



CLH design, p.a.  
400 Regency Forest Drive  
Suite 120  
Cary, NC 27518  
P: 919.319.6716  
[www.clhdesignpa.com](http://www.clhdesignpa.com)

May 29, 2025

---

**TO:** **Town of Chapel Hill – Planning Department**  
**PROJECT:** **UNC-Chapel Hill Chewning Tennis Center – Team Building**  
**RE:** **PROJECT NARRATIVE: SPECIAL USE PERMIT MODIFICATION TO OCTOBER 8<sup>TH</sup>, 1990 SUP**

---

The University of North Carolina is proposing a new team building at the UNC Chewning Tennis Center located at 251 Friday Center Drive in Chapel Hill, NC. The project spans over two parcels (in Orange County and Durham County). The total deeded acreage of the parcels together is 570.57-ac. The parcels are owned by the University of North Carolina and include the Chewning Tennis Center, other University facilities, and open space. The proposed team building will provide modern locker room, office and support spaces to better support the Carolina Athletics' men's & women's tennis teams and associated staff at the existing Chewning Tennis Center.

The existing project area is within the UNC Chewning Tennis Center complex, which was improved in 2022 in a Phase 1 project. This project herein ("Phase 2") includes the addition of a team building adjacent to the restroom facilities on land that is a mixture of impervious, grassed, and wooded.

The existing topography on the project area of the site slopes from the existing site fence to the west into the woods on the parcel. This project will fill the slope within the area of the new facility, and a retaining wall will form an outdoor deck on the southwest side of the facility. Any trees not impacted by construction will be protected using erosion control measures. Stormwater runoff from all new Phase 2 impervious area will drain to the existing stormwater control measure (SCM; constructed wetland), installed in Phase 1.

Sincerely,

A handwritten signature in black ink, appearing to read "Zak Pierce".

Zak Pierce, PLA, ASLA, LEED AP  
CEO  
CLH design, p.a.



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

Project Information	Project Name	UNC-CH Chewning Tennis Center – Team Building	Application Number [Staff to Complete]	SUP-24-3
---------------------	--------------	---	--	----------

Lot & Zoning Information	Parcel Number(s)	9798518134 (Orange County) and 9797785626 (Durham County)
	Property Address(es)	251 Friday Center Drive
	Existing Zoning District(s)	OI-2
	Proposed Zoning District(s)	OI-2

Uses (LUMO Sec. 3.7 and 3.10)	Evaluation [Staff to Complete]			
	Existing Use(s)	Institution		
	Proposed Use(s)	Recreation Facility, non-profit		
	Number of Dwelling Units	Existing	n/a	Proposed to be Removed
		Proposed New, Minimum	n/a	Proposed New, Maximum
		Market-rate units	n/a	Affordable units
		For sale units	n/a	Rental units
				See Staff Report

Land Area	Net Land Area (NLA) (sq. ft.)	TOTAL: 24,854,029	Net Land Area (acres)	404.01+166.55 = 570.57
	Gross Land Area (GLA) (sq. ft.)	TOTAL: 27,339,432	Gross Land Area (acres)	(+10%) = 627.62

Evaluation [Staff to Complete]					
<b>Setbacks &amp; Building Height (LUMO Sec. 3.8)</b>	<b>Proposed street setback (ft.)</b>	Approx. 3,400 ft.	<b>Required street setback (ft.)</b>	24 ft.	See Staff Report
	<b>Proposed interior setback (ft.)</b>	n/a	<b>Required interior setback (ft.)</b>	8 ft.	
	<b>Proposed solar setback (ft.)</b>	Approx. 580 ft.	<b>Required solar setback (ft.)</b>	11 ft.	
	<b>Proposed building height, setback (ft.)</b>	29'-2"	<b>Required building height, setback (ft.)</b>	29 ft.	
	<b>Proposed building height, core (ft.)</b>	29'-2"	<b>Required building height, core (ft.)</b>	60 ft.	

