

# CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL  
Planning Department  
405 Martin Luther King Jr. Blvd.  
(919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788079584 Date: Jan 5, 2022

## Section A: Project Information

Project Name: Gattis Court  
Property Address: 307 N. Roberson St. Chapel Hill, NC Zip Code: 27516  
Use Groups (A, B, and/or C): \_\_\_\_\_ Existing Zoning District: R-3 (CD-1)  
Project Description: 4 unit (2 duplexes) affordable housing project with 8 parking spaces and yard/play area.

## Section B: Applicant, Owner, and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed):

Name: Richard Turlington, Habitat for Humanity of Orange County  
Address: 88 Vilcom Center Drive, Suite L110  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: 919.932.7077 x217 Email: rturlington@orangehabitat.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: *Richard Turlington* Date: 1/5/22

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Self Help Ventures Fund  
Address: 301 West Main Street  
City: Durham State: NC Zip Code: 27701  
Phone: 919.956.4614 Email: Graham.Smokoski@self-help.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: *Graham Smokoski* Date: 1/5/22

Click [here](#) for application submittal instructions.



# CONDITIONAL ZONING

TOWN OF CHAPEL HILL

Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

**SIGNED CONDITIONS:** All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

**RECORDATION OF CONDITIONS:** After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section A: Project Information**

**Use Type:** (check/list all that apply)

Office/Institutional     Residential     Mixed-Use     Other: \_\_\_\_\_

**Overlay District:** (check all that apply)

Historic District     Neighborhood Conservation District     Airport Hazard Zone

**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	12,707	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	1,271	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	13,978	sq. ft.

**Section C: Special Protection Areas, Land Disturbance, and Impervious Area**

**Special Protection Areas:** (check all those that apply)

Jordan Buffer     Resource Conservation District     100 Year Floodplain     Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	11,500 sf
Area of Land Disturbance within RCD	0 sf
Area of Land Disturbance within Jordan Buffer	0 sf

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	1,152 sf	1,152 sf	8,079 sf	6,927 sf
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	8%	8%	58%	49%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



**PROJECT FACT SHEET**

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Planning Department

**Section D: Dimensions**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	1 (1,152 sf)	1 (1,152 sf)	2 (5,380 sf)	2 (5,380 sf)
Number of Floors	1	1	2	2
Recreational Space			700 sf	700 sf

**Residential Space**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)	1,152 sf	1,152 sf	5,824 sf	5,824 sf
Total Square Footage of All Units			5,380 sf	5,380 sf
Total Square Footage of Affordable Units			5,380 sf	5,380 sf
Total Residential Density			13/AC	13/AC
Number of Dwelling Units			4	4
Number of Affordable Dwelling Units			4	4
Number of Single Bedroom Units			0	0
Number of Two Bedroom Units			0	0
Number of Three Bedroom Units			4	4

**Non-Residential Space (Gross Floor Area in Square Feet)**

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other	0				

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street	R-3: 24'   R-SS-CZD: 10'	42'	12'-10"
	Interior (neighboring property lines)	R-3: 8'   R-SS-CZD: 0'	12'	4'
	Solar (northern property line)	R-3: 11'   R-SS-CZD: N/A	24'	4'
<b>Height (maximum)</b>	Primary	R-3: 29'   R-SS-CZD: 39'	~13'	16'
	Secondary	R-3: 60'   R-SS-CZD: 60'	~18'	26'
<b>Streets</b>	Frontages	R-3: 40'   R-SS-CZD: N/A	111'	111'
	Widths	R-3: 50'   R-SS-CZD: N/A	94'	94'



**Section F: Adjoining or Connecting Streets and Sidewalks**

*Note: For approval of proposed street names, contact the Engineering Department.*

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Roberson Street	Public ROW	Varies	2	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

**List Proposed Points of Access** (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	N/A	N/A	8
Handicap Spaces	N/A	N/A	0
Total Spaces			8
Loading Spaces			
Bicycle Spaces			4
Surface Type	concrete, asphalt, gravel		

**Section H: Landscape Buffers**

N/A - Not required in RSS-CZD per LUMO 5.6.2 (b)

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



**Section I: Land Use Intensity**

Existing Zoning District: R-3  
 Proposed Zoning Change (if any): RSS-CZD

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
RSS-CZD	1.10	.050				15,375 sf	698 sf
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section J: Utility Service**

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Telephone</b>	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



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SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

N/A	<b>Application fee</b> ( <a href="#">including Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input type="text"/>
X	<b>Pre-application meeting</b> –with appropriate staff		
X	<b>Digital Files</b> – provide digital files of all plans and documents		
X	<b>Recorded Plat or Deed of Property</b>		
X	<b>Project Fact Sheet</b>		
N/A	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
N/A	<b>Description of Public Art Proposal</b> , if applicable		
X	<b>Statement of Justification</b>		
N/A	<b>Response to Community Design Commission and Town Council Concept Plan comments</b> , if applicable		
N/A	<b>Affordable Housing Proposal</b> , if applicable		
X	<b>Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan</b>		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
N/A	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$	<input type="text"/>
X	<b>Written Narrative describing the proposal, including proposed land uses and proposed conditions</b>		
N/A	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
N/A	<b>Jurisdictional Wetland Determination</b> – if applicable		
	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
X	<b>Reduced Site Plan Set (reduced to 8.5” x 11”)</b>		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

**Plan Sets (10 copies to be submitted no larger than 24" x 36")**

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

**Cover Sheet**

- a) Include Project Name, Project fact information, PIN, and Design Team

**Area Map**

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

**Existing Conditions Plan**

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries





**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

**Detailed Site Plan**

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

**Stormwater Management Plan**

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

**Landscape Protection Plan**

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



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TOWN OF CHAPEL HILL  
Planning and Development Services**

**Planting Plan**

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

**Steep Slope Plan**

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

**Grading and Erosion Control Plan**

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

**Streetscape Plan, if applicable**

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

**Solid Waste Plan**

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



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Planning and Development Services**

**Construction Management Plan**

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

**Energy Management Plan**

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

**Exterior Elevations**

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

# Heather Ferrell, Architect

205 Broad Street, Carrboro, NC 27510 | hlferrell@gmail.com | 919 225 1221

January 5, 2022

Town of Chapel Hill  
Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

Conditional Zoning Application for  
Gattis Court  
307 N. Roberson Street  
Chapel Hill, NC 27516  
PIN 9788079584

Dear Town of Chapel Hill Planning Department,

On behalf of Habitat for Humanity of Orange County and the Northside Neighborhood Initiative, I'm pleased to present our Conditional Zoning Application for a small family-oriented development at 307 N. Roberson Street in Chapel Hill.

The Concept Plan has been submitted and was approved by the Community Design Commission with no requested changes. The proposed project has also been presented to community members via the Marian Cheek Jackson Center's Compass Group and has been well received. We will continue to work with the community through the design process to ensure that the project fits well within, and enhances, the Northside Neighborhood.

Sincerely,



Heather Ferrell  
Heather Ferrell, Architect PLLC

## Project Narrative and Developer's Program

The Northside Neighborhood Initiative is partnering with Habitat for Humanity to create a small development for affordable housing for families at 307 N. Roberson Street in Chapel Hill. The project consists of two proposed duplexes separated by a yard/play area. One of the proposed duplexes faces the street and the other duplex faces the parking area. There are eight proposed parking spaces (two per unit). The proposed units are approximately 1,300-1,400 sf each and have 3 bedrooms, 2 full baths and other amenities to accommodate families. All four units will have a bedroom and bathroom on the first floor to enable homeowners to remain in their homes as they age or if they face accessibility challenges. These units will be restricted to households earning 80% AMI or below for 99 years.

The existing property is .29 acres and includes a one-story single-family house and shed. The existing structures are not salvageable and will be demolished. The site is currently overgrown with bamboo and other small trees and brush. The undergrowth will be removed, but the proposed design preserves the large Willow Oak tree at the eastern corner of the lot. The site slopes gradually to the northwest lot line and the project team will address stormwater management during the design process.

The location of this family-oriented development is ideal. Directly across Roberson Street is Hargraves Community Center, with a ball field, basketball courts, pool, playground and community center. The property is less than half a mile from Northside Elementary School. There are other parks, playgrounds and access to the Tanyard Branch paved walking trail within walking distance of the property. There is a public transit stop less than 100 yards from the property at the corner of Mitchell Lane and McDade Street. There are local businesses and grocery stores within walking distance as well as the downtowns of both Chapel Hill and Carrboro.

## Statement of Justification

The proposed development is justified in its request for Conditional Zoning, based on its compliance with both the Design Guidelines and the Comprehensive Plan. While the existing zoning district (R-3) would only allow one unit, the RSS-CZD district will allow four units. As noted above, all units will be affordable, directly contributing to the town's principle of being a place for everyone.

The following justification specifically addresses the items in LUMO 4.4.2(g)(2)

- (i) the size, physical conditions, and other attributes of the area proposed to be rezoned

The existing property consists of a single-family residence on a .29 acre lot. The home has been unoccupied for several years and the site is overgrown. The proposed development is designed to complement the existing fabric of the Northside neighborhood with sensibly sized homes and thoughtful landscaping.

- (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community

The Northside Neighborhood Initiative acquired the property in order to take advantage of the property's ideal location for families. The proposed development would add four families to the community, directly across the street from a community center and within walking distance of an elementary school and local businesses. This would not only contribute to the pedestrian activity within the neighborhood, but also to the local economy.

- (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment

The adjoining areas consist of duplex and multi-family housing as well as single family houses. The proposed development aims to provide multiple affordable units, while maintaining a scale consistent with the surrounding context.

- (iv) why the action taken is in the public interest;

It is in the public interest to provide as many affordable housing units as is amenable to the community. This request for conditional zoning allows the number of units to increase fourfold, while still respecting the scale and character of the existing neighborhood.

## Compliance with Design Guidelines

The proposed development complies with the Town of Chapel Hill Design Guidelines as well as the Northside Neighborhood Conservation District Guidelines in the following ways:

The building orientation of the front duplex faces the street and is consistent with other houses on Roberson Street. Both proposed duplexes have front porches that are of a similar style and material to the building. There will be new landscaping in the form of hedges and/or flowering bushes along the front of the property that faces Roberson Street. Additional landscaping will be added to the northern edge of the property as an attractive buffer to the neighboring properties. The parking area will be located along one side of the property and will be behind the duplex that faces the street.

The proposed development promotes and protects the diversity and family character of the Northside Neighborhood. The orientation of the units, and redevelopment of a long-abandoned parcel, nurtures an environment that promotes community interaction and fosters a safe and proud community.

## Compliance with Comprehensive Plan

The proposed development complies with the Town of Chapel Hill Comprehensive Plan in the following ways:

### *A Place for Everyone*

All four of the units in the proposed development will be constructed by Habitat for Humanity and sold to qualifying families. Habitat for Humanity of Orange County is a local nonprofit organization affiliated with Habitat for Humanity International. Habitat provides affordable homeownership opportunities for families who live and/or work in Orange County, earn between 30% and 80% of the area median income (AMI), and live in substandard housing. Habitat was incorporated in 1984 and completed its first home in 1987. Since that first home, Habitat has built more than 300 affordable homes throughout the county. Through its new home construction program, Habitat uses donations and volunteer labor to construct energy efficient, green-certified, high-quality homes, and then sells those homes to qualifying families. The buyers receive an affordable mortgage, and mortgage payments are recycled to build future homes. Homebuyers are required to contribute 275 hours of sweat equity toward the construction of their own and other Habitat homes.

Habitat sells its homes using deeds of restrictive covenants requiring 99-year affordability to buyers who earn 80% or less of the AMI. In addition, Habitat maintains a right of first refusal on all of its homes, and a shared equity agreement with all of its buyers that allows buyers to share a percentage of the appreciation of their property based on the ratio of their first mortgage and the original sales price of the home, which is determined by a market appraisal at the time of sale. In these ways, Habitat ensures that the community's investment of funds and labor will be preserved if the original buyer sells the home.

In carrying out its homebuilding and community strengthening activities, Habitat educates and empowers its homebuyers through a series of relevant workshops and one-on-one trainings. Habitat also educates the broader community about the crisis in affordable housing by introducing and involving hundreds of new volunteers from all walks of life in its work each year. Habitat promotes the positive value of diversity by uniting people of varied economic, religious, social, and racial backgrounds to work together toward a common goal –building affordable housing for those who need it in our community.

