



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788-36=3774

Date: 2.7.20

Section A: Project Information

Project Name: New Beta Activity Building

Property Address: 114 South Columbia St. (Beta Theta Pi House)

Zip Code: 27514

Use Groups (A, B, and/or C): B

Existing Zoning District: OI-1

Project Description: Demolition of single story 1,275 s.f. frame annex building at Beta Theta Pi Frat

New 1,848 s.f. wood frame "Activity Building" in same location as demo'd. bldg.

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

Applicant Information (to whom correspondence will be mailed)

Name: John B. Hawkins . AIA . Architect

Address: 210 N. Columbia St.

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: 919-929-0039

Email: jbhawkins@mindspring.com

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

Signature:

John B. Hawkins

Date:

2.7.20

Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Wooglin Foundation, Inc.

Address: P.O. Box 3990

City: Chapel Hill

State: NC

Zip Code: 27514

Phone: 336-541-5504

Email: chetbrown@bibinc.com

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

Signature:

Chester H. Brown, III

Date:

2-6-2020



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



Concept Plan Project Fact Sheet

Site Description	
Project Name	
Address	
Property Description	
Existing Land Use	
Proposed Land Use	
Orange County Parcel Identifier Numbers	
Existing Zoning	
Proposed Zoning	
Application Process	
Comprehensive Plan Elements	
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)			
Dimensional Standards (Sec. 3.8)			
Floor area (Sec. 3.8)			
Modifications to Regulations (Sec. 4.5.6)			
Adequate Public Schools (Sec. 5.16)			
Inclusionary Zoning (Sec. 3.10)			
Landscape			
Buffer – North (Sec. 5.6.2)			
Buffer – East (Sec. 5.6.2)			
Buffer – South (Sec. 5.6.2)			
Buffer - West (Sec. 5.6.2)			



Tree Canopy (Sec. 5.7)			
Landscape Standards (Sec. 5.9.6)			
Environment			
Resource Conservation District (Sec. 3.6)			
Erosion Control (Sec. 5.3.1)			
Steep Slopes (Sec. 5.3.2)			
Stormwater Management (Sec. 5.4)			
Land Disturbance			
Impervious Surface (Sec. 3.8)			
Solid Waste & Recycling			
Jordan Riparian Buffer (Sec. 5.18)			
Access and Circulation			
Road Improvements (Sec. 5.8)			
Vehicular Access (Sec. 5.8)			
Bicycle Improvements (Sec. 5.8)			
Pedestrian Improvements (Sec. 5.8)			
Traffic Impact Analysis (Sec. 5.9)			
Vehicular Parking (Sec. 5.9)			
Transit (Sec. 5.8)			
Bicycle Parking (Sec. 5.9)			
Parking Lot Standards (Sec. 5.9)			
Technical			



Fire			
Site Improvements			
Schools Adequate Public Facilities (Sec. 5.16)			
Recreation Area (Sec. 5.5)			
Lighting Plan (Sec. 5.11)			
Homeowners Association (Sec. 4.6)			

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time

Beta Theta Pi Fraternity House – 114 North Columbia St. New Activity Building

Concept Plan Application

PROJECT FACT SHEET

Site Description

Project Name: New Beta Activity Building
Address: 114 South Columbia St. Chapel Hill, NC 27514
Property Description: DB 5781, PG 61; DB 112, PG 79 50,354 s.f.
Existing Land Use: Fraternity House
Proposed Land Use: (Same)
Orange Co. ID No: 9788-36-3774
Existing Zoning: OI-1
Proposed Zoning: (Same)
Application Process: Conditional Zoning
Comp. Plan Elements: Town & Gown (See attached Statement of Compliance.)
Overlay Districts: Cameron-McCauley Historic District

TOPIC	REQUIREMENT	PROPOSAL	STATUS
Use / Density (Sec. 3.7)	“S” Permitted Special Use in OI-1 zoning	Existing	✓
Dim. Standards (Sec. 3.8)	Table 3.8-1 Setbacks, ht., area, etc.	Compliant	✓
Floor Area (Sec. 3.8)	max. FAR: .264	Proposed FAR: .263	✓
Mods to Regulations (Sec. 4.5.6)			NA
Adequate Schools (Sec. 5.16)			NA
Incl. Zoning (Sec. 3.10)			NA

