

April 17, 2024

Town of Chapel Hill Planning Department  
405 Martin Luther King Jr Boulevard  
Chapel Hill, North Carolina 27514

RE: UNC Chapel Hill Golf Team Facility – Project Narrative

## PROJECT NARRATIVE

UNC Chapel Hill is requesting a Special Use Permit (SUP) to provide a new building on the UNC Finley Golf Course for the UNC Golf team. The UNC Finley Golf Course at 500 Finley Golf Course Road in Chapel Hill, NC is home of the North Carolina Tar Heels men's and women's golf teams, and the course is also open to the public. In the past, both the UNC Golf Teams and the public have utilized the same driving range, but it has become a safety issue as the golf team hits from one end of the range while the public hits from the other. As part of the recently completed renovations to UNC Finley Golf Course, a new driving range has been constructed for the exclusive use of the UNC Golf Teams, which creates a safer environment for all users by separating the golf team to their own driving range.

The purpose of SUP proposal is to provide a new UNC Golf Team Facility adjacent to the recently constructed driving range. The proposed building shall be 15,745 SF with a drop-off area, parking lot and access road provided from the existing club house parking lot.

The proposed project will only disturb 3 acres of the 257-acre parcel that contains UNC Finley Golf Course. Impervious surface will be kept to a minimum with approximately 0.85 acres of new impervious area, and stormwater management shall be provided on-site with all new impervious area to be captured and treated. Additionally, new water and sewer services are proposed for the building.

This SUP remains consistent with the Future Land Use map and adopted Town plans as described in the Statement of Consistency form.

Sincerely,  
**MCADAMS**



TOWN OF CHAPEL HILL  
 Planning Department  
 405 Martin Luther King Jr. Blvd.  
 Chapel Hill, NC 27514-5705

phone (919) 968-2728  
 email [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

### Requested Modifications to Regulations

<b>Project Name</b>	UNC Chapel Hill – Golf Training Facility	<b>Application Number</b> <i>[Staff to Complete]</i>	
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<b>LUMO Section</b>	5.7.2 – Tree Canopy Coverage Standards
<b>Requirement</b>	40% Tree Canopy Coverage
<b>Requested Modification</b>	30% Tree Canopy Coverage
<b>Purpose or Intent of Regulation</b>	The town desires to maintain the maximum practical tree canopy cover across all land uses within the town's jurisdiction.
<b>Justification</b>	Due to the golf course and specifically driving range use of the proposed project 40% tree canopy coverage cannot be met. The request is to reduce this requirement to 30% so the project can be planted in a way that matches the vision of the recently renovated golf course. For this calculation a “project area” is being used instead of property, since the scope of this project is a small portion of a larger property boundary.
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	5.9.7 – Minimum and Maximum Off-Street Parking Space Requirements
<b>Requirement</b>	1 space per 715 sf of floor area
<b>Requested Modification</b>	1 space per 1,000 sf of floor area
<b>Purpose or Intent of Regulation</b>	Provide minimum and maximum parking standards based upon use
<b>Justification</b>	The proposed facility will be for the exclusive use of the UNC Chapel Hill golf team members and the parking requirements should be dictated by the golf team's specific needs. The 17 spaces currently provided are just below the minimum requirement. This request is intended to allow for flexibility if any further revisions to the parking area occur.
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	5.6.6 – Schedule of Required Buffers
<b>Requirement</b>	Provide a Type B Buffer
<b>Requested Modification</b>	Remove all buffer requirements
<b>Purpose or Intent of Regulation</b>	Buffers shall be required to separate a proposed development from adjacent major streets and different adjacent land uses or zoning designations in order to minimize

	potential nuisances such as the transmission of noise, dust, odor, litter, and glare of lights; to reduce the visual impact of unsightly aspects of adjacent development; to provide for the separation of spaces; and to establish a sense of privacy.
<b>Justification</b>	Due to the golf course use of this project Type B buffers around all sides of the project are prohibitive to the functionality of the course. The natural setting of the course does not feel intrusive upon adjacent properties like other uses where buffers are typically applied.
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	
<b>Requirement</b>	
<b>Requested Modification</b>	Reduce required bike parking spaces to six (6); locate required bike parking elsewhere on site
<b>Purpose or Intent of Regulation</b>	Provide bike parking to encourage multi-modal transit.
<b>Justification</b>	Current building/site program and related infrastructure does not justify the number of bike spaces required. Intent of LUMO would be better met by locating bike parking elsewhere closer to public domain and publicly accessible buildings on the property.
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	
<b>Requirement</b>	
<b>Requested Modification</b>	
<b>Purpose or Intent of Regulation</b>	
<b>Justification</b>	
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	
<b>Requirement</b>	
<b>Requested Modification</b>	
<b>Purpose or Intent of Regulation</b>	
<b>Justification</b>	
<b>Evaluation [Staff to Complete]</b>	

