



CP-25-6

Concept Plan Application

Status: Active

Submitted On: 10/7/2025

Primary Location

1 ALICE INGRAM DR
CHAPEL HILL, NC 27517

Owner

STATE OF NORTH CAROLINA
UNC Chapel Hill
Alice Ingram Circle 1 Chapel
Hill, NC 27516

Applicant

 M. Travis Blake
 919-260-4881
 nbcinc@outlook.com
 9780 US 15-501 N
Chapel Hill, NC 27517

Application Information

Project Name

UNC Faculty Club SUP Revision

Proposed Entitlement Process*

Special Use Permit

Existing Zoning District(s)*

Extra Jurisdictional Area in Durham
County OL-2

Existing Use(s)*

Institutional Recreation

Proposed Use(s)*

Institutional or Community Facility

Project Description*

New gym, reconfigure parking areas and install new tennis courts

Will the project require modifications to regulations?*

No

Applicant Authorization

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

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.



Applicant Signature*

✓ M. Travis Blake
Jul 21, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner.

*

Consultant/Contractor

If the applicant is an entity, provide detailed information regarding the principals of the entity.

UNC Faculty Club Manager Ben Allred

Concept Plan Questions

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management. *

None of the above impact the proposed work.

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.*

New building features lie within the property setback lines, the street frontage and building parameters are within guidelines.

Describe how the proposal incorporates affordable housing.*

N/A

Describe how the proposal compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.*

No changes to current use.

Describe any proposed road, transit, bicycle, or pedestrian improvements. *

None are proposed

Describe how the proposal addresses traffic impacts or traffic and circulation concerns. *

There are no changes to the existing traffic patterns

Describe how the proposal addresses parking needs.*

Proposal will reconfigure all existing parking areas to increase available parking.

Describe how the proposal addresses fire access and emergency response.*

There will be no changes to the existing entry and exit.

Describe how utility service (water, sewer, and electric) meets or will meet the needs of this proposal. *

Water and sewer lines of adequate size are already adjacent to the gym's proposed location. The gym will require 3 phase which is already on the property.



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Request for Changes to the Special Use Permit for the
UNC Faculty-Staff Recreation Association aka “The FARM.”
Concept Plan Submittal

Introduction

The FARM is located on approximately 29 acres off Barbee Chapel Road in Durham County and adjacent to additional acreage owned by the University of North Carolina of Chapel Hill: Exhibit 1. Area Map. The property is in Chapel Hill’s extra jurisdictional area for zoning compliance and building permits.

Besides the robust tennis, pickleball and swimming facilities the FARM hosts a summer camp for children aged from five to thirteen years of age. They are split into three different age groups: Little Farmer's - 5–6-year-olds; Day Camp - 7-9; and Youth Camp - 10-13. Total capacity is around 155 campers. 98% are Farm members. The FARM is also host to all departments at UNC that use the facility for special outdoor events.

The requested changes to the SUP which was granted in 2005 are desired so the FARM can best serve its members and UNC. The proposed gym will provide indoor cover and air conditioning for the camp and extended seasonal recreational venues for the general membership.

The proposed increase in parking is needed as the overflow areas are being used more often, and it has become increasingly difficult to maintain the lawn in these areas. In addition, the existing parking areas need to be laid out in a conventional manner to make more efficient use of the areas.

The membership has been capped to approximately 1100 families and there is no plan to increase the membership; the proposed improvements are membership enhancements and deferred infrastructure tasks for the existing facility.

Special Use Permit Existing and Requested Changes

	Current Limit	Existing	Proposed
Impervious Sqft	197,257 (15.83%)	193,303 (15.51%)	299,153 (24.00%)
Parking	205	208	300
Building	6	4	5
Floor Area	16,000	8,200	16,000

Narrative

1. Existing Conditions Impact on Project: Exhibit 2. Existing Conditions
 - a. Natural features impact to project.
 - i. Minor changes to topography may be needed to for the existing parking areas to hold or divert runoff. Generally, these parking areas will stay in their existing footprints. Features 5, 19, 24, 33, 34, 36.
 - ii. The gym will be at the existing grade of the current shelters (proposed to be replaced in same area (2025-2026) at the entry. Features 2 & 3.
 1. The gym is planned for Feature location 4 at the edge of the athletic field behind the shelters.
 - iii. There are a few oak trees in the area that will be removed. These trees would be removed regardless of the planned work as they have begun to drop large limbs. Due to camp activities and shelters under these trees, they have become a hazard. The UNC arborist will be consulted to save what large oaks can be saved and confirm the species of additional new trees that will be planted in the area. In addition, once the proposed projects have been completed additional trees and shrubs will be planted throughout the facility in areas appropriate for additional vegetation.
 - b. The parking lot reconfigurations will make parking and vehicular movement safer. There are no plans to change the parking area locations, current entry, interior movement, or exit.
 - c. The gym building is planned to receive solar panels. In addition, solar panels will be installed on some of the other buildings that have conducive orientation.
 - d. The most significant change needed to the existing vegetation is removal of trees for 3 additional soft tennis courts; Proposed Feature 37. These courts are permeable surfaces, and additional plantings are planned to compensate for their loss.
 - e. There will be no impact on adjacent properties.
 - f. There may be the need for two new storm water control measures (SCM). A stormwater evaluation by a stormwater professional will need to confirm. All stormwater permits will go through UNC's Environmental Compliance Department.
2. Affordable Housing
 - a. This project does not include any residential components.
3. Adherence to Chapel Hill's Comprehensive Plan
 - a. Complete Community Strategy – where to direct growth.
 - i. This project does not have any housing components.
 - b. Future Land Use Map – appropriate uses and building height guidance.
 - i. The maximum height of the proposed gym is 30'.

- c. Mapped transportation features – Everywhere to Everywhere Greenways, Mobility and Connectivity Plan, Greenways Plan, and Connected Roads Plan
 - i. The FARM currently has approximately 60 spaces for bikes.
 - ii. The FARM is not currently a part of any UNC or TOCH greenways.
 - d. Climate Action and Response Plan – contributing to climate actions.
 - i. The FARM is adding of a substantial number of solar panels on the new gym and existing buildings. The final evaluation from Southern Energy Management should be completed by November 2025.
 - e. Applicable small area plans
 - i. Not applicable to this request.
4. Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management.
- a. The proposed work is not in a Resource Conservation District, structures will be on the current topography, drainage patterns will remain the same. UNC may require the two additional stormwater control measures indicated on the proposed plan. Exhibit 3. The final stormwater plan and permits will need to be approved by UNC and added to their NPDES permit.
5. Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.
- a. The gym is approximately 125' from the nearest property line and this adjacent parcel is also owned by UNC.
 - b. New work does not impact the view from Barbee Chapel Road.
 - c. The proposed gym is planned to be less than 30' in height.