LANDSCAPE

Buffer – North (Sec. 5.6.2)	“B” buffer (Conditional Zoning = no buffers)	Existing	✓
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TOPIC	REQUIREMENT	PROPOSAL	STATUS
Buffer – East (Sec. 5.6.2)	“B” buffer	Existing	✓
Buffer – South (Sec. 5.6.2)	“B” buffer	Existing	✓
Buffer – West (Sec. 5.6.2)	“B” buffer	Existing	✓
Tree Canopy (Sec. 5.7)	40% canopy	Existing (No tree removal)	✓
Landscape Standards (sec. 596)	LS for parking	No new parking	NA
<u>ENVIRONMENT</u>			
Resource Conserv. District (Sec. 5.9.6)			NA
Erosion Control (Sec. 5.3.1)		Sediment & Erosion control provided During construction	✓
Steep Slopes (Sec. 5.3.2)			NA
Stormwater Management (Sec. 5.4)		No changes proposed	✓
Land Disturbance		1,464 s.f. new land disturbance	✓
Impervious Surface (Sec. 3.8)	< .7 site area	.483	✓
Solid Waste / Recycling		No change	NA
Jordan Riparian (Sec. 5.18)			NA

TOPIC	REQUIREMENT	PROPOSAL	STATUS
<u>ACCESS and CIRCULATION</u>			
Road Improvements (sec. 5.8)			NA
Vehicular Access (sec. 5.8)	Adequate Access and Circulation	Existing	✓
Bicycle Improvements (sec. 5.8)	Adequate Access and Circulation	Existing	✓
Pedestrian Improvements (sec. 5.8)	Adequate Access and Circulation	Existing	✓
Traffic Impact Analysis (Sec. 5.9)	Req. for Conditional Zoning	No Change	NA
Vehicular Parking (Sec. 5.9)	Min. 1/3 res. Max. 1/2 res.	Existing = 22	✓
Transit (Sec. 5.8)	Adequate Access and Circulation	Existing	✓
Bicycle Parking (Sec. 5.9)	Min. 4; 1/3 res.	Existing = 32	✓
Parking Lot Standards (Sec. 5.9)		Existing / No change	✓

TOPIC	REQUIREMENT	PROPOSAL	STATUS
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TECHNICAL

Fire			NA
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Site Improvements			NA
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Schools Adequate Public Facilities (Sec. 5.16)			NA
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Recreation Area (sec. 5.5)			NA
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Lighting Plan (sec. 5.11)	Control glare, spillover	Existing / no change	✓
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Homeowner's Association (sec. 4.6)			NA
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Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	380.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
NA	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	155.00
X	Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none">• Natural features of site• Access, circulation, and mitigation of traffic impacts• Arrangement and orientation of buildings• Natural vegetation and landscaping• Impact on neighboring properties• Erosion, sedimentation, and stormwater		
NA	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
X	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



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

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

Beta Theta Pi Fraternity House – 114 North Columbia St. New Activity Building

Concept Plan Application

Statement of Compliance with Design Guidelines

Design Guidelines for the Chapel Hill Historic Districts.

Section I, Page 5 Secretary of the Interior's Standards for Rehabilitation

Per paragraphs 9 and 10, this project will comply with the following guidelines in the Secretary of the Interior's Standards for Rehabilitation:

"9. New additions, exterior alterations, or related new construction shall not destroy historical materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

"10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Section II, Page 9 Guidelines: Setting

Per paragraph 3, this project will:

"3. "Introduce new site features, building additions, and other structures in ways that are compatible with the visual and associative characteristics of the historic setting."