### *Community Prosperity and Engagement*

The proposed development is a collaborative effort between Habitat for Humanity and the Northside Neighborhood Initiative.

The Northside Neighborhood Initiative (NNI) is a collaborative effort among residents, the Jackson Center, Self-Help, UNC, the Towns of Chapel Hill and Carrboro, and area affordable housing agencies to preserve the future of the Historically Black neighborhoods through land-banking and creative community development. The NNI aims to advance long-term residents and allies' vision of a neighborhood that is vital, family friendly, socially cohesive, multi-generational, mixed-income and diverse, while honoring the neighborhood's cultural and historic legacy. Since its launch in March 2015, the NNI has made significant progress in reversing decades-long trends by increasing homeownership, balancing student rentals with family households, and supporting the retention of long-term African American Northside residents.

Thanks to the powerful leadership of Northside neighbors with collaboration and support of dozens of partners, the community land bank and comprehensive housing strategies are working to bend the market toward justice. The landbank has purchased over 40 properties and welcomed 29 families and 40 children into Northside through these housing efforts. In addition to the landbank, the NNI has implemented critical home repair, property tax mitigation, and land loss education programs that are preventing the displacement of long-term neighbors and preserving the



future of these historic neighborhoods. In a reversal of long-standing trends, the African American population has stabilized and is growing.

### *Getting Around*

The location of the proposed development is prime for walking, biking and riding public transit. The future residents will easily be able to access parks, playgrounds, public school, local businesses, grocery stores, UNC campus and Hospital, and greenways.

### *Good Places, New Spaces*

The project team has involved the community early in the design process to ensure that the development is respectful to the existing neighborhood. The designation for four new family homes will enhance the vibrant community of the Northside Neighborhood.

### *Nurturing Our Community*

In promoting walkability and public transportation, this development contributes to the goal of environmental sustainability. The proposed units are situated on the site to allow for an open space for a yard, play area or garden.

Habitat houses are green-certified, which means the houses meet rigid specifications for energy efficiency, indoor air quality, environmental impact, durability, resource efficiency, and homeowner comfort. This emphasis helps “conserve biological ecosystems within the town boundaries” (NOC1.) and “supports residents in minimizing their personal footprints”(NOC.7).

### *Town and Gown Collaboration*

Approximately one third of Habitat for Humanity homebuyer families are employed at either UNC or UNC HealthCare. The four proposed units would provide a convenient residence for UNC workers, providing “housing for Town, University, and the Health Care System employees that encourages them to reside in the community” (TGC.4). This development would not be possible without the resources of the Northside Neighborhood Initiative, of which the Town of Chapel Hill and UNC are both partners.

## Stormwater Impact Statement

The existing conditions at 307 N. Roberson include an overgrown driveway, a single-story residence with front porch and a dilapidated shed structure. The site consists of shrubs, small trees, a bamboo grove, and several larger trees in questionable health. The approximately 22" Willow Oak at the eastern lot corner will remain and will be protected during the construction phase.

There is currently 1,152 SF of impervious surface on the property. This will be demolished, and the proposed structures and parking will create 7,608 SF of impervious surface, resulting in 6,456 SF of new impervious surface area. All stormwater runoff from this additional impervious surface area will be treated on site, as required by LUMO 5.4.2(4). During construction, stormwater management and sedimentation and erosion control will be handled through the installation of temporary measures. For ongoing treatment after the construction is complete, a Stormwater BMP will be installed, such as a Filterra Bioretention system, which will be sized based on forthcoming stormwater calculations.

In addition to the treatment of stormwater by a BMP, plantings will be installed along the slope adjacent to Roberson St. and along the northern property line.

## Energy Management Plan

The proposed development will utilize the following sustainability measures:

- a) Energy Efficiency Strategy / ASHRAE Performance:
  1. Compliance with Advanced Energy System Vision for New Homes 2019 and other voluntary initiatives, including:
    - 14.5 SEER Heat Pumps
    - Electric tank water heaters with efficiency factor of 0.93
    - Filtered whole-house mechanical fresh air ventilation system per ASHRAE standards
    - Total duct leakage shall not exceed 3% of the conditioned square footage
    - No incandescent building lighting is permitted; all exterior lighting shall be LED lamps
    - Energy Star Appliances and low-flow plumbing fixtures
    - R-49 attic insulation

- b) Sustainable forms of energy:
  - 1. Photovoltaics on roofs with advantageous solar orientation, dependent on funding through Orange County Climate Action Fund
- c) Indoor air quality, access to natural lighting and utilization of any proposed sustainable energy:
  - 1. Sealed crawl spaces with approved drying mechanism
  - 2. Filtered whole house mechanical fresh air ventilation system per ASHRAE standards
  - 3. Low or No-VOC paints
  - 4. Kitchens and baths mechanically exhausted to the exterior
  - 5. Thorough, verified air sealing of building envelope
  - 6. Use of overhangs, gutters, and covered entrances for moisture management
  - 7. Radon-ready house / passive mitigation system installed (convertible to active system)
  - 8. High-efficiency vinyl windows with low-E coating
    - All habitable spaces shall have windows for natural light
- d) Commitment to energy efficiency:
  - 1. Homeowner instruction in operation of home systems
  - 2. Energy guarantee for heating and cooling; current average monthly cost below \$30
  - 3. Employing Universal Design techniques on ground floor level assists with aging-in-place, creating incentives for long-term / live-time energy saving by homeowners



We build strength, stability, self-reliance *and* shelter.

**TO:** Town of Chapel Hill Council  
**FROM:** Richard Turlington, Habitat for Humanity of Orange County  
**RE:** 307 N Roberson Street Conditional Zoning Application  
Request for Exemption of Requirement for Active Recreational Space  
**DATE:** February 25, 2022

## SUMMARY

Self-Help Ventures Fund (Self-Help) and Habitat for Humanity of Orange County (Habitat), having applied for Conditional Zoning to rezone this parcel to R-SS-CZD and create 4 individually-platted affordable homeownership units, requests a waiver from the requirement to provide Active Recreation Space for this property.

## JUSTIFICATION

The property will contain the requirement for passive recreation space with the 790 Square Foot Open Green Space proposed with the application. We believe the active recreation requirements of the property are already being met by nearby existing recreations areas. These areas include:

- Hargraves Community Center – directly across the street from proposed development. Includes swimming pool, playgrounds, tennis courts, basketball courts and baseball field.
- Sykes Street Playground – 0.2 miles from proposed development.
- Henry Baldwin Park – 0.3 miles from proposed development. Includes playground, basketball court, picnic shelter and community garden.
- Northside Elementary School Playground and Blacktop – 0.5 miles from proposed development.

In addition, we believe the property is better served with an open space that is left uncluttered by equipment that would be required for an active recreation space. This way, the future residents could decide how this space best serves their needs as a group and elaborate on this space as a HOA.

Finally, we are proposing to put in a crosswalk across Roberson Street to provide a safe pedestrian crossing from Gattis Court to the Hargraves Community Center, thus supporting the Town's goals of connectivity as described in LUMO section 5.5.2(i).

# 307 N Roberson Street

Untitled layer

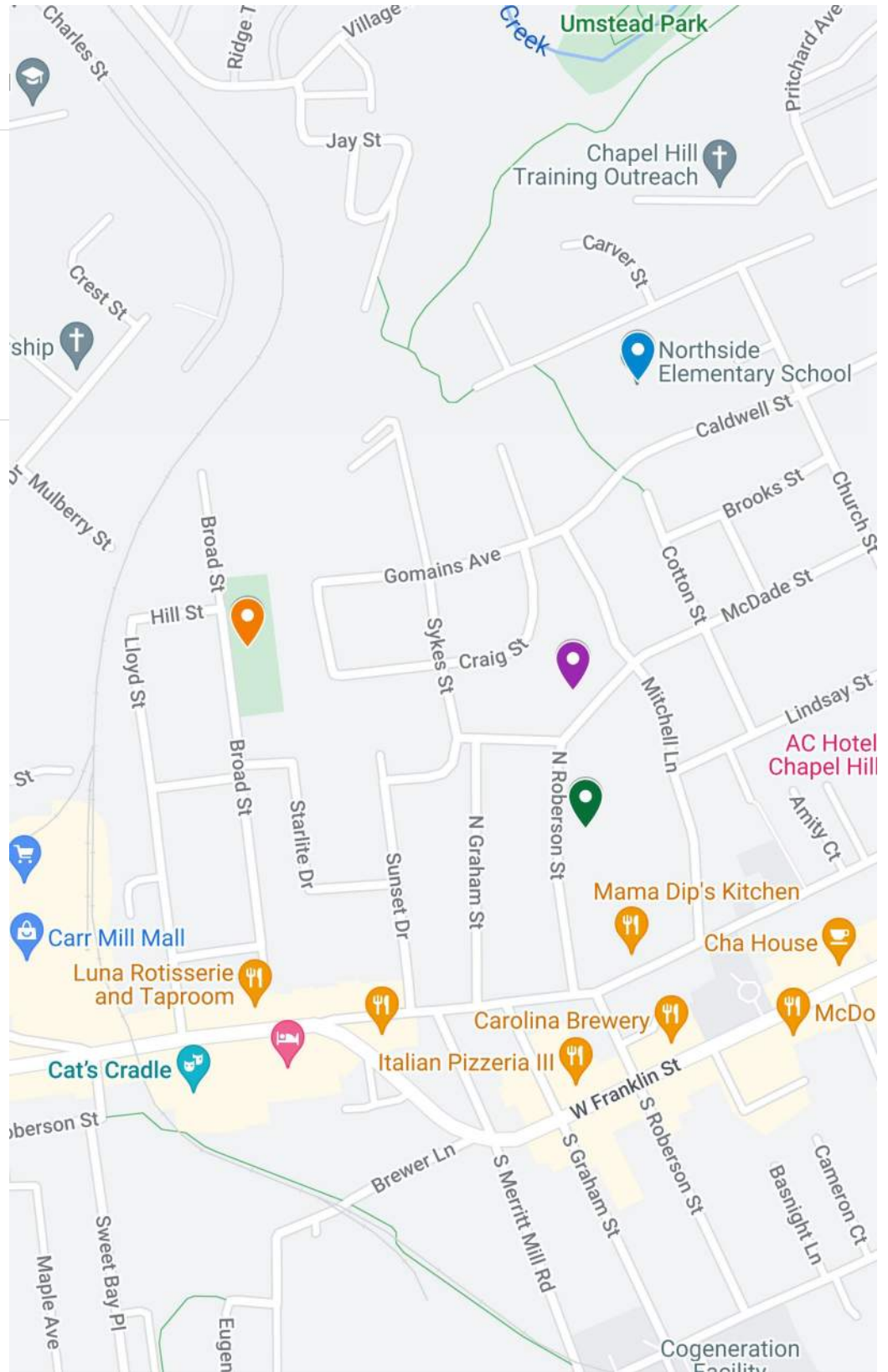
307 N Roberson St

Untitled layer

Hargraves Community Center

Henry W. Baldwin Park

Northside Elementary School





We build strength, stability, self-reliance *and* shelter.

**TO:** Town of Chapel Hill Council  
**FROM:** Richard Turlington, Habitat for Humanity of Orange County  
**RE:** 307 N Roberson Street Conditional Zoning Application  
Request for Exemption of Requirement for Sidewalk at Frontage  
**DATE:** February 25, 2022

## SUMMARY

Self-Help Ventures Fund (Self-Help) and Habitat for Humanity of Orange County (Habitat), having applied for Conditional Zoning to rezone this parcel to R-SS-CZD and create 4 individually-platted affordable homeownership units, requests a waiver from the requirement to provide sidewalk along the front of the rezoned lots. Instead, we propose to add a crosswalk from this property to the sidewalk on the other side of the street.