<b>LUMO Section</b>	
<b>Requirement</b>	
<b>Requested Modification</b>	



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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 Chapel Hill Golf Team Facility	<b>Application Number [Staff to Complete]</b>	
	<b>Future Land Use Map (FLUM) Focus Area</b>	The subject property area is classified as ‘University’	<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>	N/A – Subject property does not contain any proposed greenways.	
<b>0.B Transit Corridors</b>	N/A – Project is interior to the large golf course parcel and does not “touch” a transit corridor.	
<b>0.C Large infill sites with existing infrastructure (within Focus Areas)</b>	N/A – Project is not within a Focus Area.	
<b>0.D Smaller infill sites (Residential designation on FLUM)</b>	N/A – Project will not be an infill site.	

**COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES**

Plan/Policy References	<ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map (FLUM)</a>, Land Use, Density &amp; Intensity, Mapped Features</li> <li>• <a href="#">Shaping Our Future (TOD Plan)</a></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: Community Prosperity and Engagement; Town and Gown Collaboration</a></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.	N/A	Project is on existing golf course and therefore isn't subject to meeting guided statements outlined in the FLUM, which is meant to guide traditional land use development	
<b>1.A.2.a-f FLUM Focus Area Principles for Land Use and Density &amp; Intensity</b>	N/A	The project is not a part of any designated Focus Area.	
<b>1.A.3 FLUM Appropriate Uses (Primary and Secondary)</b>	(Part of) University designation	The existing recreational use is within an appropriate land use specified within the University designation.	
<b>1.A.4 FLUM Building Height Guidance</b>	N/A	FLUM has no building height guidance for the subject property.	

**COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES**

<p><b>1.A.5 FLUM – Other Mapped Features</b></p>	<p>N/A</p>	<p>The subject property is not within any other specified mapped features.</p>	
<p><b>1.B Shaping Our Future Focus Area and Recommended Actions (Delete row if outside of TOD Opportunity Sites)</b></p>	<p>N/A</p>	<p>Project is not located within TOD Opportunity Sites.</p>	
<p><b>1.C West Rosemary St Development Guide – Community Priorities by Section (Delete row if outside of Plan Area)</b></p>	<p>N/A</p>	<p>Project is not located within West Rosemary St. Plan Area.</p>	
<p><b>1.D Central West Small Area Plan – Principles and Objectives (Delete row if outside of Plan Area)</b></p>	<p>N/A</p>	<p>Project is not located within Central West Plan area.</p>	
<p><b>1.E.1 Chapel Hill 2020: Community Prosperity and Engagement (CPE)</b></p>	<p>N/A</p>	<p>Project is interior to an already existing land use (golf course). There will be no impacts to the surrounding community.</p>	

<b>COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1)- SUPPORTING PLANS and POLICIES</b>			
<b>1.E.2 Chapel Hill 2020: Town and Gown Collaboration (TGC)</b>	N/A	Project is not a residential project and will therefore not contribute to meet any housing needs.	

<b>COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Affordable Housing Proposal, Including AMI Targets and Mix of Unit Sizes</b>	N/A – Project is not a residential project.	
<b>Housing Voucher Acceptance – Commitment for Rental Units</b>	N/A – Project is not a residential project.	
<b>Displacement Mitigation Strategies – Resources and Support for any Existing Residents</b>	N/A – Project will be placed on existing golf course and will not displace any residents.	
<b>Demographic Needs Served by Housing Types</b>	N/A – Project is not a residential project.	
<b>Homeownership Opportunities</b>	N/A – Project is not a residential project.	
<b>Proximity to Daily Needs and Amenities – Access to Parks, Daycares, Schools, Grocery Stores, Medical Offices, etc.</b>	N/A – Project is not a residential project.	
<b>Resident Access to Career and Education Opportunities</b>	N/A – Project is not a residential project.	

