum Tree Canopy Coverage          | Per LUMO (40% of NLA)   |

5. Project Boundary Land Use Intensity: This Special Use Permit Modification authorizes the following within the project boundary, as illustrated on plans dated November 7, 2024, last revised May 30, 2025.

| Project Boundary Land Use Intensity |  |
|-------------------------------------|--|
| Permitted Uses and Activities       | Recreation facility, non-profit<br>Other uses allowed by LUMO, subject to consistency with plans |
| Project Boundary Area               | Approximately 371,068 sq. ft.  |
| Maximum Land Disturbance            | 135,040 sq. ft.  |
| Maximum Floor Area                  | 69,204 sq. ft.   |
| Dimensional Regulations             | Per LUMO   |
| Maximum Vehicular Parking           | 49 spaces  |
| Minimum Bicycle Parking             | 6 spaces   |

6. Additional Floor Area: This Special Use Permit Modification allows an additional 9,206 square feet of floor area to be added to the existing 59,998 square feet of floor area within the project boundary as illustrated on plans dated November 7, 2024, last revised May 30, 2025.
7. Modifications to Land Use Intensity: This approval establishes minimums and maximums as indicated in the above Land Use Intensity Table. These amounts apply to the entire project site, including areas containing steep slopes. These amounts may be modified according to the criteria and procedures established in LUMO 4.5.4. Additional modifications to amounts in the Land Use Intensity table shall be considered as follows:
- A change in the net land area or gross land area shall constitute a minor modification, provided the land area is established by a survey or legal description, and provided there is no resulting change to the zoning district boundary approved by the Town Council.
  - An increase in the steep slopes maximum land disturbance or maximum total impervious surface shall constitute a major modification.
  - An increase in the maximum land disturbance over 10 percent shall constitute a major modification. All increases shall be considered cumulatively.

### Environment

8. Erosion Control: The developer shall provide a copy of the approved erosion and sediment control permit from North Carolina Department of Environmental Quality (NCDEQ) prior to any land disturbance.
9. Natural Heritage Area: The developer shall not disturb land in the Natural Heritage Area, as illustrated on plans dated November 7, 2024, last revised May 30, 2025, except as

permitted by the North Carolina Department of Environmental Quality (NCDEQ).

#### Transportation, Access, and Connectivity

10. Bicycle Spaces: The developer shall provide a minimum of 6 bicycle parking spaces. Prior to issuance of a Zoning Compliance Permit, these spaces shall be identified on the site plan.
11. Fire Apparatus Access for Chapel Hill Fire Department: All fire department access determinations shall be based upon Chapel Hill Fire Department apparatus specifications (data specifications provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.

#### Sustainability

12. Sustainable Design: The developer shall design and build a building that meets sustainable design criteria for energy and water efficiency measures that exceed building code with the incorporation of the following:
  - a. Low flow fixtures
  - b. Light-Emitting Diode (LED) lighting with daylight harvesting or dimmable characteristics
  - c. Low or zero Volatile Organic Compound (VOC) emissions on interior finishes
  - d. materials such as masonry and metal roofing.Additionally, the developer shall install and maintain drought tolerant native plant species.

#### Miscellaneous

13. Town Design Manual: Except as specified elsewhere in this Ordinance, the developer shall comply with required standards of the Public Works Engineering Design Manual, as applicable to the project.
14. State or Federal Approvals: Any required State or federal approvals, permits, or encroachment agreements, including but not limited to NCDOT approvals and 401/404 permits, shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.
15. Detailed Plans: Prior to the issuance of a Zoning Compliance Permit, final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to the plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Chapel Hill Land Use Management Ordinance and the Public Works Engineering Design Manual. [LUMO 4.5.3]
16. Phasing Plan: If phasing of the project is proposed, then the developer shall provide a Phasing Plan as part of the Zoning Compliance Permit. The Phasing Plan also shall detail which public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase

shall not begin until all public improvements in previous phases have been completed, and a note to this effect shall be provided on the final plans.

17. Cumulative Tracking: Each Final Plans Zoning Compliance Permit application shall include a cumulative tally of the existing and proposed:
  - a. Floor area
  - b. Impervious surface
  - c. Land disturbance
18. Invasive Exotic Vegetation: The developer shall remove all invasive exotic species of vegetation as identified by the Southeast Exotic Pest Plant Council (SE-EPPC) and in Section 5.7.6 of the Land Use Management Ordinance (LUMO) from all areas located within the limits of disturbance. Prior to issuance of a Zoning Compliance Permit, the developer shall identify all invasive exotic species of vegetation within the limits of disturbance or other areas, as deemed necessary by the Town Manager.
19. Community Design Commission (CDC) Review: The Community Design Commission shall review building elevations, site lighting, and the location and screening of all HVAC equipment prior to issuance of a Zoning Compliance Permit for a particular phase or building. After construction of all buildings is completed, CDC review is not required for subsequent changes to building elevations or site lighting that do not require a Zoning Compliance Permit.
20. Construction Sign Required: Prior to starting any land-disturbing activity, the developer shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number. The construction sign may have a maximum of 32 square feet of display area and maximum height of 8 feet. The sign shall be non-illuminated and shall consist of light letters on a dark background. Prior to the issuance of a Zoning Compliance Permit, a detail of the sign shall be reviewed and approved by the Town Manager. [LUMO 5.14.4]
21. Vested Right: This Special Use Permit constitutes a site-specific vesting plan (and is defined as such in the Chapel Hill Land Use Management Ordinance) establishing a vested right as provided by N.C.G.S. Section 160D-108.1 and the Chapel Hill Land Use Management Ordinance. During the period of vesting this permit may be subject to subsequent changes to Town regulations to the extent such regulations have been enacted under authority other than the Town's zoning authority.
22. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
23. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.
24. Not-Comprehensive: The listing of these specific conditions applicable to this Permit is not intended to be comprehensive and does not exclude other state and local laws and regulations which may be applicable to this Permit and development project.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special

Use Permit Modification at 251 Friday Center Drive.

This the 18th day of June, 2025.