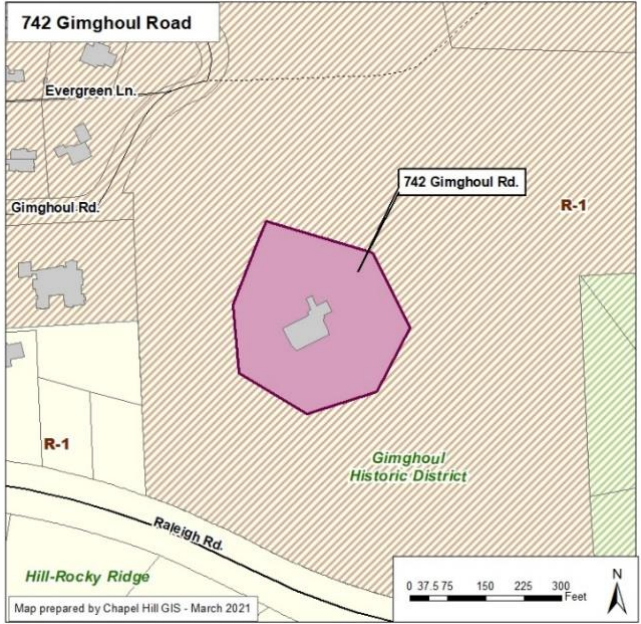




Historic District Commission
New Business – Concept Plan Review
742 Gimghoul Road (Project #21-061)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Charnika Harrell, Planner I
 Anya Grahn, Senior Planner
 Judy Johnson, Assistant Planning Director

Applicant John R. Bratton on behalf of Gimghoul Corporation, Property Owner	Meeting Date(s) 10/12/2021	Historic District Gimghoul
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 HDC considers a formal application later. 	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 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>The applicant is proposing to rezone the property to Office/Institutional-1 Conditional Zoning District (OI-1-CZD), to allow the expansion of the existing castle. Gimghoul Castle was built in 1926 and is considered a club use, as defined by the Land Use Management Ordinance (LUMO). The LUMO defines a club as "an establishment operated by a corporation or association of persons for social, literary, policy, educational, fraternal, or charitable purposes, but which is not operated for profit or to render a service which is customarily conducted as a business".</p> <p>As a club is not a permitted use per Table 3.7-1¹ in the Residential-1 (R-1) zoning district, the applicant is proposing to rezone the property. The castle, a club use, is considered a legal nonconforming use as it was built prior to the adoption of the LUMO.</p> <p>The HDC approved the Certificate of Appropriateness application for an addition and site improvements on April 13, 2021². The project includes ADA compliant restroom facilities, ADA ramps, new sidewalks, and expansion of terraces</p> <p>To expand the castle, the property must come into compliance with current LUMO requirements.</p>	PROJECT LOCATION: 	

¹https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODIUSDIST_3.7USRE

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4891310&GUID=53CB93F5-61CD-4FBF-90C3-2C12B6F596E9&Options=&Search=>