## JUSTIFICATION

### 1. Lack of Existing Sidewalk Infrastructure

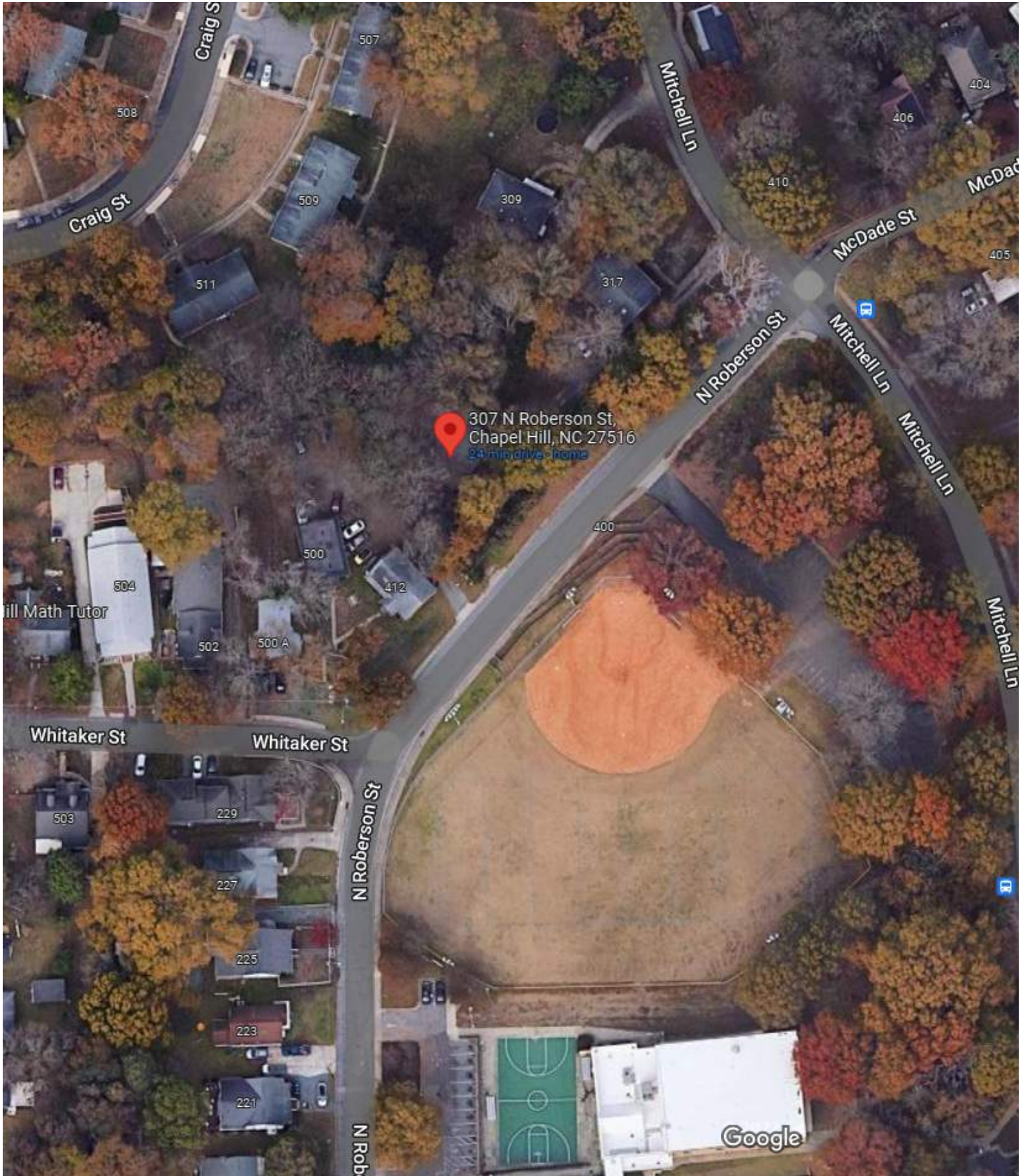
As you can see on the attached overhead photo, there is no existing sidewalk on the west side of N Roberson where the lot is located. All the sidewalk is on the east side of N. Roberson Street. The existing sidewalk extends from the corner of N Roberson and Mitchell Lane on the north to Rosemary Street on the south. This existing sidewalk connects Downtown to the Hargraves Center to the bus stop at Mitchell Lane. We believe it will better serve the residents of the proposed development to have a crosswalk to cross safely to the existing sidewalk already connecting all desirable amenities. And given the location of the property at the top of the hill, there is good visibility on either side to see cars coming, which, along with the proposed crosswalk, will help pedestrians cross safely.

### 2. Limited Possibility for Future Development of Sidewalk Infrastructure

There is limited possibility for future development of sidewalk infrastructure on the west side of the street. The neighboring lots are already developed and do not have sidewalks. In addition, the lot between the proposed development and Mitchell Lane has a steep slope along the street. If that lot was redeveloped it would be difficult for a future owner to construct a sidewalk there that meets accessibility requirements.

Additionally, the intended use of all four units is affordable housing. Requiring construction of sidewalk along the frontage of these lots would increase development costs without improving pedestrian mobility.

Google Maps 307 N Roberson St



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft

26484  
m

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **392.00**

Parcel ID: 9788079584

Mail To: Satterfield Law, PLLC, 401 Meadowlands Drive, Suite 102, Hillsborough, NC 27278

This instrument was prepared by: Daron D. Satterfield, Esq. (Title Insured with Investors Title Insurance)

Brief description for the Index

THIS DEED made this 8<sup>th</sup> day of February, 2021, by and between

GRANTOR	GRANTEE
<b>Myrtle E. Champion, individually and as Administratrix of the Estate of Nancy Marie Gattis</b>	<b>Self-Help Ventures Fund</b> <b>Property Address:</b> <b>307 N Roberson Street, Chapel Hill, NC 27516</b> <b>Mailing Address: 301 West Main Street, Durham, NC 27701</b>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration, \$10.00, paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

WITNESSETH:

That whereas Stella Gattis, late of Orange County, North Carolina, died intestate in the year 2001 leaving no surviving spouse and no surviving parents; and

Submitted electronically by "Browning Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.



Whereas, Stella Gattis had three children: William Henry Gattis, Jr., Nancy Marie Gattis and Myrtle E. Champion. William Henry Gattis predeceased Stella Gattis, having died on October 9, 1998, leaving no surviving spouse and no issue. Nancy Marie Gattis died on July 22, 2020, leaving no surviving spouse and no issue.

Whereas, less than two years have passed since the death of the said Nancy Marie Gattis; and

Whereas, the said Nancy Marie Gattis the time of her death was seized of the lands hereinafter described having a 50% interest along with her sister Myrtle E. Champion; and

Whereas, ~~Nancy Marie Gattis~~ <sup>Myrtle E. Champion per phone 3-3-21 DS</sup> qualified as Administratrix of the Estate of Nancy Marie Gattis, on the 14<sup>th</sup> day of December, 2020, before the Clerk of Superior Court of Orange County, Estates File 20 E 597; and

Whereas, the Notice to Creditors of the Estate of Nancy Marie Gattis was first published on January 27, 2021; and

Whereas, the said Nancy Marie Gattis, as the sole heir of Nancy Marie Gattis, is the sole owner of said lands hereinafter described, and has the legal right to make this conveyance; and

Now, therefore, said Grantor, for and in consideration of the sum of \$10.00 Dollars to her in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the said Grantee, and its heirs and assigns, a certain tract or parcel of land lying and being in Orange County, North Carolina, City of Chapel Hill, and more particularly described as follows:

**Beginning at an existing iron pipe at the western most part corner, being the common corner with the tract recorded in Deed Book 228, Page 694 of the Orange County Register of Deeds Office; thence S 27° 46' 19" E, 152.57' with said common property line to a point of the new northern right-of-way line of Roberson Street Extension; thence with said right-of-way line N 41° 11' 04" E, 85.40'; thence continuing on said right-of-way line 45° 34' 06" E, 28.06' to a point being the eastern most corner of this tract and also the centerline of the abandoned Whitaker Street right-of-way; thence N 45° 38' 19" W, 149.21' to a point being the northern most corner of this tract; thence along the northern property line S 36° 39' 33" W, 15.29' to an existing iron pipe being the previous property corner before the right-of-way was abandoned; then continuing along the northern property line S 36° 53' 36" W, 51.79' to the point of Beginning.**

**Above described tract includes all of the tract as recorded in Deed Book 117, Page 338 of the Orange County Register of Deeds and that portion of the closed Right-of-Way of Whitaker Street (Turner Street) apportioned to said tract exclusive of the additional right-of-way that was dedicated to the Town of Chapel Hill for North Roberson Street Extension.**

To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to her the said Grantee and their heirs and assigns in fee simple forever.

And the said Myrtle E. Champion does covenant that she is seized of said lands in fee and has the right to convey the same in fee simple, that the same are free and clear of all encumbrances and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever other than the following exceptions: Ad valorem taxes not yet due and payable, restrictive covenants of

record and general easements of record.

Myrtle E. Champion, Administratrix, joins in this sale and conveyance of the above-described lands to Grantee pursuant to and under the provisions of North Carolina General Statute 28A-17-12(a)(2).

In Testimony Whereof, said Grantor has hereunto set her hand and seal the day and year first above written.

---

This property was X not the primary residence of the Grantor.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Myrtle E. Champion* (SEAL)  
**Myrtle E. Champion, Individually and as Administratrix  
of the Estate of Myrtle E. Champion**

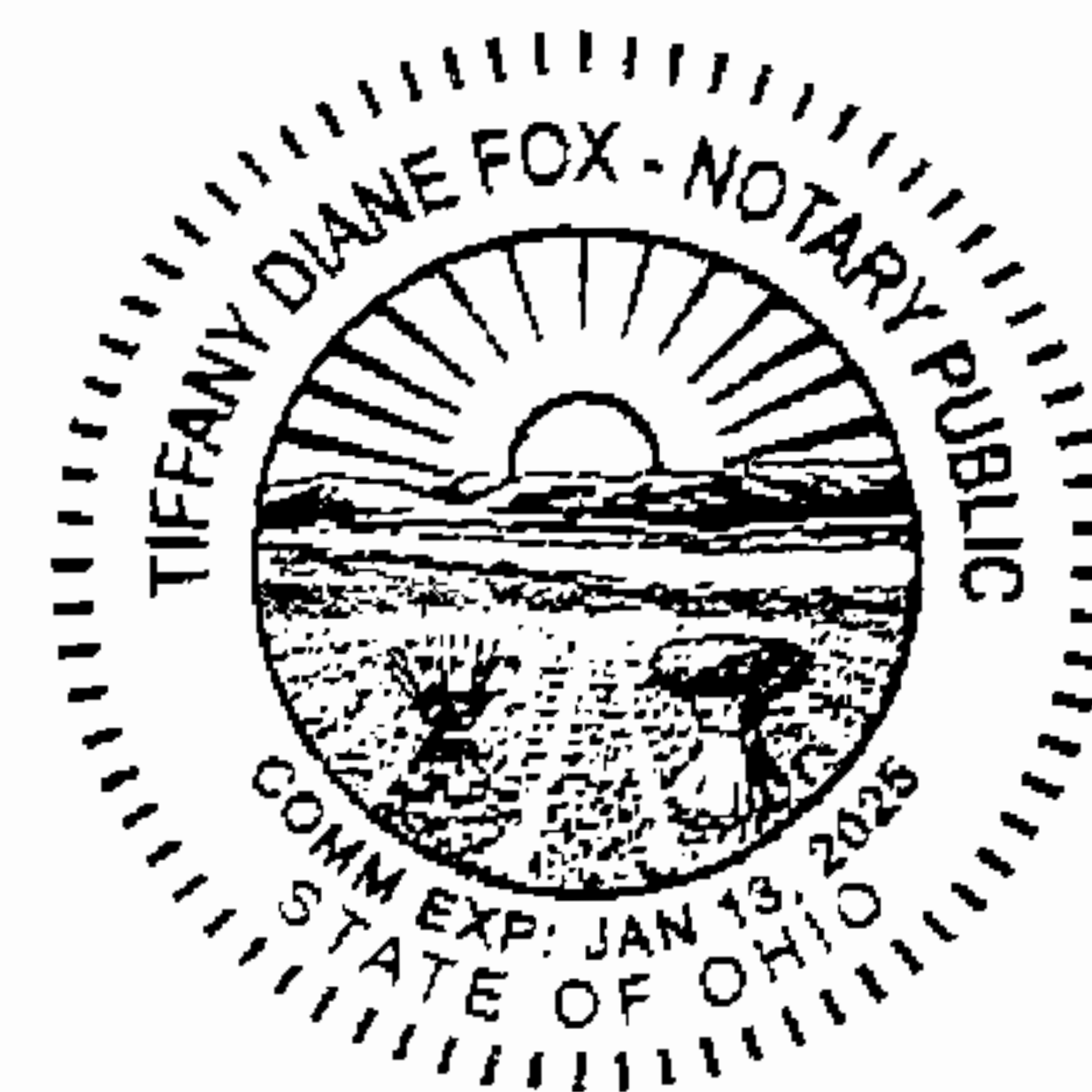
State of Ohio  
County of Montgomery

I, Tiffany Fox, Notary Public for said County and State, do hereby certify that Myrtle E. Champion, Individually and as Administratrix of the Estate of Nancy Marie Gattis appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25<sup>th</sup> day of February, 2021.