This is achieved by the inclusion of architectural details at the new activity building – including brick foundation walls, Tuscan order columns, roof-top railings, eave fascias and crown molding, half-round gutters and downspouts, and "Julius Blum" stair railings, which are common details in residential and fraternity buildings in the historic district, including the main Beta House. Also: the colonnaded wrap-around porches at the south and east sides of the new structure are a feature found at many buildings in the historic district.

Section II, Page 19 Walkways, Driveways, and & Offstreet Parking

Per paragraph 9, new walkways in this project will be brick pavers to comply with the guideline "Construct new walkways...in traditional materials and designs that are compatible...with the character of the building, site, and district.

Section II, Page 21 Guidelines: Garages & Accessory Structures

Per paragraph 7, this project will comply with the following guideline in this section:

"7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory

structures in traditional locations that are compatible with the character of the building and the site. Design them to be compatible with the main house in material, form, scale and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.

Section III, Page 42 Porches, Entrances, & Balconies

This topic does not specifically address requirements for porches in new or replacement buildings, or in accessory buildings. But it begins with the statement “Traditional front porches contribute to the overall historic character of houses within Chapel Hill’s historic districts.” The porch elements in the new activity building are intended to contribute to compatibility with other structures in the historic district.

Section IV, Page 53 Guidelines: New Construction

This topic repeats other guidelines which prescribe compatibility of new construction with neighboring sites and buildings as it relates to site orientation, size and scale, form and massing, materials and details. Paragraphs 8 and 9 make the additional recommendations, with which this project will comply:

“8. Design new buildings that are compatible with but subtly discernable from historic buildings in the districts.

9. Maintain and protect significant features from damage during or as a consequence of related site work or construction.”

Section IV, Page 57 Guidelines: Decks

This topic applies to new decks added to a primary historic building on a historic district site, as opposed to decks included in a new non-historic accessory building, such as the New Activity Building in this project. However, the project will comply with the following guidelines:

“1. Introduce decks in inconspicuous areas that are not visible from the street – usually on rear elevations, inset from either rear building corner.” (The deck in this project will also not “...require the loss of a character-defining building or site feature, such as a porch or mature tree.”)

“5. Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.” (New deck steps for the Activity Building are typical residential wood stair design – painted wood treads, risers, and stringers - found in historic districts. New railings are painted steel “Julius Blum” type common in historic districts and on campus.)

“6. Maintain and protect significant site features from damage during or as a consequence of deck-related site work or construction.”

Section V, Page 62 Demolition of Existing Buildings

The discussion in this topic notes that the HDC strongly discourages “The demolition of a building that contributes to the historic character of any of Chapel Hill’s historic districts.” The existing “social building” is identified as a “non-contributing building” in a Registration Form for the Beta Theta Pi property filed with the National Register of Historic Places in 2004. So, the provisions of this topic in the Guidelines are not directly applicable to this project.

However, the project will comply with the following guidelines:

“5. Protect significant site features such as mature trees from damage during – or as a result of – the demolition.”

“6. Clear the site of all debris promptly following the demolition.”

Beta Theta Pi Fraternity House – 114 North Columbia St. New Activity Building

Concept Plan Application

Statement of Compliance with the Comprehensive Plan

Theme 6 – Town and Gown Collaboration

Goal TGC-4

“Housing for students that is safe, sound, affordable, and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and housing for Town, University, and the Health Care System employees that encourages them to reside in the community.” (TGC-4)

The new Beta Activity Building will help to provide a well-rounded residential environment for Beta Theta Pi student members by offering a suitable venue for social activities which include mingling, musical performances, dancing, and light refreshment. Having the ability to enjoy these non-academic activities onsite, close to campus, will provide a complement to their study hours which will be “conducive to (the) educational and maturational needs of students.” The members of the Beta house have taken an active role in the planning and design of the project which will enhance their sense of investment in and ownership of the process.

Goal TGC-5

“The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation.” (TGC.5)

As described in the attached statement of compliance with HDC design guidelines, the proposed Activity Building has been designed to be a respectful, positive contribution to the Cameron – McCauley historic neighborhood “in ways that respect history, traditions, and the environment.” We feel that the project will also help “revitalize” the Beta House property, and provide a model for an “innovative “ use to the UNC fraternity community.

