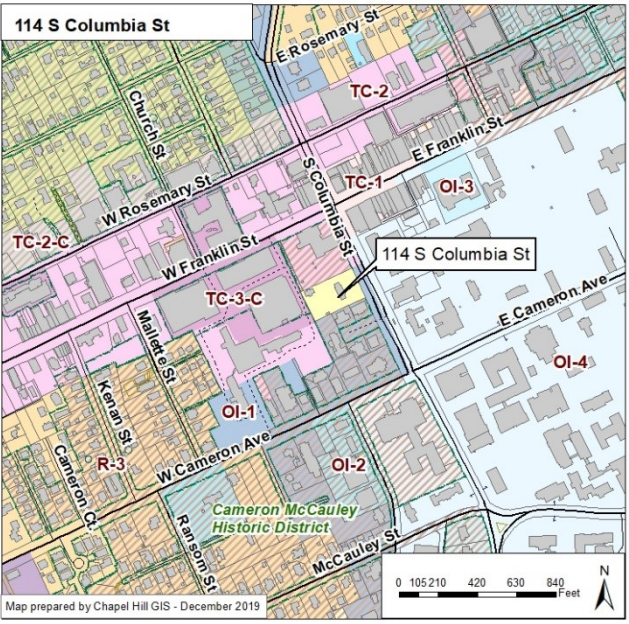




Historic District Commission
New Business – Concept Plan Review
114 S. Columbia Street (Project #20-012)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Anya Grahn, Senior Planner
 Becky McDonnell, Planner II
 Judy Johnson, Operations Manager

Applicant John B. Hawkins, Architect	Meeting Date(s) 3/10/2020	Historic District Cameron-McCauley
PROCESS: <ul style="list-style-type: none"> The Historic District Commission (HDC) has the opportunity tonight to hear this applicant's presentation, hear public comments, and offer suggestions to the applicant. Because this is a Concept Plan submittal, statements by individual Commissioners this evening do not represent a commitment on an official position if the Historic District Commission considers a formal application at a later time. 	DECISION POINTS: <ul style="list-style-type: none"> Concept Plan applications are required for all Special Use Permit (SUP) and Conditional Zoning Applications. A Conditional Zoning application has not yet been submitted for this development. Concept Plans are typically reviewed by the Community Design Commission; however, the HDC exercises all the powers and duties of the Chapel Hill Community Design Commission within the Historic District. 	
PROJECT OVERVIEW: <p>On January 10, 2020, the applicant submitted a Certificate of Appropriateness application to demolish an existing 1962 "social hall" annex building and construct a new, larger accessory building in its place. Per Land Use Management Ordinance (LUMO) 3.7.3¹, a fraternity dwelling requires a Special Use Permit (SUP) in the Office Institutional – 1 (OI-1) Zoning District.</p> <p>The existing fraternity use on the site is a legal non-conforming use as the fraternity house was built in 1929 and the annex in 1962, prior to the LUMO requirements for fraternities to have a Special Use Permit (SUP). Per LUMO 7.3.2(a)², no nonconforming use can be "extended, expanded, enlarged, or moved to occupy a different or greater area of land, buildings or structure than was occupied by such use at the time it became nonconforming..." The larger size of the new accessory building requires that the applicant come into compliance with the current requirements.</p> <p>In order to address the non-conformity, the applicant has proposed to rezone the property to Office Institutional-1 Conditional Zoning District (OI-1-CZ), which would reflect the standards of the base zoning while allowing the applicant to expand the use on the site.</p>	PROJECT LOCATION: 	

¹https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAU_SMA_ART3ZODIUSDIST_3.7USRE

²https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALAU_SMA_ART7NO