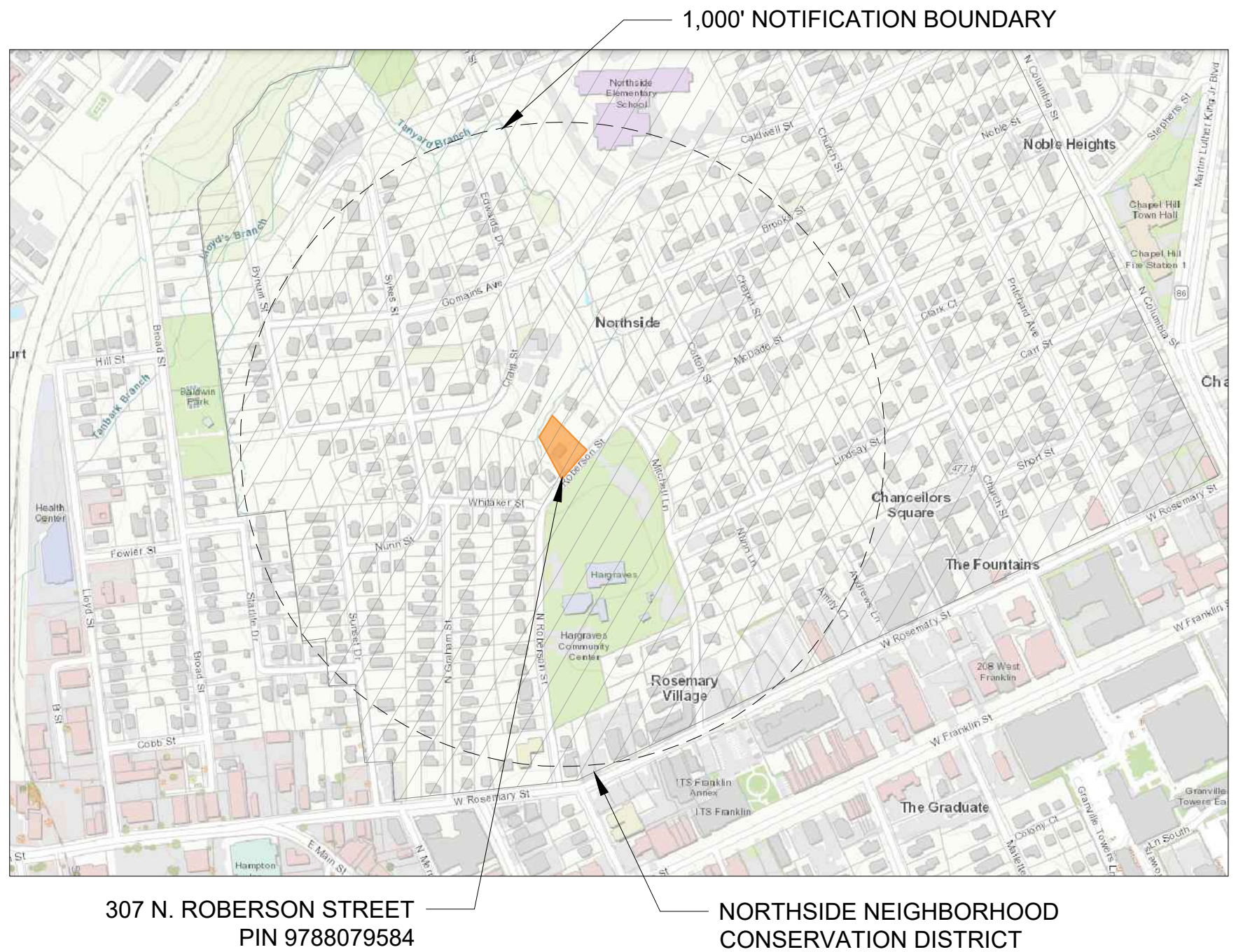
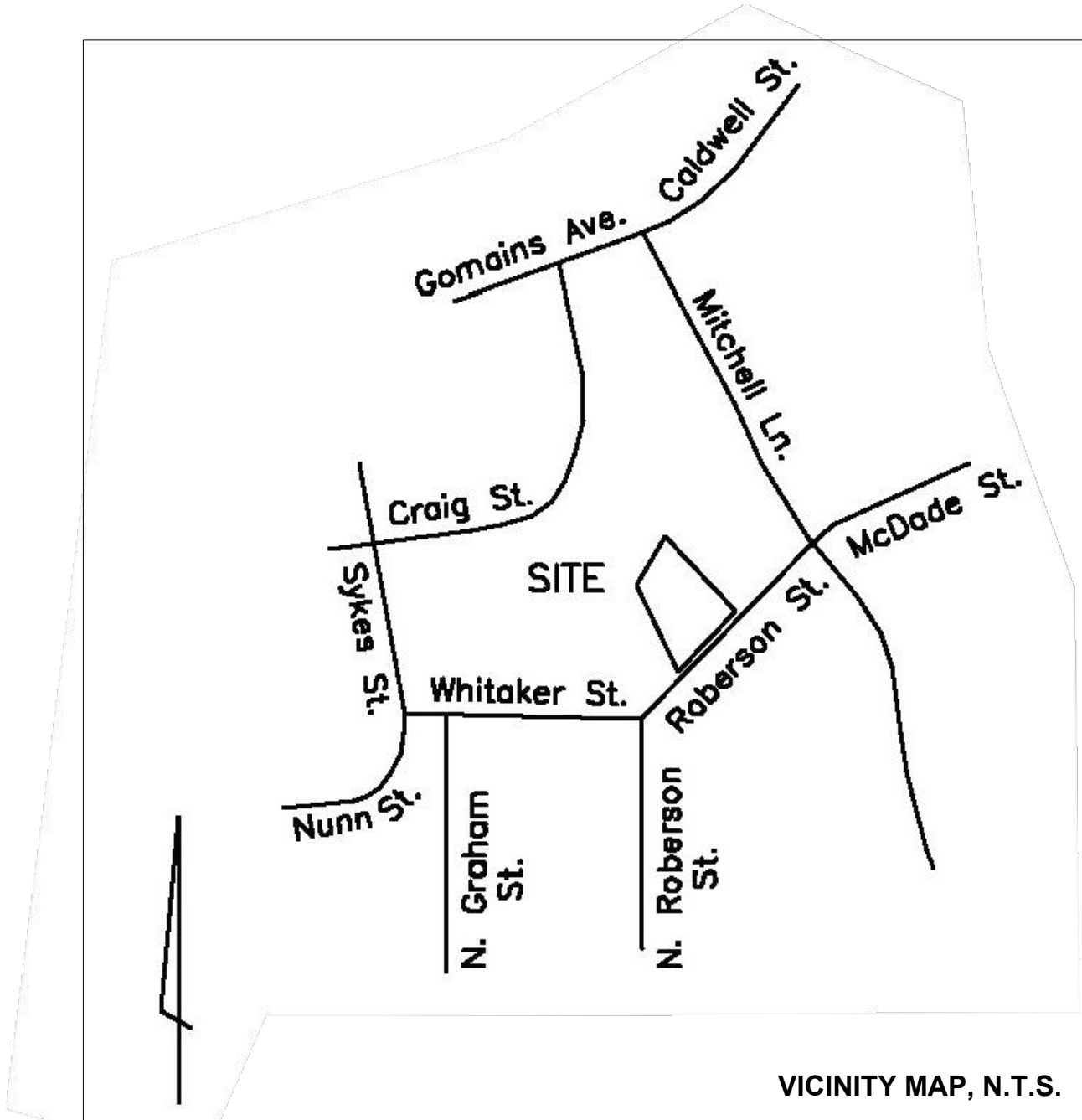
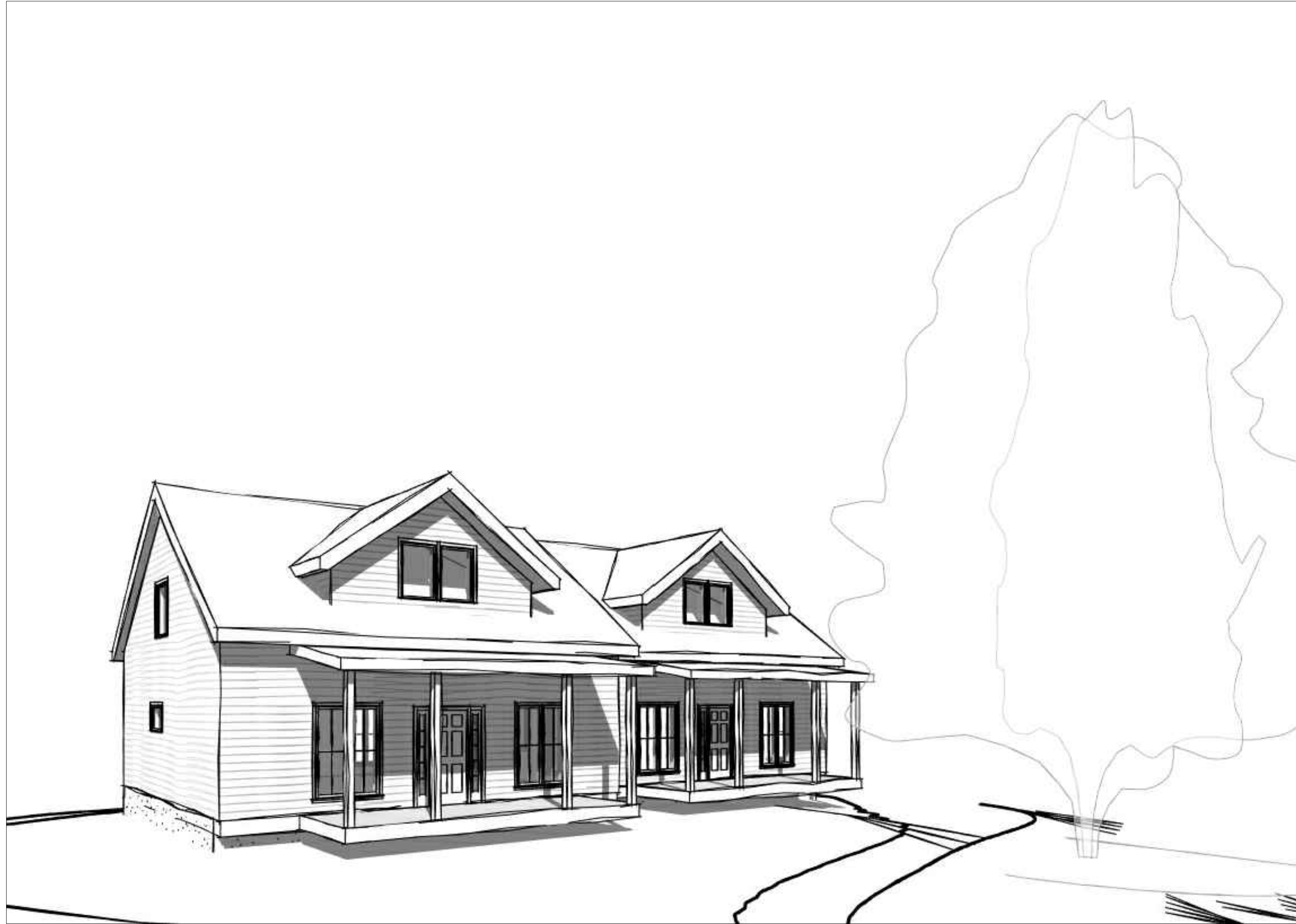
Tiffany Fox  
Notary Public

My Commission Expires: Jan. 13, 2025



# CONDITIONAL ZONING APPLICATION FOR GATTIS COURT, 307 N. ROBERSON STREET, CHAPEL HILL, NC

A four unit affordable housing project in Chapel Hill, NC, being developed by Habitat for Humanity of Orange County in collaboration with Self Help Ventures Fund and the Marian Cheek Jackson Center's Northside Neighborhood Initiative.