Beta Theta Pi Fraternity House – 114 North Columbia St. New Activity Building

Concept Plan Application

Developer's Program Statement

How Existing Conditions impact the Site Design

- Natural features of site

All existing natural features of the site are to be preserved, unaffected by this proposal.

- Access, circulation, and mitigation of traffic impacts

The existing access into the site, vehicular and pedestrian circulation and traffic impacts are unaffected by this proposal.

- Arrangement and orientation of buildings

The new Beta Activity Building will occupy the same footprint as the existing annex building which it will replace. The arrangement and orientation of buildings will be preserved.

- Natural vegetation and landscaping

All existing vegetation and landscaping will be unchanged and preserved by this project. The new expanded wood deck will be built around an existing 40" pin oak tree which is located just south of the existing / new building site.

- Impact on neighboring properties

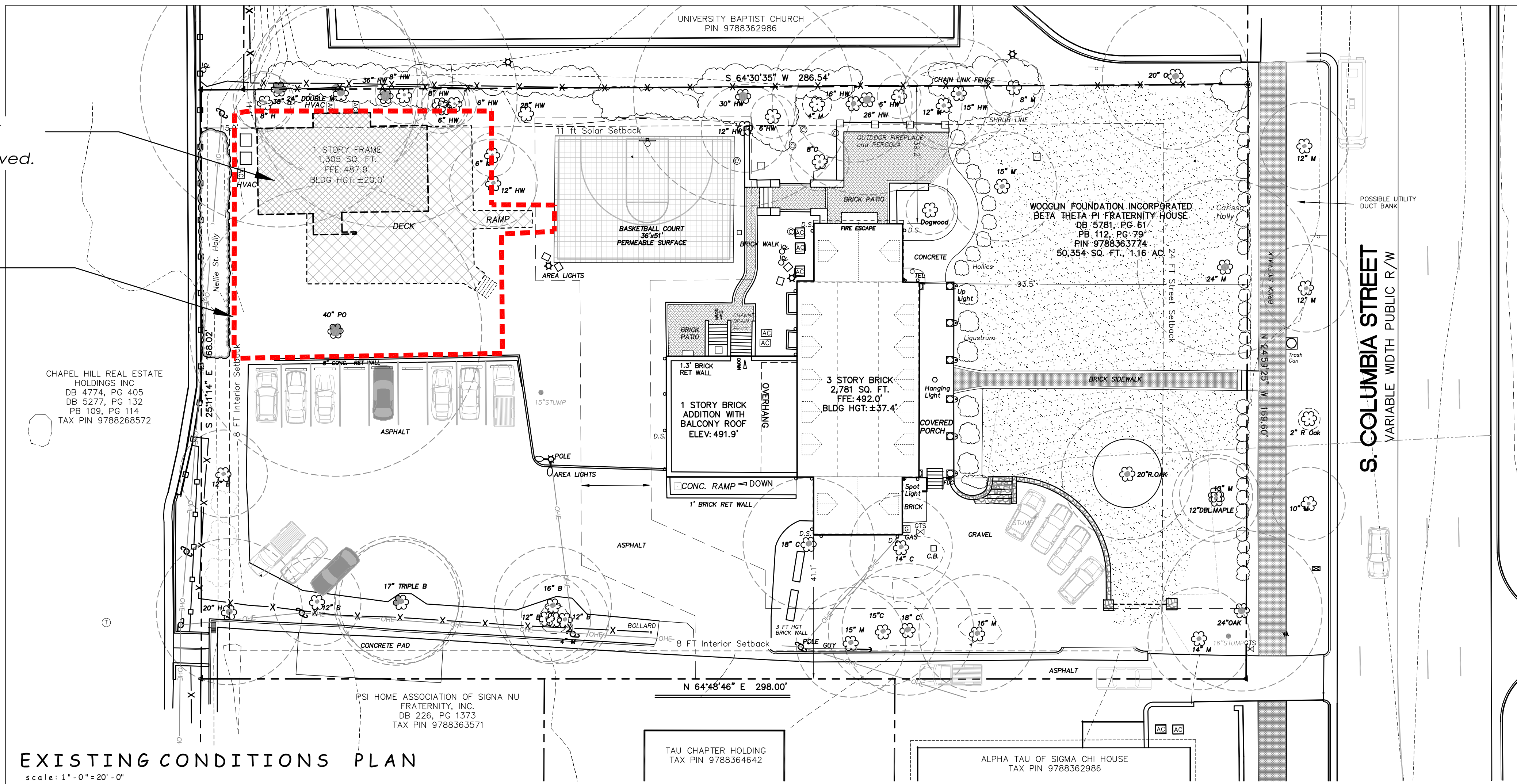
This proposal includes replacement of an existing accessory building with a new one of approximately equal size and proportions, and sited in the same footprint as the that existing building to be removed. The impact upon neighboring properties will be minimal.