**COMPLETE COMMUNITY: PLANNING FOR THE FUTURE AND MEETING HOUSING NEEDS (Goal 1) - COMMUNITY BENEFITS**

<p><b>Effective Use of Limited Land Supply – Sufficient Intensity on Developable Land (excluding Environmental Constraints)</b></p>	<p>N/A – Project is not changing land use types. It is merely adding a needed facility to the existing gold course, and has been done in a very efficiency way so as not interrupt golf course programming.</p>	
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**COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES**

<p><b>Plan/Policy References</b></p>	<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> </ul> <ul style="list-style-type: none"> <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>
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Topic	Relevant Features of Plan	Consistency of Application	Evaluation [Staff to Complete]
<p><b>2.A Everywhere to Everywhere Greenways Map Facilities</b></p>	<p>N/A</p>	<p>The project site area does not include or is subject to, any planned greenways.</p>	
<p><b>2.B Mobility and Connectivity Plan Facilities</b></p>	<p>N/A</p>	<p>Interior to the existing golf course, the subject project area does not include planned Network Facility upgrades.</p>	
<p><b>2.C Greenways Plan Facilities</b></p>	<p>N/A</p>	<p>The Plan acknowledges that the University wishes to preserve this area for recreation purposes, therefore, there are no specific greenways planned.</p>	
<p><b>2.D Connected Roads Plan Connections</b></p>	<p>N/A</p>	<p>Interior to the existing golf course, the proposed project does not propose any changes to the existing surrounding street network.</p>	
<p><b>2.E.1 FLUM Guiding Statements (Town-wide) #6.</b></p>	<p>Foster land use decisions that recognize, integrate, and sustain the Town’s unique natural environment. Balance development/redevelopment while preserving the Town’s natural environment and resources.</p>	<p>This improvement to the existing golf course allows this type of low-impact land use to sustain and evolve. This project will allow the preservation of this use, much of which contains natural areas, to remain in its current state.</p>	

<b>COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2)- SUPPORTING PLANS and POLICIES</b>			
<b>2.E.2.a-f FLUM Focus Area Principles for Connectivity &amp; Mobility</b>	N/A	The project area is not located within a Focus Area for connectivity or mobility.	
<b>2.F.1 Chapel Hill 2020: Getting Around (GA)</b>	Nurturing Our Community	Outlined in Chapter 3 as a theme, this project contributes to “nurturing the community” by protecting and enhancing open space areas, which is vital in a growing town like Chapel Hill.	

<b>COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Traffic Impact Analysis – Status of Completion or Exemption (LUMO Sec. 5.8)</b>	N/A – TIA not required for this project.	
<b>Road Improvements Addressing Traffic Impacts (typically based on TIA Recommendations)</b>	N/A – Due to the small scale of this project, no road improvements are required.	
<b>Location of Vehicular Access Points; Vehicular Cross-Connectivity Opportunities</b>	N/A – This project will not be adding or changing any existing golf course vehicular access points.	
<b>Pedestrian Access and Internal Circulation, Connections to Larger Network</b>	N/A – This project will not be adding or revising any significant pedestrian access, beyond safe and accessible access to the UNC Golf Team facility.	
<b>Bicycle Access and Safe Movements through Site; Identify Shared or Dedicated Facilities within Site and along Frontages</b>	N/A – This project is not changing or revising any bicycle access movements throughout the site or along street frontages.	

COMPLETE COMMUNITY: GREENWAY AND TRAVEL OPTIONS (Goal 2) - COMMUNITY BENEFITS		
<b>Bicycle Amenities – Type and Location of Bicycle Parking and Other Supportive Amenities</b>	N/A – Project will be not be adding any bicycle parking.	
<b>Safe Road Crossings for Various Ages and Abilities – Treatments Used at Key Intersections</b>	N/A – Project does not include any street crossing.	
<b>Transit Service Proximity and Frequency; Improved Access to Nearest Transit</b>	N/A – Project is interior to the site and will not be adjacent to any transit areas.	
<b>Future Multimodal Connectivity Opportunities (include projects by others for Greenways, Transit, and/or Bicycle Facilities)</b>	N/A – Project solely consists of adding Golf Training Facility.	
<b>Parking Demand Reduction Strategies</b>	N/A – Project does not propose any off-street parking areas.	