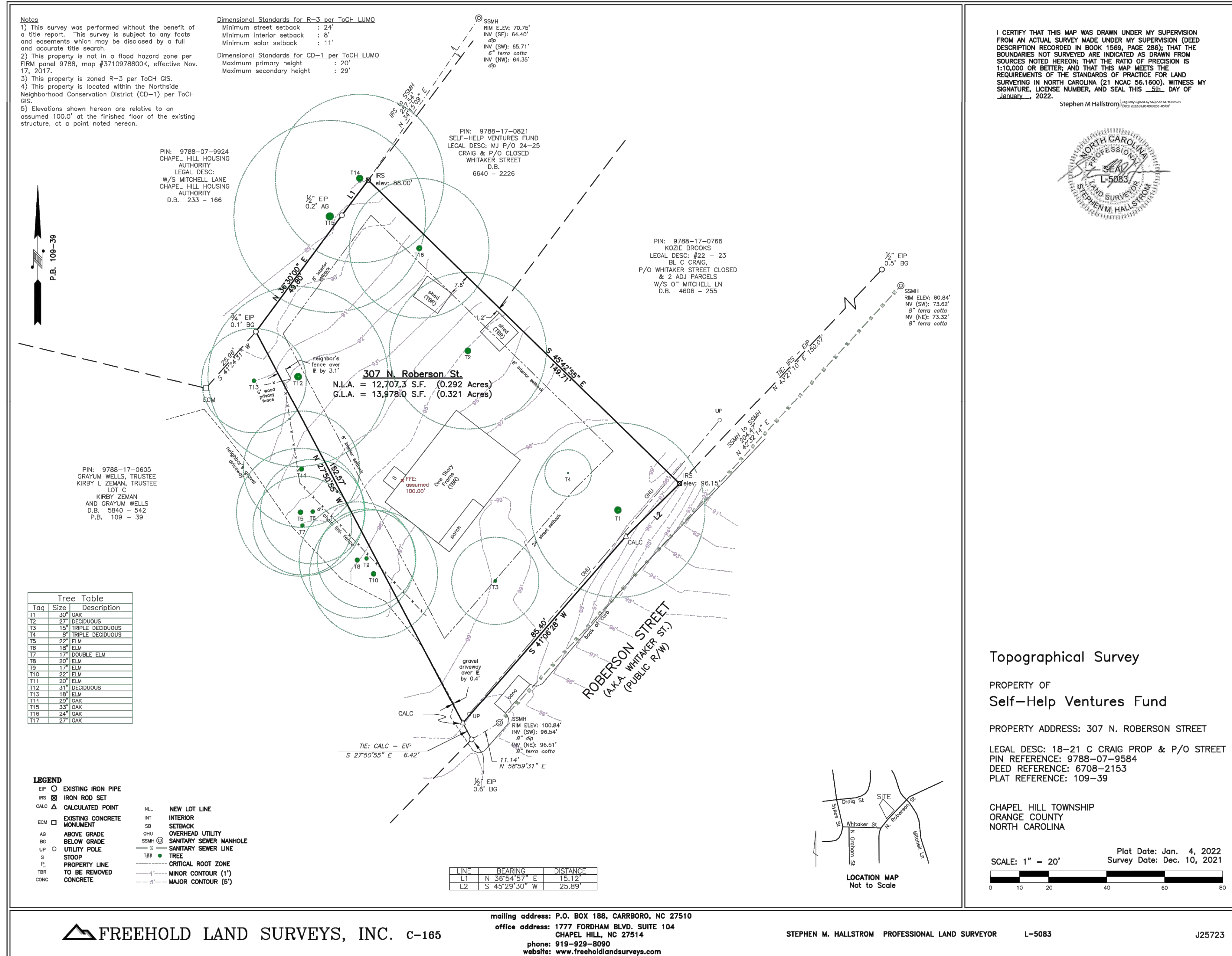
**PROJECT & SITE INFORMATION**

PIN: 9788079584  
 Existing Zoning District: R-3 (CD-1)  
 Proposed Zoning District: RSS-CZD  
 Project Description: Four unit (2 duplexes) affordable residential development with eight parking spaces and recreation space.  
 Net Land Area: 12,707 SF  
 Gross Land Area: 13,978 SF  
 Proposed Setbacks: Street: 12'-10"; Interior: 4'-9", 20'-4"; Solar: 5'-0"  
 Parking Spaces: 8 vehicle spaces; 4 bicycle spaces  
 Floor Area: 5,380 heated SF; 5,824 SF total  
 Impervious Surface Area: Existing: 1,152 SF; Demolition: 1,152 SF;  
 Proposed: 8,079 SF; Total: 6,927 SF  
 Area of Land Disturbance: 11,500 SF  
 Recreation Space: 790 SF; MSR = .05 (RSR) x 13,978 SF (GLA) = 698 SF

**INDEX OF DRAWINGS**

- CVR COVER SHEET
- EC1.0 EXISTING CONDITIONS
- A1.0 PROPOSED SITE PLAN
- A1.1 STORMWATER AND EROSION CONTROL PLAN
- A1.2 LANDSCAPE PROTECTION PLAN
- A1.3 ELEVATIONS AND PERSPECTIVES
- A1.4 STANDARD DETAILS

PROJECT	APPLICANT	OWNER	ARCHITECT	CVR - COVER SHEET
Gattis Court 307 N Roberson Street Chapel Hill, NC 27516	Habitat for Humanity of Orange County, NC 88 Vilcom Center Drive   Suite L110 Chapel Hill, NC 27514	Self-Help Ventures Fund 301 West Main Street Durham, NC 27701	Heather Ferrell, Architect PLLC 205 Broad Street Carrboro, NC 27510	DATE: FEB 18, 2022 SCALE: N.T.S.



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1508, PAGE 286); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 4th DAY OF JANUARY, 2022.

Stephen M Hallstrom



**Topographical Survey**

PROPERTY OF  
**Self-Help Ventures Fund**

PROPERTY ADDRESS: 307 N. ROBBERSON STREET

LEGAL DESC: 18-21 C CRAIG PROP & P/O STREET  
 PIN REFERENCE: 9788-07-9584  
 DEED REFERENCE: 6708-2153  
 PLAT REFERENCE: 109-39

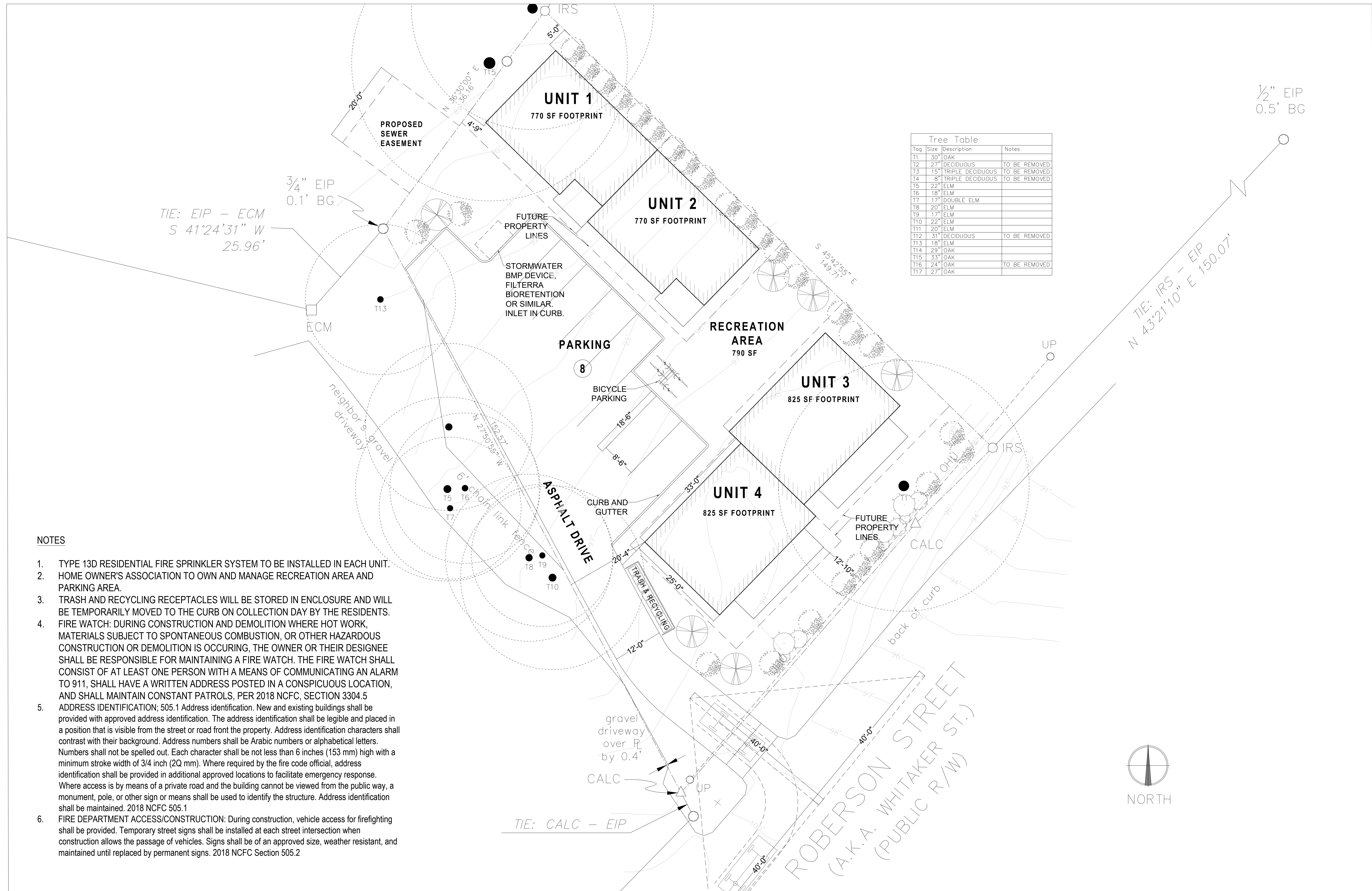
CHAPEL HILL TOWNSHIP  
 ORANGE COUNTY  
 NORTH CAROLINA

**SCALE:** 1" = 20'  
**Plat Date:** Jan. 4, 2022  
**Survey Date:** Dec. 10, 2021

**FREEHOLD LAND SURVEYS, INC. C-165**

mailing address: P.O. BOX 188, CARRBORO, NC 27510  
 office address: 1777 FORDHAM BLVD, SUITE 104  
 CHAPEL HILL, NC 27514  
 phone: 919-929-8090  
 website: www.freeholdlandsurveys.com

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083 J25723



**NOTES**

1. TYPE 13D RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED IN EACH UNIT.
2. HOME OWNER'S ASSOCIATION TO OWN AND MANAGE RECREATION AREA AND PARKING AREA.
3. TRASH AND RECYCLING RECEPTACLES WILL BE STORED IN ENCLOSURE AND WILL BE TEMPORARILY MOVED TO THE CURB ON COLLECTION DAY BY THE RESIDENTS.
4. FIRE WATCH: DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS, PER 2018 NCFC, SECTION 3304.5
5. ADDRESS IDENTIFICATION; 505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road front the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 3/4 inch (2Q mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. 2018 NCFC 505.1
6. FIRE DEPARTMENT ACCESS/CONSTRUCTION: During construction, vehicle access for firefighting shall be provided. Temporary street signs shall be installed at each street intersection when construction allows the passage of vehicles. Signs shall be of an approved size, weather resistant, and maintained until replaced by permanent signs. 2018 NCFC Section 505.2

**PROJECT**

Gattis Court  
307 N Roberson Street  
Chapel Hill, NC 27516

**APPLICANT**

Habitat for Humanity of Orange County, NC  
88 Vilcom Center Drive | Suite L110  
Chapel Hill, NC 27514