- Erosion, sedimentation, and stormwater

Sedimentation and erosion control measures during construction will be provided in accordance with Town ordinances. The existing topography and stormwater management infrastructure will remain unchanged.

Existing Building, deck
and other existing
structures to be removed.

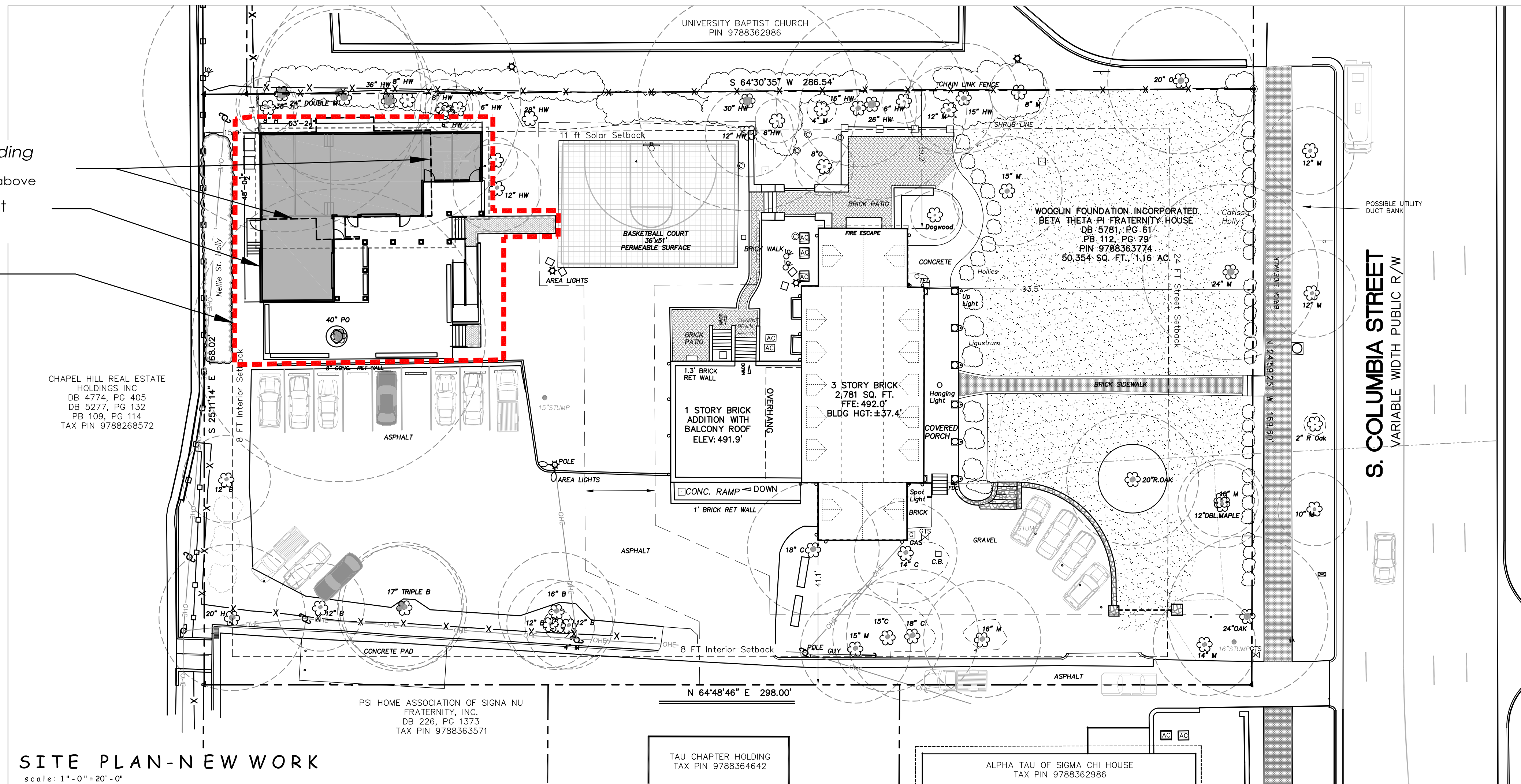
Limits of
Demolition Work

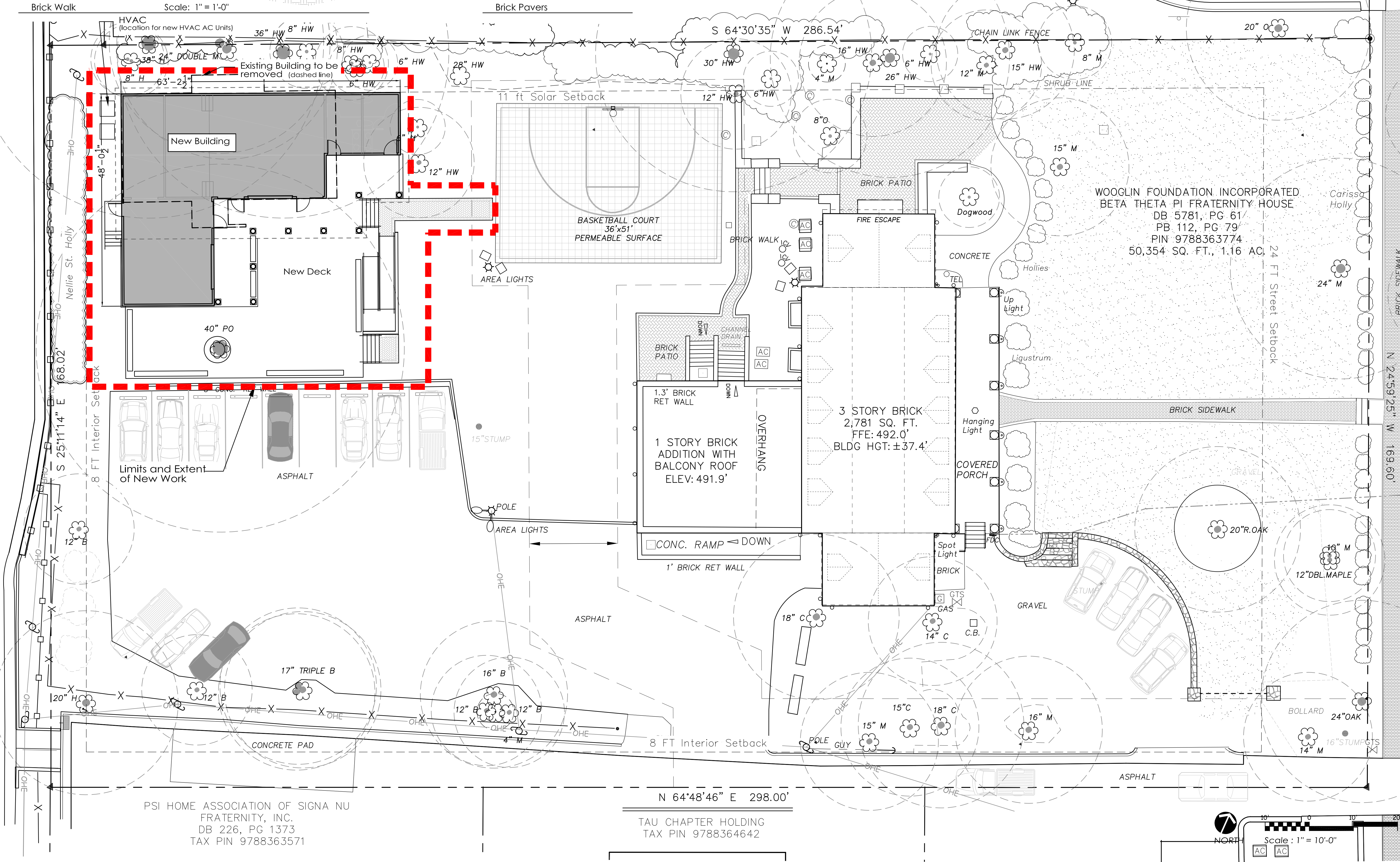
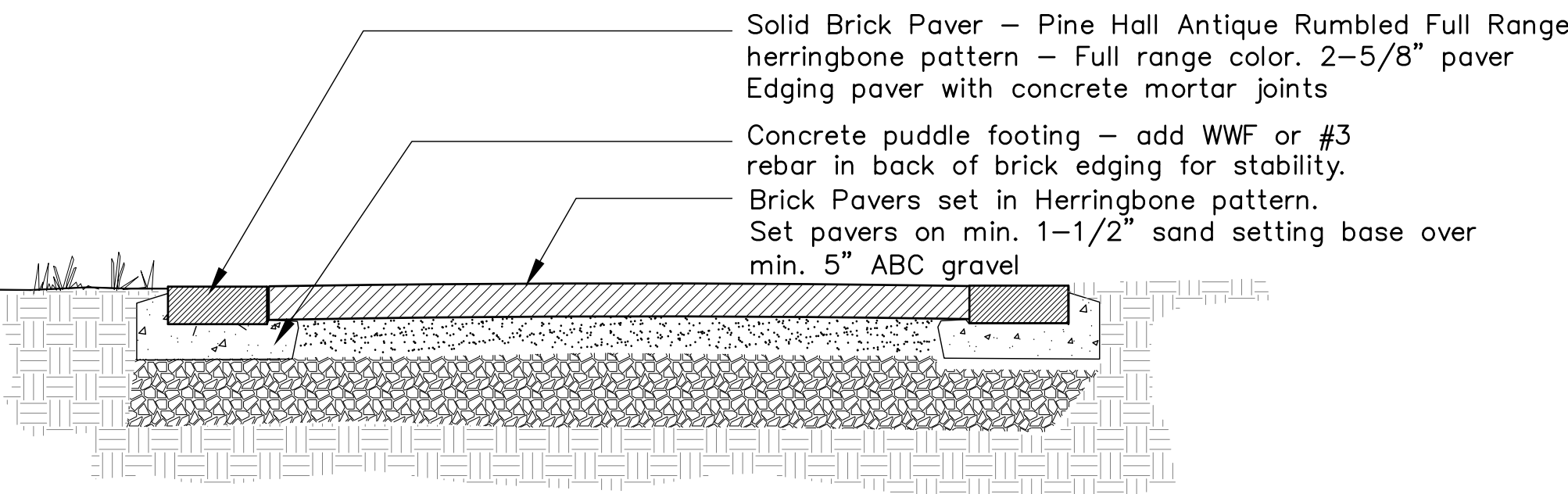


Outline of Existing Building
to be removed -
See Existing Conditions Plan above

New Building Footprint
area = 1,848 s.f.

Limits and Extent
of New Work





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NEW
ACTIVITY BLDG.
BETA THETA PI
FRATERNITY
114 SOUTH COLUMBIA ST.
CHAPEL HILL, NORTH CAROLINA

HISTORIC DISTRICT
COMMISSION
REVIEW

DETAILED SITE PLAN

DATE: 01-08-20
PROJ. NO. 1960
DRAWN: DS
SCALE: 1'-0" = 10'-0"

L-2