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>	Minimize unnecessary impacts	Planned project of adding Golf Training Facility is as minimal as possible, no unnecessary impervious additions or site disturbance is proposed.	

**COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES**

<p><b>3.A.2 CARP: Transportation &amp; Land Use Actions</b></p>	<p>Reduction in carbon footprint and unnecessary vehicular trips.</p>	<p>Project does not include any significant additions to vehicular use areas.</p>	
<p><b>3.A.3 CARP: Waste, Water, &amp; Natural Resources Actions</b></p>	<p>Protect water quality, natural, and agricultural resources.</p>	<p>There will be minimal impacts with a project of this size.</p>	
<p><b>3.A.4 CARP: Resiliency Actions</b></p>	<p>Expand climate action awareness.</p>	<p>University has long been an advocate for climate action awareness. Though a project of this scale does not significantly move the needle towards climate change, it does not significantly move it backwards either.</p>	
<p><b>3.B Stormwater Management Master Plan</b></p>	<p>Reduced Stormwater Features</p>	<p>Hardscape around the proposed building shall be minimized to the maximum extent practicable whilst allowing for minimal golf cart and vehicular access as needed, which equates to reduced stormwater needs.</p>	
<p><b>3.C.1 FLUM Guiding Statements (Town-wide) #1.</b></p>	<p>Demonstrate the Town’s commitment to effectively respond to the threats associated with climate change as well as environmental stewardship and resiliency.</p>	<p>This project (given its scale and size) does nothing to endanger the Town’s commitment to respond to climate change threats. This is a positive example of a project taking only what it needs to develop and nothing more. This results in reducing site disturbance, environmental impacts, stormwater needs and so forth.</p>	
<p><b>3.C.2.a-f FLUM Focus Area Principles, Environmental</b></p>	<p>Preserving and enhancing existing open space.</p>	<p>The existing golf course has become both a Town and University treasure. By adding a Golf Training facility, it allows the University to continue to enhance this existing open space to meet its growing needs.</p>	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) – SUPPORTING PLANS and POLICIES			
3.D.1 Chapel Hill 2020: Nurturing Our Community (NOC)	Family-friendly, accessible exterior and interior places throughout the Town for a variety of active uses.	This project allows for the continued safe partnership of the public and University to enjoy a family-friendly active use that is the existing golf course.	

COMPLETE COMMUNITY: GREEN STRATEGIES (Goal 3) - COMMUNITY BENEFITS		
Options for Community Benefits	Applicant Proposal	Evaluation [Staff to Complete]
<b>Energy Efficient Building Design, All-Electric Design, Electric Vehicle Charging, and Various Other Green Measures</b>	<i>Complete the Climate Action Plan Worksheet</i>	
<b>Solar Energy Generation, Solar-Ready Design, and/or Feasibility Analysis</b>	The project is not proposing any solar energy production.	
<b>Electric Bicycle Charging</b>	No electric bicycle charging stations are planned on-site.	
<b>Efforts to Minimize Removal of Mature Tree Canopy and Other Significant Vegetation</b>	Building has been situated on site to reduce as much tree clearing as possible. Removal of a handful of trees is expected.	
<b>Measures to Protect and/or Restore Streams, Wetlands, and Flood-prone areas, Exceeding Regulations</b>	There are no impacts to environmental features. Stormwater will be discharged into the outermost stream buffer, which is an allowable buffer impact.	
<b>Waste Reduction Strategies and/or On-Site Recycling or Composting</b>	There is no planned on-site recycling (beyond facility recycle bins inside) or composting.	

<b>Stormwater Design Targets (e.g., Management for Larger Storm Events or Treatment of Existing Impervious Surface)</b>	Stormwater will meet current state and local regulations.	
<b>Impervious Surface Reduction Strategies</b>	Project will have utilize existing clubhouse parking, thereby reducing duplicate and unneccetary impervious surface.	
<b>Invasive Species Removal</b>	N/A – There are no invasive species on-site.	
<b>Strategies for Erosion Control and Stable Condition of Site during Construction, Exceeding Regulations</b>	The building has been placed as necessary to minimize all unnecessary site disturbance. Project will meet all applicable erosion control regulations. Again, impacts are expected to be minimal, due to the project’s small scale.	
<b>Relationship of Grading to Natural Landform; Strategies to Minimize Cut and Fill</b>	Minimal grading will be used to follow existing topography as much as possible.	