<b>Land Disturbance</b>	<b>Total proposed land disturbance (sq. ft.)</b>	135,040	<b>Total proposed land disturbance (acres)</b>	3.1 Acres
-------------------------	--	---------	--	-----------

Evaluation [Staff to Complete]				
<b>Impervious Surface Area (ISA) (LUMO Sec. 3.8)</b>	<b>Existing ISA (sq. ft.)</b>	Not all of the existing impervious on the 570 acres were surveyed. Total impervious area on site is unknown.	<b>Removed ISA (sq. ft.)</b>	See Staff Report
	<b>New ISA (sq. ft.)</b>		<b>Total ISA (sq. ft.)</b>	
	<b>Proposed ISA ratio (% of GLA)</b>		<b>Required ISA ratio (% of GLA)</b>	

Evaluation [Staff to Complete]					
<b>Floor Area (LUMO Sec. 3.6, 3.8, 3.10)</b>	<b>Existing floor area (sq. ft.)</b>	Existing Indoor Building (includes mezzanine) 57,365 SF; Bathroom Building 2,633 SF	<b>Removed floor area (sq. ft.)</b>	0	See Staff Report
	<b>New proposed floor area (sq. ft.)</b>	New Team Building: 9,206 SF	<b>Total proposed floor area (sq. ft.)</b>	69,204	
	<b>Maximum allowed floor area* (sq. ft.)</b>				

\*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)	Evaluation [Staff to Complete]						
	Total land area in RCD (sq. ft.)	0		Sewered	<input type="checkbox"/>		
	Land area (sq. ft.)	Streamside Zone		Managed use zone	Upland Zone		
	Proposed use(s) [Table 3.6.3-2]						
	Proposed	Required	Proposed	Required	Proposed	Required	
	ISA (sq. ft.)						
	ISA ratio (%)						
	Disturbed area (sq. ft.)						
	Disturbed area ratio (%)		20%		40%		40%
	See Staff Report						

Floor area (sq. ft.)								
Floor area ratio (%)		1%		1.9%				

Steep Slopes (LUMO Sec. 5.3)	Total steep slopes area (sq. ft.)	On whole parcel – above 25% = 96,512	Proposed disturbed area (sq. ft.)	9,025 sf	Evaluation [Staff to Complete] See Staff Report
	Proposed disturbed area (%)	9.4%	Maximum allowed disturbance (%)	25%	

Recreation Space (LUMO 5.5)	Proposed recreation space (sq. ft.)	n/a	Required recreation space (sq. ft.)		Evaluation [Staff to Complete] See Staff Report
	Proposed payment (\$)		Payment-in-lieu calculation		

Landscape Buffers (LUMO Sec. 5.6 and Design Manual)	Direction (North, South, East, West)	Type		Width		Evaluation [Staff to Complete] See Staff Report
		Proposed	Required	Proposed	Required	
	n/a. this is a proposed accessory use.					


<b>Evaluation [Staff to Complete]</b>					
<i>Tree Canopy Coverage (LUMO Sec. 5.7)</i>	<b>Proposed tree canopy coverage (% of NLA)</b>	Full tree survey of the 570 acres was not performed.	<b>Required tree canopy coverage (% of NLA)</b>	40	<b>Evaluation [Staff to Complete]</b> See Staff Report

<b>Evaluation [Staff to Complete]</b>					
<i>Off-Street Vehicular Parking (LUMO Sec. 5.9)</i>	<b>Existing vehicular parking spaces</b>	Multiple large parking lots on this 570 acre site. 49 spaces by existing building	<b>Removed vehicular parking spaces</b>	0	<b>Evaluation [Staff to Complete]</b> See Staff Report
	<b>New vehicular parking spaces</b>	0	<b>Total proposed vehicular parking spaces</b>	0	
	<b>Minimum required vehicular parking spaces</b>	n/a	<b>Maximum allowed vehicular parking spaces</b>	n/a	
	<b>Calculation for minimum requirement</b>	No added occupants for this proposed team building.			
	<b>Calculation for maximum allowance</b>				

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

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

**Print Name** Zak Pierce, PLA, ASLA – CLH design. (Owner's Agent)

**Date**

May 29, 2025