**OWNER**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

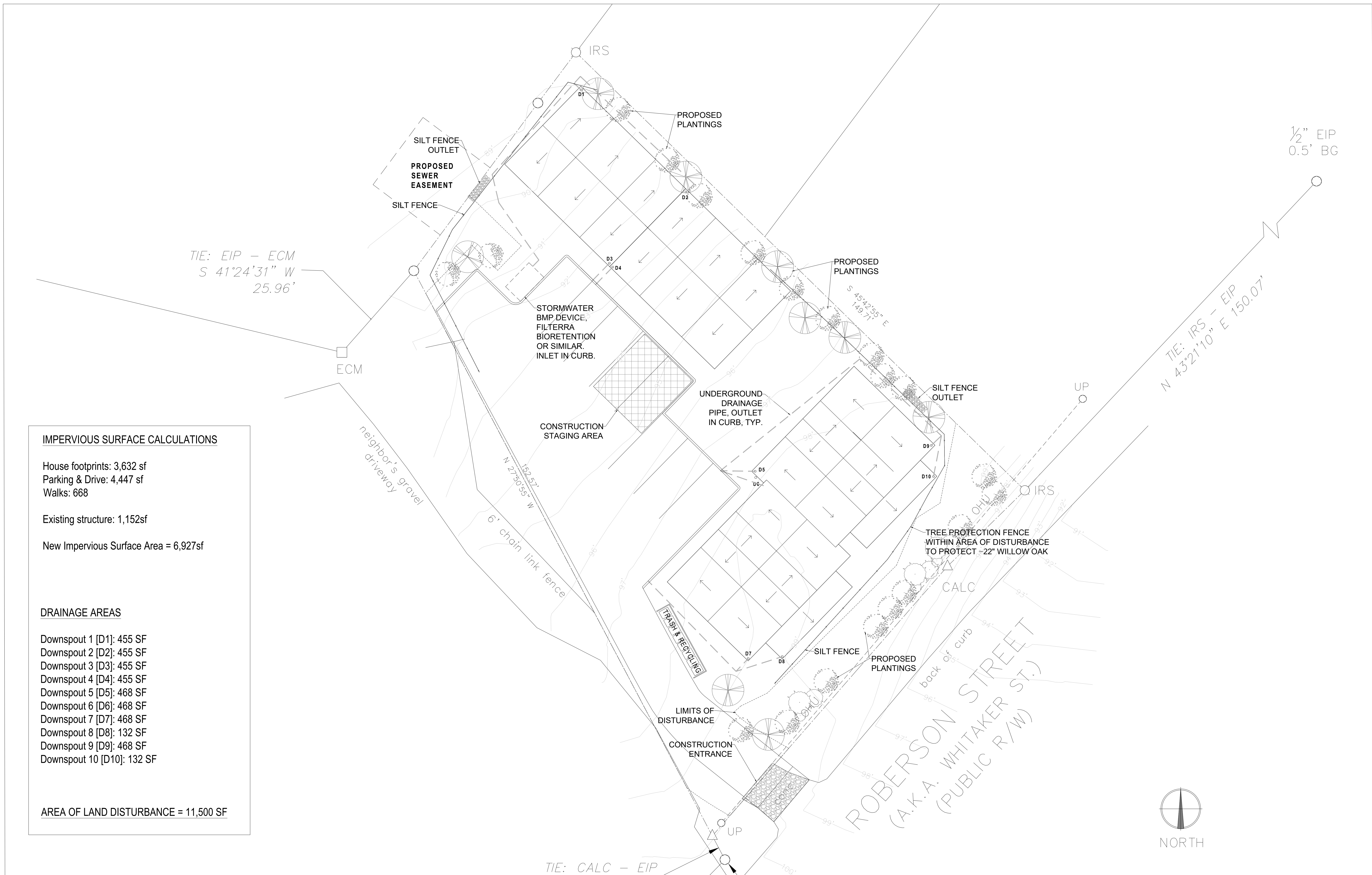
**ARCHITECT**

Heather Ferrell, Architect PLLC  
205 Broad Street  
Carrboro, NC 27510

**A1.0 - PROPOSED SITE PLAN**

DATE: FEB 18, 2022

SCALE: 1:10



**PROJECT**

Gattis Court  
 307 N Roberson Street  
 Chapel Hill, NC 27516

**APPLICANT**

Habitat for Humanity of Orange County, NC  
 88 Vilcom Center Drive | Suite L110  
 Chapel Hill, NC 27514

**OWNER**

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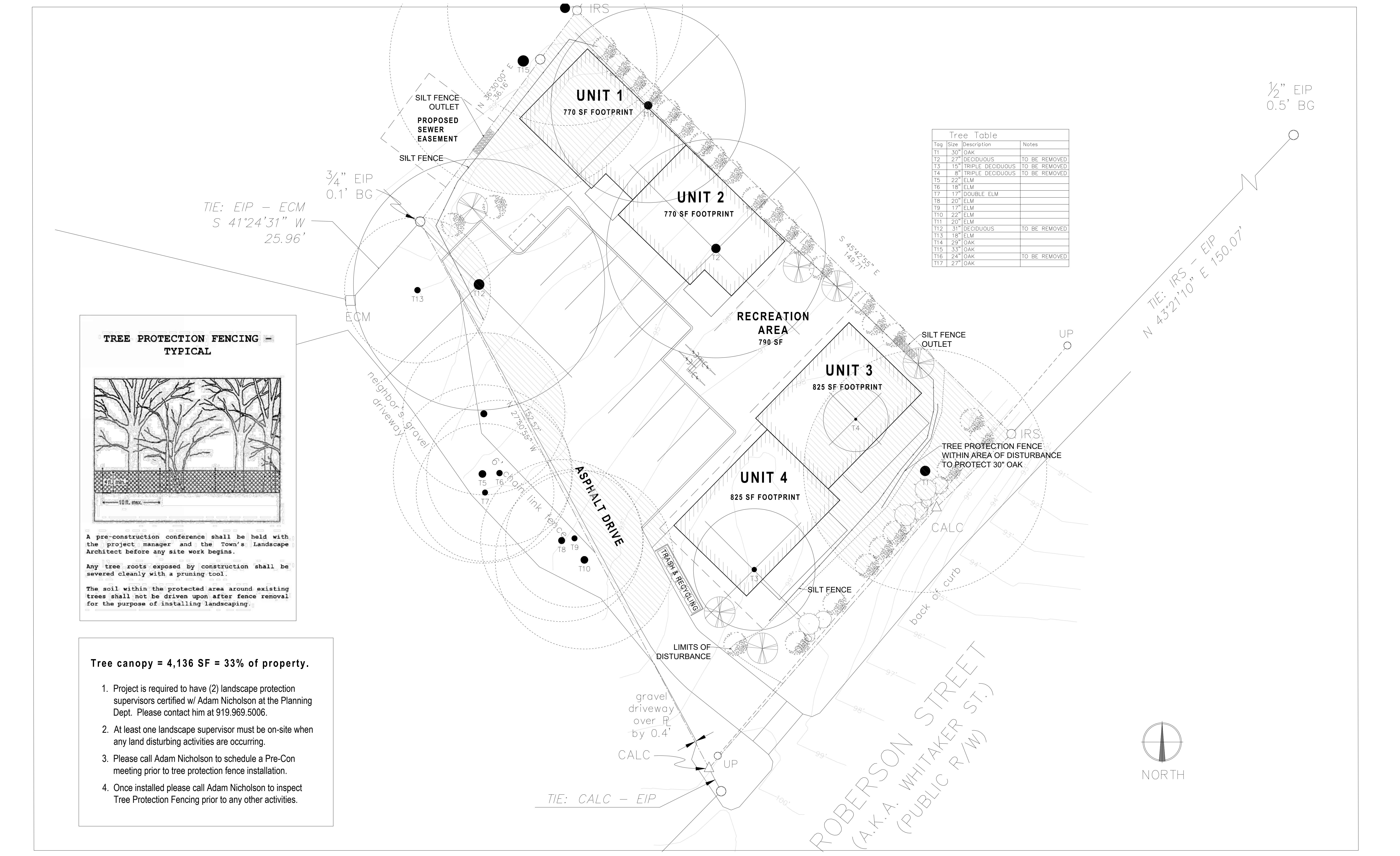
**ARCHITECT**