<b>COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES</b>			
<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; Good Places, New Spaces</a></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>		
<b>Topic</b>	<b>Relevant Features of Plan</b>	<b>Consistency of Application</b>	<b>Evaluation [Staff to Complete]</b>

<b>COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) – SUPPORTING PLANS and POLICIES</b>			
<b>4.A.1 FLUM Guiding Statements (Town-wide) #4., 5., 8., 9.</b>	Sustain and create a sense of place that is distinctive to Chapel Hill.	UNC Finley Golf Course has become a treasured active open space and amenity for the University as well as the public. This golf course creates a sense of place for all ages and abilities – from the UNC women and men golf teams as well as the public. The proposed project allows the golf course to remain operational to adequately meet the growing needs of the University as well as the public.	
<b>4.A.2.a-f FLUM Focus Area Principles for Placemaking, Street Character, and Urban Form</b>	N/A	Project is not located within any FLUM Focus Areas.	
<b>4.B.1 Chapel Hill 2020: A Place for Everyone (PFE)</b>	Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses.	The project allows for the continued beneficial partnership between the public and the University, to enjoy a family-friendly active use that is the existing golf course.	
<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.	The project does not change the existing land use of a successful, active open space area. Finley golf course will continue to strengthen the community by providing an outdoor open space amenity. The project is small in scale which minimizes impacts to the natural environment.	

<b>COMPLETE COMMUNITY: PLACEMAKING AND PUBLIC REALM (Goal 4) - COMMUNITY BENEFITS</b>		
<b>Options for Community Benefits</b>	<b>Applicant Proposal</b>	<b>Evaluation [Staff to Complete]</b>
<b>Protection of Historic Features and Cultural Resources</b>	N/A – The subject project contains no areas of historic and cultural significance.	

<b>Public Art Proposed, and How Art Contributes to Creative Placemaking</b>	N/A – No public art is proposed.	
<b>Streetscape Design Features for Active Pedestrian Realm along Internal Drives and Streets</b>	N/A – This project will not include a streetscape component.	
<b>Building Placement to Activate Public Realm</b>	Building has been situated on site to disrupt as little golf course programming as possible.	
<b>Building Design Measures Creating a Human Scale</b>	The use of traditional architectural language and modular building materials break down the scale of the building and add articulation to the facades.	
<b>Efforts to Reduce Visibility of Parking</b>	N/A – This project is not adding or amending any parking areas.	
<b>Transitions to Surrounding Neighborhoods through Landscape, Compatible Uses, and/or Building Forms</b>	N/A – This project is interior to the existing golf course parcel, thus creating no transition needs to adjacent uses.	
<b>Public Spaces Designed and Programmed to Serve a Variety of Needs</b>	The purpose of this project is to provide a new UNC Golf Team facility adjacent to the recently constructed driving range. Therefore, no (additional) public space design is planned.	
<b>Additional Aspects of Site Design Prioritizing People Over Vehicles</b>	Site Design does not create any unnecessary vehicular use areas. Drop-off area, parking lot and access road will be provided from existing clubhouse parking lot.	

<b>Other Notable Design Features</b>	Intentionally left blank.	
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 Planning Department  
 405 Martin Luther King Jr. Blvd.  
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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 Golf Team Facility	<b>Application Number</b> <i>[Staff to Complete]</i>	
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LAND USE MANAGEMENT ORDINANCE FINDINGS OF FACT FOR A SPECIAL USE PERMIT	
Finding	Applicant Justification
<p><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>	<p>Describe how the project meets this finding of fact.</p> <p>UNC Finley Golf Course at 500 Finley Golf Course Road in Chapel Hill, NC is home of the North Carolina Tar Heels men’s and women’s golf teams in addition to being accessible to the public. In the past, both the UNC Golf Teams and the public have utilized the same driving range, with the golf team hitting from one end and the public hitting from the other. As part of the recently completed renovations to UNC Finley Golf Course, a new driving range has been constructed for the exclusive use of the UNC Golf Teams. This creates a safer environment for the public by separating the golf team to their own driving range. The new range will enhance public safety and wellbeing. In addition, the new building will help to provide additional space and training facilities for students to use.</p>
<p>FINDING #2: 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>	<p>Describe how the project meets this finding of fact.</p> <p>The use of the whole development will remain unchanged from its current use, which complies with all regulations. The proposed new building will be built in compliance with LUMO design standards and state building code standards. All additional regulations, including stormwater management, will also meet local and state regulatory requirements, including those outlined in LUMO section 5.4. The zoning of the site and all existing dimensional standards will remain in place. The building will comply with standards outlined in article 3 of the LUMO. The proposed project and existing use are not subject to the requirements outlined in Article 6.</p>

