

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT
Craig N. Benedict, AICP, Director

Current Planning
(919) 245-2575
(919) 644-3002 (FAX)
www.co.orange.nc.us



131 W. Margaret Lane
P. O. Box 8181
Hillsborough, NC 27278



February 1, 2012

Wendy Hillis
Campus Historic Preservation Officer
The University of North Carolina at Chapel Hill
CB# 1090, Giles F. Horney Building
103 Airport Drive
Chapel Hill, NC 27599-1090

RE: SITE PLAN REVIEW SPR11-0003 - UNC Bingham Facility 2011 Site Plan Update
located at 1907 Orange Chapel Clover Garden Road (PIN: 9728-93-1820)

Dear Ms. Hillis,

Thank you for the revised submittal of the UNC Bingham Facility site plan. Staff received the revised copy of the site plans on December 9, 2011 and has completed their review.

The UNC Bingham Facility is located at 1907 Orange Chapel Clover Garden Road (hereafter the 'property'). The property is approximately fifty-six (56) acres in area and is currently zoned Agricultural Residential (AR). The property is also located within the Agricultural Residential Land Use Category as defined within the 2030 Orange County Comprehensive Plan.

The University of North Carolina at Chapel Hill has submitted this site plan for review in order to:

1. Memorialize existing conditions on the property due to discrepancies between actual site conditions and the previously approved 2006 site plan(s).
2. Seek site plan approval for a new building constructed on the property that was not shown in its current configuration on the previous aforementioned site plan(s), and
3. To address anticipated changes and modifications with respect to the location and scale of the septic/wastewater systems on the property. As you are already aware, it was recently determined by the County that underground, non-building, development

activities associated with wastewater systems for government land uses are not subject to zoning review.

The current site plan application package indicates there are currently fifteen (15) building(s) or structure(s) located on the property with the following dimensional attributes:

Name	Area (square feet)	Height (feet)
Bingham 1	9411	11'-0"
Bingham 2	5363	17'-7"
Bingham 3	10,847	16'-5"
Old House	1242	21'-0"
Wood Shed	100	12'-0"
Storage Building	342	8'-7"
Trailer	1030	12'-9"
Metal Building	3200	18'-0"
Pole Barn	3515	19'-5"
Pump House @ north spray field	76	9'-0"
Filter and well house	265	14'-3"
Pump House - Building 1	76	9'-0"
Storage building at seeded basin	90	9'-10"
Shed at seeded basin	68	12'-10"
Storage building at Bingham 1	120	9'-7"

TOTAL 35,745 sq. ft. of building area

As part of the current site plan submittal no new buildings or structures are proposed for development at this time.

Staff has reviewed the site plan and found it to be in compliance with Section 2.5 *Site Plan Review*, Article 3 *Base Zoning Districts*, and Article 6 *Development Standards* (i.e. parking, landscaping, lighting, signage, etc.) of the Orange County Unified Development Ordinance (UDO).

Therefore in accordance with Section 2.5.4 *Procedures and Timeframes* of the UDO this letter shall serve as formal notice that the site plan application package has been approved by this office, including the square footages for each building denoted on the site plan as detailed herein, and that a Zoning Compliance Permit is hereby issued for this project consistent with this approved plan.

Bear in mind this letter only provides approval of the project from a land development/land use standpoint and should not be construed as providing blanket approval for

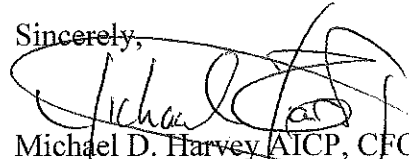
the commencement of land disturbing activities. UNC is obligated to secure all required local, State, and Federal permits necessary prior to the commencement of land disturbing activities.

Any alteration of the property and/or the change/development of new structures will require the submittal of a new site plan application package for review and approval by this office per the provisions of the UDO.

Further, and as you are aware from previous correspondence with UNC official(s), this facility has been designated, in accordance with the provisions of Section 5.3 *Table of Permitted Uses* of the UDO as a *University, Colleges and Institutions* land use, which is a permitted use of the property within the AR zoning district. So long as the use of the property remains consistent with current operations, as approved and memorialized through the various submitted site plans, this interpretation will continue to be considered valid. Deviation(s) from previously approved operational characteristics or the addition of new uses on the property shall cause this opinion to be re-evaluated and additional requirements, including heightened approval processes, may be required if the use is allowed to continue.

The Planning staff has enjoyed working with you on this project and looks forward to continuing work with you in the future. Should you have any questions regarding this letter or review process please contact me at (919) 245-2575.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Harvey", is written over a circular stamp or seal.

Michael D. Harvey AICP, CFO, CZO
Current Planning Supervisor
Orange County

CC: Craig Benedict, Planning Director
John Roberts, County Attorney
Sahana Ayer, Staff Attorney
File