Heather Ferrell, Architect PLLC  
 205 Broad Street  
 Carrboro, NC 27510

**A1.1 - STORMWATER AND EROSION CONTROL PLAN**

DATE: FEB 18, 2022

SCALE: 1:10

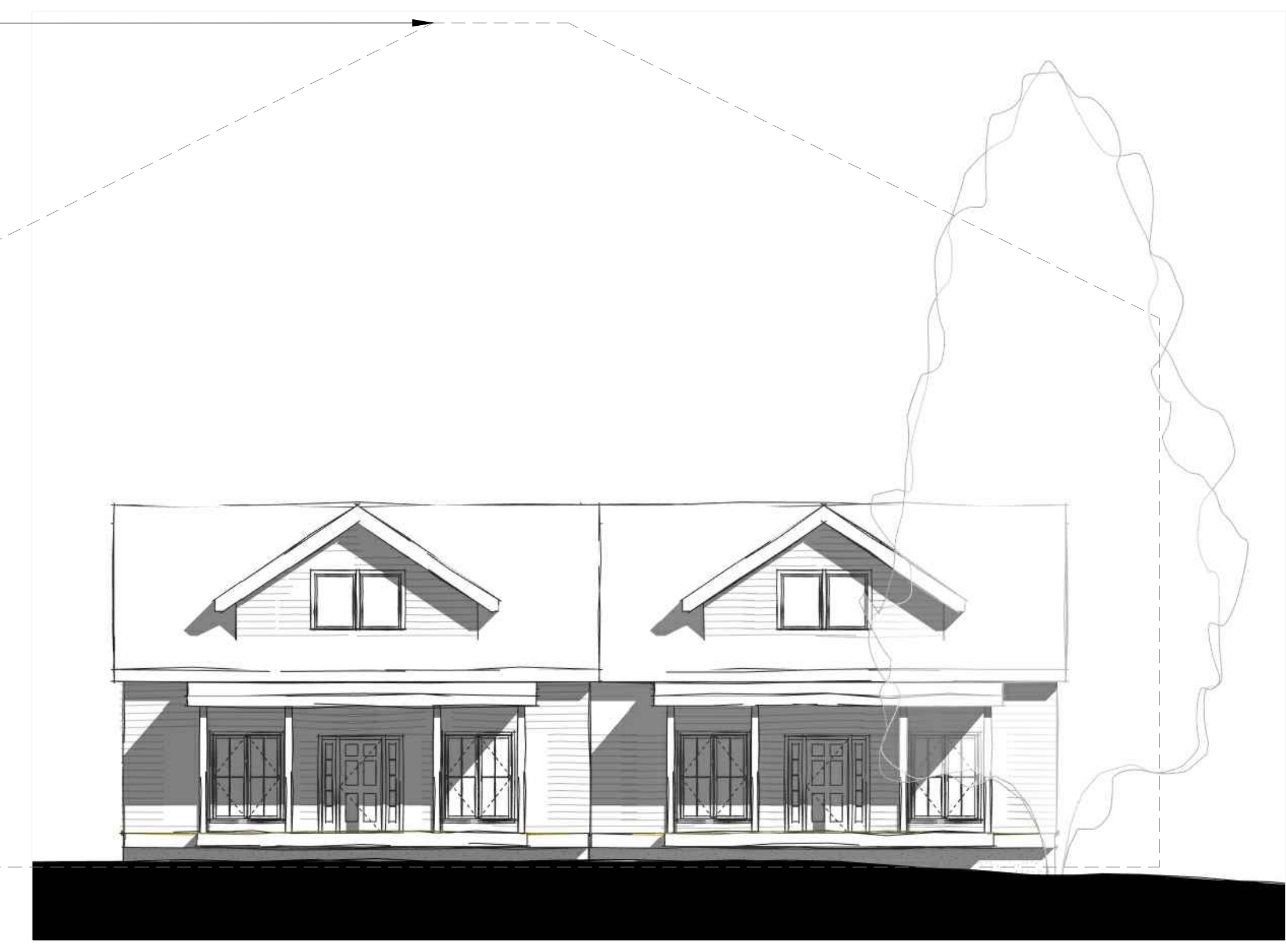






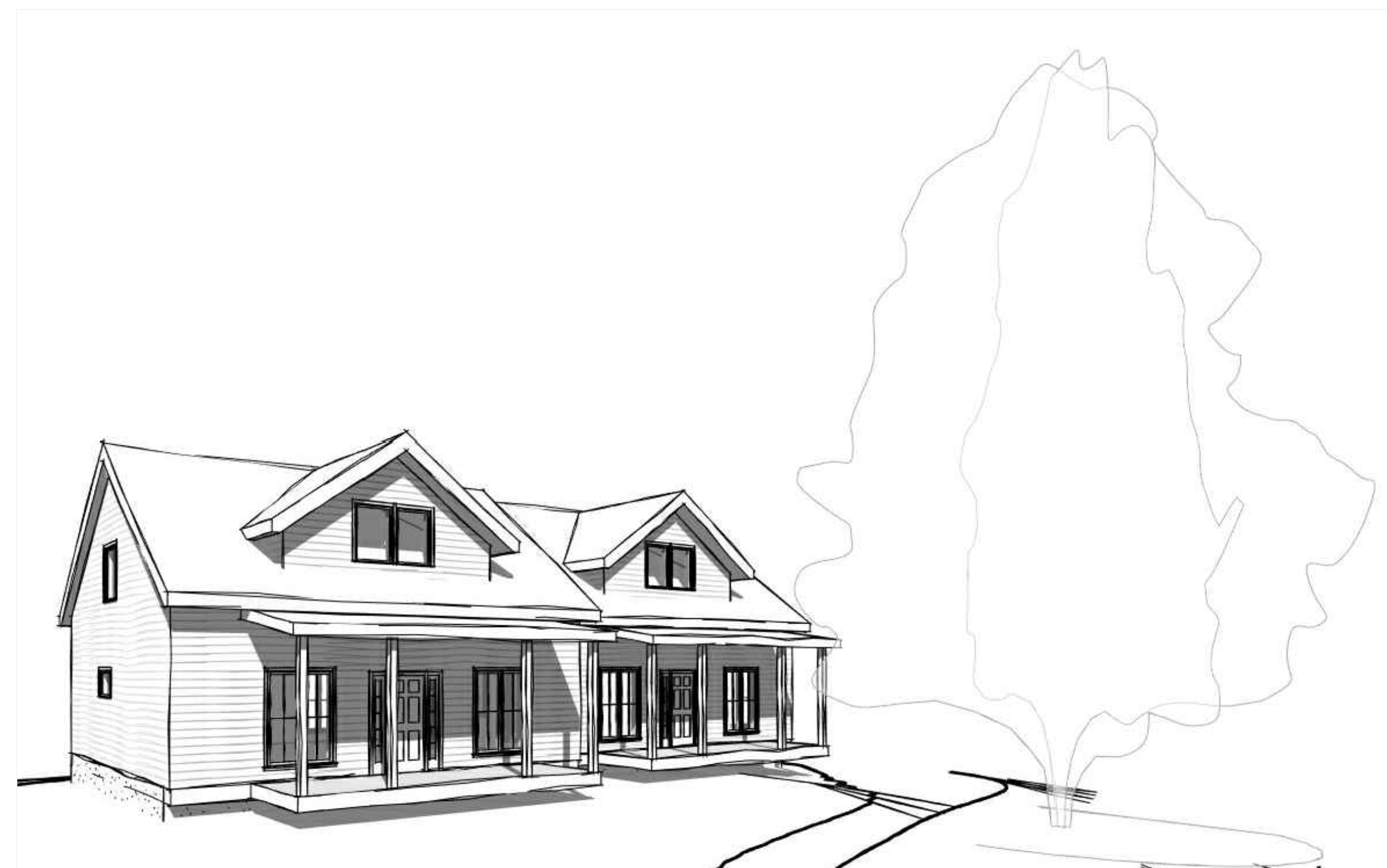
Roberson Street Elevation

Scale:  $\frac{1}{8}" = 1'$



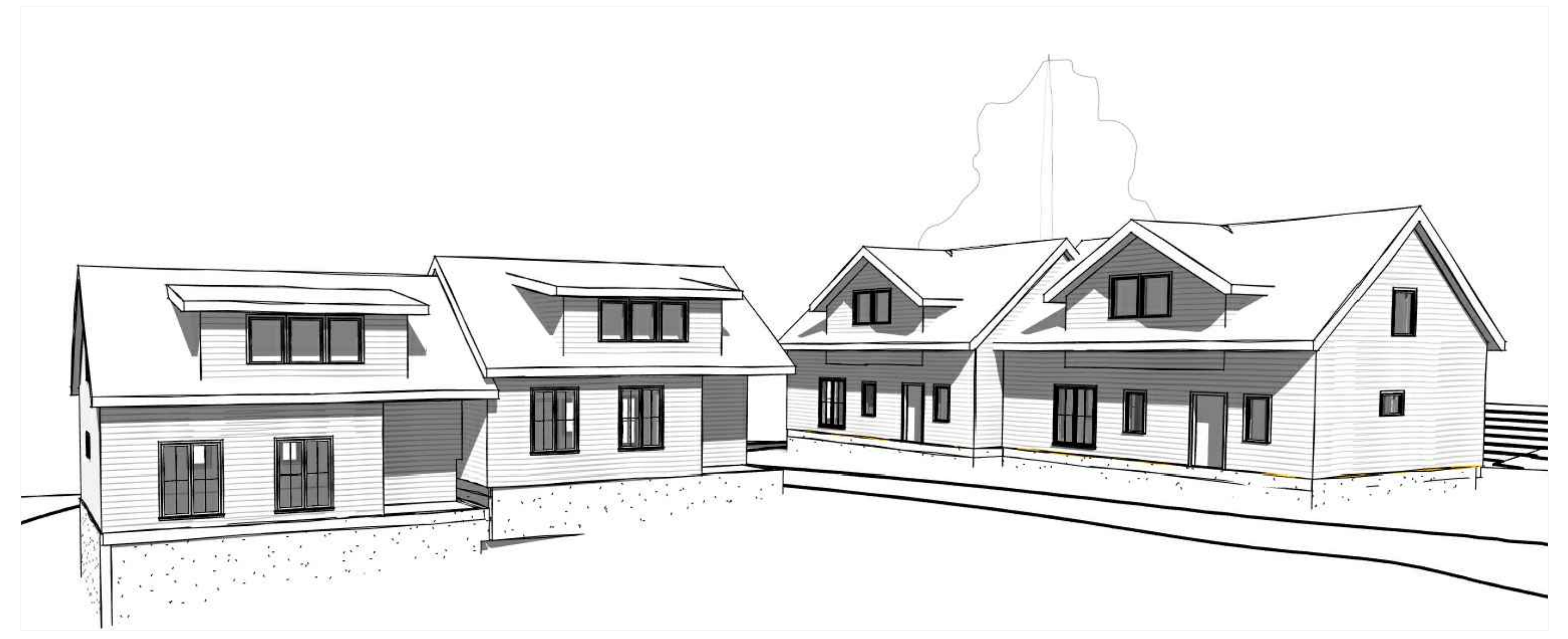
Side Elevation (from Parking Area)

Scale:  $\frac{1}{8}" = 1'$



Perspective from Southeast Lot Corner

N.T.S.



Perspective from Southwest Lot Corner

N.T.S.

**PROJECT**

Gattis Court  
307 N Roberson Street  
Chapel Hill, NC 27516

**APPLICANT**

Habitat for Humanity of Orange County, NC  
88 Vilcom Center Drive | Suite L110  
Chapel Hill, NC 27514