<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>	<p>Describe how the project meets this finding of fact.</p> <p>The proposed new building will be located within the existing golf course, away from the boundaries of the property and will not impact the value of nearby properties, as the use of the site will remain the same. In the past, both the UNC Golf Teams and the public have utilized the same driving range, with the golf team hitting from one end and the public hitting from the other. As part of the recently completed renovations to UNC Finley Golf Course, a new driving range has been constructed for the exclusive use of the UNC Golf Teams. This is necessary to create a safer environment for the public by separating the golf team to their own driving range and providing increased space for the public to enjoy the course.</p>
<p><b>FINDING #4:</b> 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.</p>	<p><b><i>Complete the Statement of Consistency with the Comprehensive Plan Worksheet. Please see Statement of Consistency.</i></b></p>



TOWN OF CHAPEL HILL  
 Planning Department  
 405 Martin Luther King Jr. Blvd.  
 Chapel Hill, NC 27514-5705

phone (919) 968-2728  
 email [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

### Project Fact Sheet

<b>Project Information</b>	<b>Project Name</b>	UNC Chapel Hill – Golf Training Facility	<b>Application Number [Staff to Complete]</b>	
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<b>Lot &amp; Zoning Information</b>	<b>Parcel Number(s)</b>	9798333326
	<b>Property Address(es)</b>	500 Finley Golf Course Road
	<b>Existing Zoning District(s)</b>	OI-2
	<b>Proposed Zoning District(s)</b>	OI-2

<b>Uses (LUMO Sec. 3.7 and 3.10)</b>	<b>Existing Use(s)</b>	Golf Course				<b>Evaluation [Staff to Complete]</b>
	<b>Proposed Use(s)</b>	Golf Course				
	<b>Number of Dwelling Units</b>	<b>Existing</b>	0	<b>Proposed to be Removed</b>	0	
		<b>Proposed New, Minimum</b>	0	<b>Proposed New, Maximum</b>	0	
		<b>Market-rate units</b>	0	<b>Affordable units</b>	0	
		<b>For sale units</b>	0	<b>Rental units</b>	0	

<b>Land Area</b>	<b>Net Land Area (NLA) (sq. ft.)</b>	11,184,901	<b>Net Land Area (acres)</b>	256.77
	<b>Gross Land Area (GLA) (sq. ft.)</b>	12,303,391	<b>Gross Land Area (acres)</b>	282.45

					Evaluation [Staff to Complete]
<b>Setbacks &amp; Building Height</b> <i>(LUMO Sec. 3.8)</i>	<b>Proposed street setback (ft.)</b>	22	<b>Required street setback (ft.)</b>	22	
	<b>Proposed interior setback (ft.)</b>	8	<b>Required interior setback (ft.)</b>	8	
	<b>Proposed solar setback (ft.)</b>	9	<b>Required solar setback (ft.)</b>	9	
	<b>Proposed building height, setback (ft.)</b>	34	<b>Required building height, setback (ft.)</b>	34	
	<b>Proposed building height, core (ft.)</b>	60	<b>Required building height, core (ft.)</b>	60	

<b>Land Disturbance</b>	<b>Total proposed land disturbance (sq. ft.)</b>	160,683	<b>Total proposed land disturbance (acres)</b>	3.68
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					Evaluation [Staff to Complete]
<b>Impervious Surface Area (ISA)</b> <i>(LUMO Sec. 3.8)</i>	<b>Existing ISA (sq. ft.)</b>	12,196 (project limits)	<b>Removed ISA (sq. ft.)</b>	0	
	<b>New ISA (sq. ft.)</b>	40,946 (project limits)	<b>Total ISA (sq. ft.)</b>	39,696 (project limits)	
	<b>Proposed ISA ratio (% of GLA)</b>	31.1% (project limits)	<b>Required ISA ratio (% of GLA)</b>	70%	

