



UNC Faculty Club – Concept Plan

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Town Council Meeting Date: November 12, 2025

Project Overview

- NC Building Company Inc, on behalf of the UNC Faculty-Staff Recreation Association, asks for feedback on a Concept Plan for additional development at the recreation facility known as “The Farm”.
- The proposal includes a new gym, 3 new tennis courts, relocated pole barns, and up to 92 additional parking spaces.
- The site is 28.6 acres on a parcel in Durham County, located at 1 Alice Ingram Drive along Barbee Chapel Road and south of NC 54.
- Multiple streams are present on the site.
- The recreation facility was developed under a Special Use Permit that Town Council approved on January 10, 2005. This Concept Plan review is an initial step for a Special Use Permit Modification.

Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the Complete Community Strategy .		
	Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.	
	• The proposal may be considered growth at an infill site, since The Farm is an existing recreation facility with available infrastructure.	
	Goal 1: Plan for the Future Strategically	Associated Comp. Plan Elements: • Future Land Use Map • Shaping Our Future
	• The Future Land Use Map shows this site outside of the Focus Areas. • The land use designation for the site is University. Recreation facilities are appropriate for this land use designation.	
	Goal 2: Expand and Deliver New Greenways for Everyday Life	Associated Comp. Plan Elements: • Mobility & Connectivity Plan • Connected Roads Plan
	• There are no proposed greenways for the site. • Sidewalk is present on the opposite side of Barbee Chapel Road. No transit service is available to the site.	
	Goal 3: Be Green and Provide Housing	Associated Comp. Plan Elements: • Climate Action & Response Plan
	• Once a formal application is received, staff will consider opportunities to contribute to the goals of the Climate Action Plan.	
	Goal 4: Plan for Excellence in the Public Realm and Placemaking	
	• Once a formal application is received, Planning staff will discuss the Concept Plan with the Town’s Urban Designer.	

Project Location