**OWNER**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

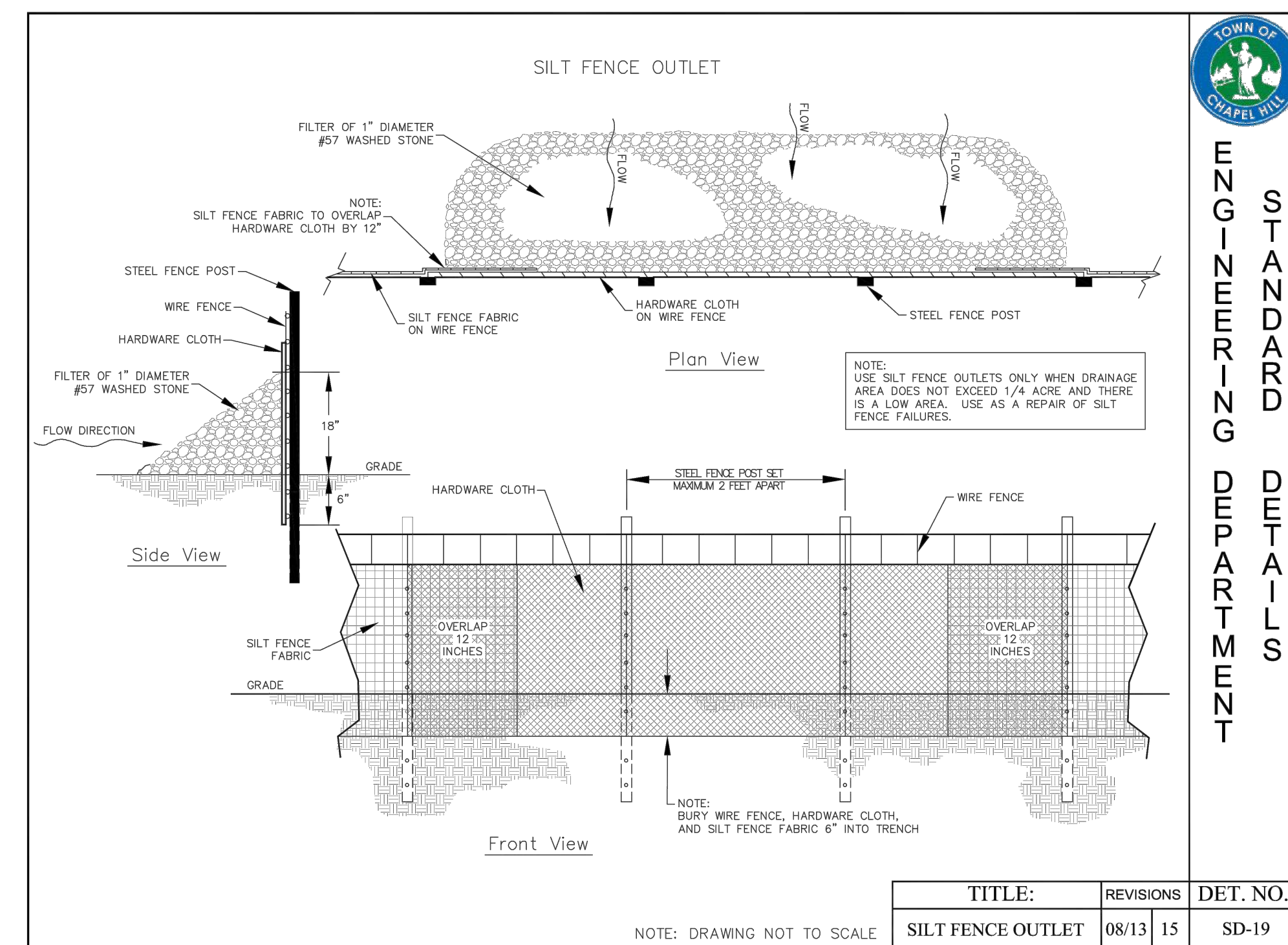
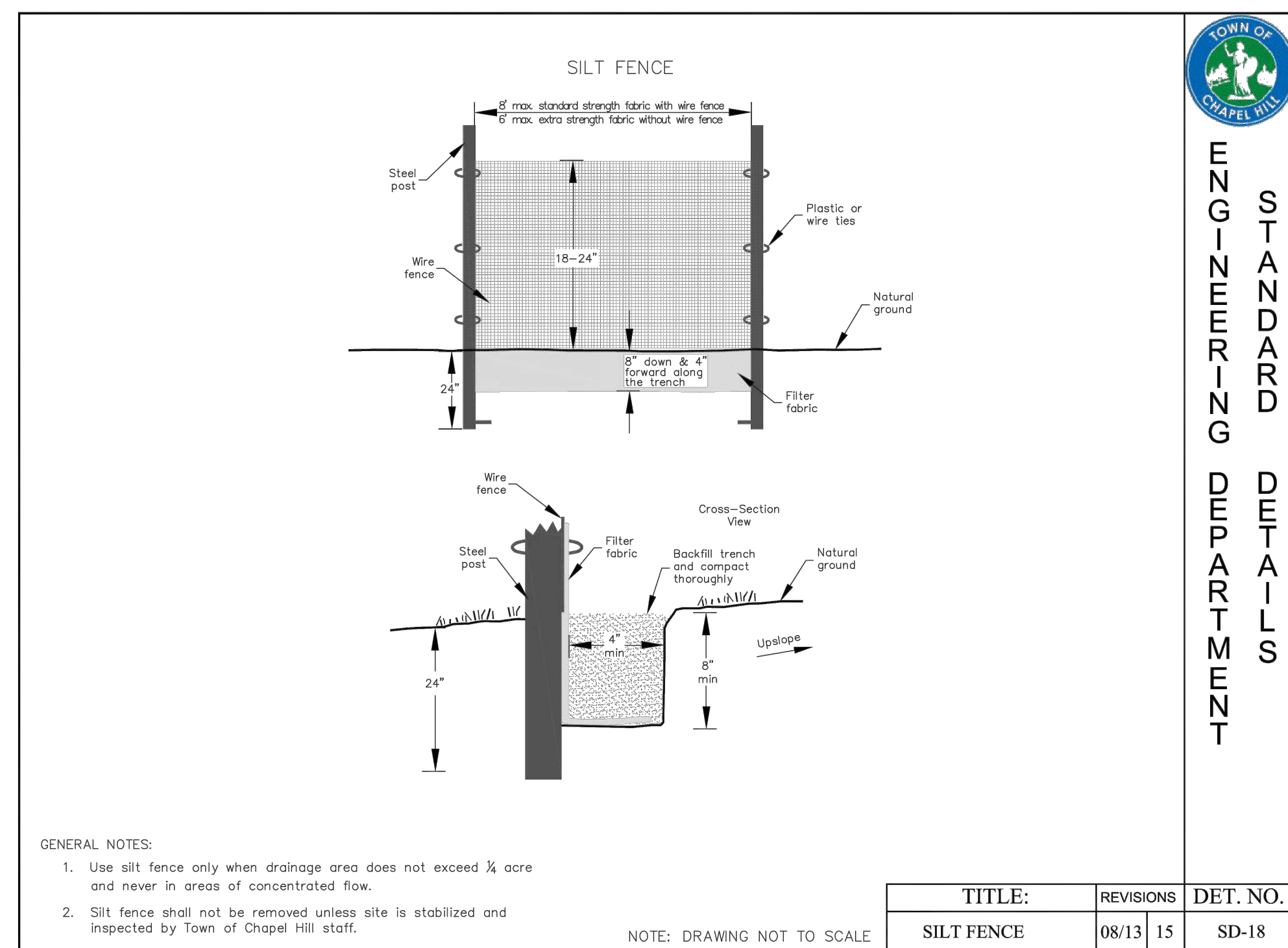
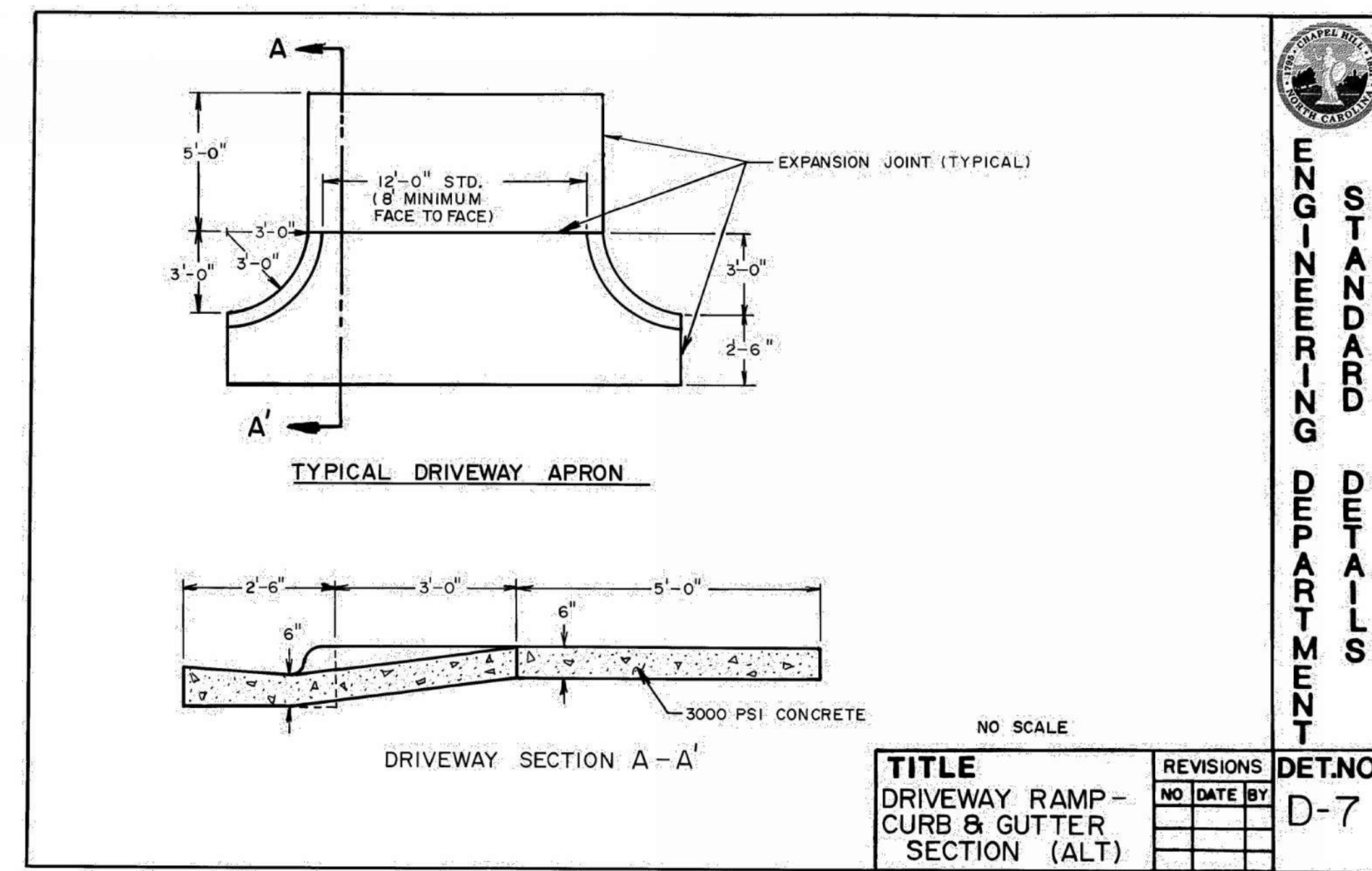
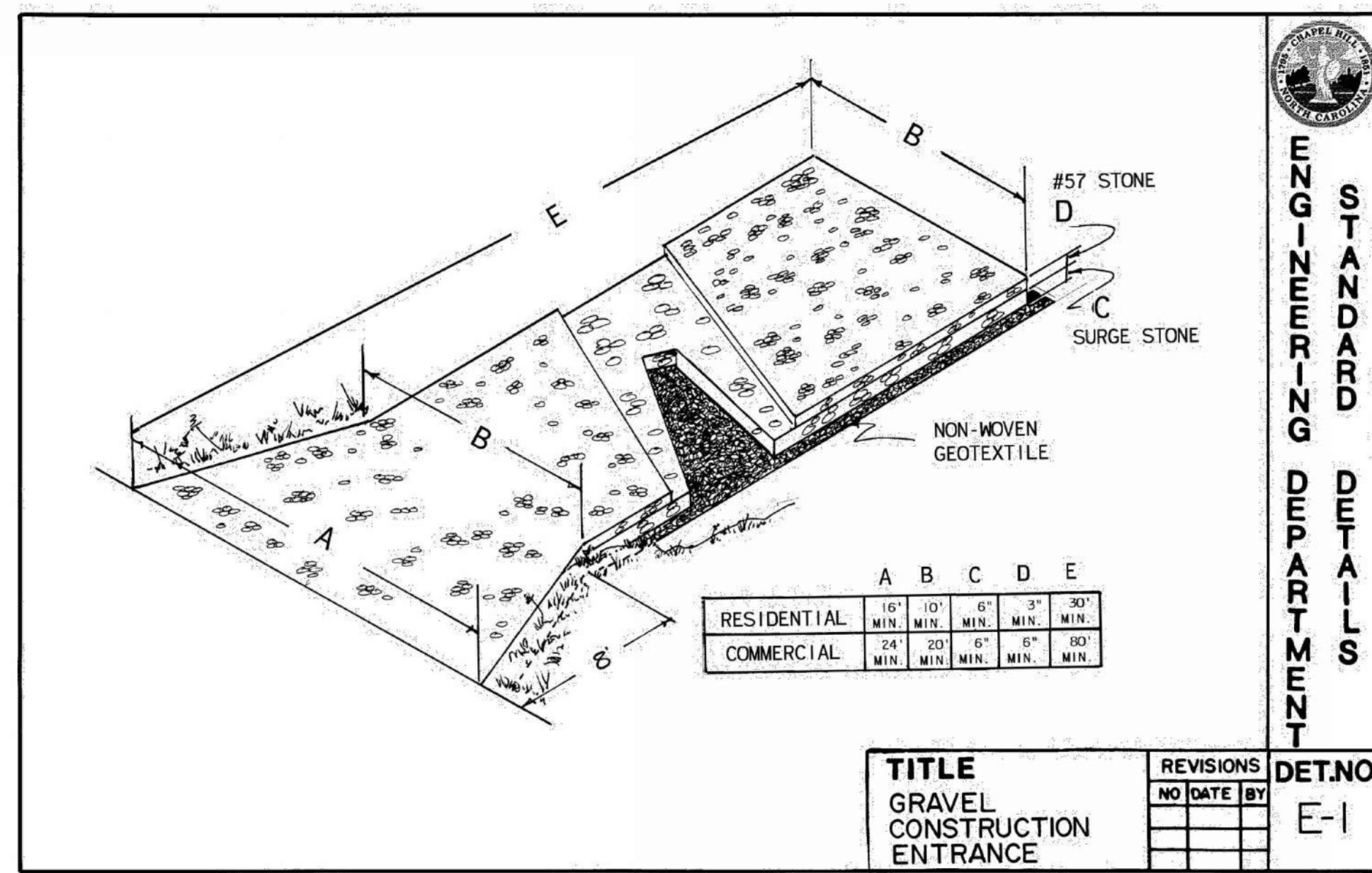
**ARCHITECT**

Heather Ferrell, Architect PLLC  
205 Broad Street  
Carrboro, NC 27510

**A1.3 - ELEVATIONS AND PERSPECTIVES**

DATE: FEB 18, 2022

SCALE: N.T.S.



**PROJECT**

Gattis Court  
 307 N Roberson Street  
 Chapel Hill, NC 27516

**APPLICANT**

Habitat for Humanity of Orange County, NC  
 88 Vilcom Center Drive | Suite L110  
 Chapel Hill, NC 27514

**OWNER**

Self-Help Ventures Fund  
 301 West Main Street  
 Durham, NC 27701

**ARCHITECT**

Heather Ferrell, Architect PLLC  
 205 Broad Street  
 Carrboro, NC 27510

**A1.4 - STANDARD DETAILS**

DATE: FEB 18, 2022

SCALE: N.T.S.



**TRAFFIC IMPACT ANALYSIS  
EXEMPTION FORM  
PUBLIC WORKS DEPARTMENT**

---

**DATE:** 2/10/2022

**REQUEST FOR EXEMPTION RECEIVED FROM:**

Richard Turlington, Habitat of Humanity of Orange County

**TYPE OF EXEMPTION REQUESTED:**

TIA Exemption

**TYPE OF JUSTIFICATION SUBMITTED:**

Traffic Counts are below the Town's standard for requiring a traffic impact analysis. This project proposes on 30 new trips per day.

**KEY REASON(S) WHY WE SUPPORT THIS EXEMPTION:**

Town traffic staff have reviewed the request and approve the TIA exemption.

**Based upon the attached request for exemption and supporting information, we recommend that the Town Manager approve an exemption for:**

307 North Robertson Street – Habitat for Humanity project

Signed: Tennell for Roberts 2/10/22  
Manager of Engineering and Infrastructure/ Date

Approved: [Signature]  
Public Works Director Date

Attachment(s)