					Evaluation [Staff to Complete]
<b>Floor Area</b> <i>(LUMO Sec. 3.6, 3.8, 3.10)</i>	<b>Existing floor area (sq. ft.)</b>	42,000	<b>Removed floor area (sq. ft.)</b>	0	
	<b>New proposed floor area (sq. ft.)</b>	13,060	<b>Total proposed floor area (sq. ft.)</b>	57,745	
	<b>Maximum allowed floor area* (sq. ft.)</b>	0.264 * GLA = 3,248,095			
	*Calculated according to the floor area ratio for the proposed zoning district, plus transfer from resource conservation district and/or bonus for affordable units.				

Resource Conservation District (RCD) (LUMO 3.6)

Total land area in RCD (sq. ft.)	1,610,837		Sewered	<input type="checkbox"/>		
			Unsewered	<input checked="" type="checkbox"/>		
	<b>Streamside Zone</b>		<b>Managed use zone</b>		<b>Upland Zone</b>	
Land area (sq. ft.)	0		0		603,824	
Proposed use(s) [Table 3.6.3-2]					Storm drainage facility where there is a practical necessity to their location within the Resource Conservation District.	
	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>
ISA (sq. ft.)					0	
ISA ratio (%)					0	
Disturbed area (sq. ft.)					835	
Disturbed area ratio (%)		20%		40%	0.14%	40%
Floor area (sq. ft.)					0	
Floor area ratio (%)		1%		1.9%	0	

					Evaluation [Staff to Complete]
<i>Steep Slopes (LUMO Sec. 5.3)</i>	<b>Total steep slopes area (sq. ft.)</b>	1,000,000 (estimate)	<b>Proposed disturbed area (sq. ft.)</b>	10,454	
	<b>Proposed disturbed area (%)</b>	1% (estimate)	<b>Maximum allowed disturbance (%)</b>	25%	

					Evaluation [Staff to Complete]
<i>Recreation Space (LUMO 5.5)</i>	<b>Proposed recreation space (sq. ft.)</b>	N/A	<b>Required recreation space (sq. ft.)</b>	N/A	
	<b>Proposed payment (\$)</b>	N/A	<b>Payment-in-lieu calculation</b>	N/A	

					Evaluation [Staff to Complete]	
<i>Landscape Buffers (LUMO Sec. 5.6 and Design Manual)</i>		<b>Type</b>		<b>Width</b>		
	<b>Direction (North, South, East, West)</b>	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>	
	N/A	N/A	N/A	N/A	N/A	

					Evaluation [Staff to Complete]
<b>Tree Canopy Coverage</b> <i>(LUMO Sec. 5.7)</i>	<b>Proposed tree canopy coverage (% of NLA)</b>	N/A	<b>Required tree canopy coverage (% of NLA)</b>	N/A	

					Evaluation [Staff to Complete]
<b>Off-Street Vehicular Parking</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing vehicular parking spaces</b>	0 (project area)	<b>Removed vehicular parking spaces</b>	0	
	<b>New vehicular parking spaces</b>	17	<b>Total proposed vehicular parking spaces</b>	17	
	<b>Minimum required vehicular parking spaces</b>	N/A	<b>Maximum allowed vehicular parking spaces</b>	N/A	
	<b>Calculation for minimum requirement</b>	N/A			
	<b>Calculation for maximum allowance</b>	N/A			

					Evaluation [Staff to Complete]
<b>Loading Spaces</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing loading spaces</b>	0	<b>Removed loading spaces</b>	0	
	<b>New loading spaces</b>	0	<b>Total loading proposed spaces</b>	0	
	<b>Minimum required loading spaces</b>	0	<b>Calculation for minimum requirement</b>	N/A	

					Evaluation [Staff to Complete]
<b>Off-Street Bicycle Parking</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing bicycle spaces</b>	0	<b>Removed bicycle spaces</b>	0	
	<b>New bicycle spaces</b>	6	<b>Total proposed bicycle spaces</b>	6	
	<b>Minimum required bicycle spaces</b>	N/A			
	<b>Calculation for minimum requirement</b>	N/A			

**Print Name** Kody Trowbrdge, PE

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**Date** January 9, 2025

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