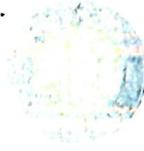


# SITE PLAN REVIEW APPLICATION



TOWN OF CHAPEL HILL  
Planning Department  
495 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
phone (919) 969-5666 fax (919) 969-5667  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788672508

Date: 8/8/19

## Section A: Project Information

Project Name: Additions & Renovations to the Battle House: NC Study Center  
Property Address: 203 Battle Lane Zip Code: 27514  
Use Groups (A, B, and/or C): B Existing Zoning District: R-2, HD-1  
Project Description: Our project involves additions and renovations to a historic, 1840's era building. Originally built as a single-family residence, the building has been used as a center for public worship continuously since the mid-1960s, when it was deeded to the Baptist State Convention of North Carolina. In 2015, the building was deeded to the Carolina Christian Study Center, which continues to use the building as a center for public worship. We are submitting this application in order to have officially recorded its change of use, from single-family residential (use group A) to a place of worship (use group B).

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

### Applicant Information (to whom correspondence will be mailed):

Name: Bret Horton, owner of Bret Horton Architect, PLLC  
Address: 1308 Broad Street  
City: Durham State: NC Zip Code: 27705  
Phone: (919) 619-2258 Email: bret@brethorton.com

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

Signature: Bret Horton Date: 8/9/19

### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Madison Perry, Executive Director of the North Carolina Study Center  
Address: 203 Battle Lane  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: (919) 391-8394 Email: madison@ncstudycenter.org

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

Signature: Madison Perry Date: 8/9/19

[Click here for application submittal instructions.](#)

# SITE PLAN REVIEW APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
phone (919) 969-5066 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788672508 Date: 8/9/19

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Click [here](#) for application submittal instructions.



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL  
Planning Department

## Section A: Project Information

**Use Type:** (check/list all that apply)

Office/Institutional    Residential    Mixed-Use    Other: Place of Worship

**Overlay District:** (check all that apply)

Historic District    Neighborhood Conservation District    Airport Hazard Zone

## Section B: Land Area

|  |   |      |        |         |
|--|---|------|--------|---------|
| Net Land Area (NLA): Area within zoning boundaries                       |   | NLA= | 87,736 | sq. ft. |
| Choose one, or both, of the following (a or b), not to exceed 10% of NLA | a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way            | CSA= | 17,082 | sq. ft. |
|  | b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space | COS= | N/A    | sq. ft. |
| TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)  |   | GLA= | 96,510 | sq. ft. |

## Section C: Special Protection Areas, Land Disturbance, and Impervious Area

**Special Protection Areas:** (check all those that apply)

Jordan Buffer    Resource Conservation District    100 Year Floodplain    Watershed Protection District

| Land Disturbance   | Total (sq. ft.) |
|--|-----------------|
| Area of Land Disturbance<br>(Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing) | < 20,000        |
| Area of Land Disturbance within RCD  | N/A             |
| Area of Land Disturbance within Jordan Buffer  | N/A             |

| Impervious Areas  | Existing (sq. ft.) | Demolition (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) |
|---|--------------------|----------------------|--------------------|-----------------|
| Impervious Surface Area (ISA)   | 21,314             | +/- 700              | +/- 2,900          | +/- 23,514      |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)% | 22%                | +/- 1%               | +/- 3%             | +/- 24 %        |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993        | 22%                |                      |                    |                 |



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section D: Dimensions

| Dimensional Unit (sq. ft.) | Existing (sq. ft.)          | Demolition (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) |
|----------------------------|-----------------------------|----------------------|--------------------|-----------------|
| Number of Buildings (1)    | +/- 5,856 (not incl. attic) | 0                    | +/- 230            | +/- 6,086       |
| Number of Floors           | 3 (not incl. attic)         |                      | 3                  | 3               |
| Recreational Space         | N/A                         |                      |                    | N/A             |

| Residential Space (N/A)                       |                    |                      |                    |                 |
|---|--------------------|----------------------|--------------------|-----------------|
| Dimensional Unit (sq. ft.)                    | Existing (sq. ft.) | Demolition (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) |
| Floor Area (all floors – heated and unheated) |                    |                      |                    |                 |
| Total Square Footage of All Units             |                    |                      |                    |                 |
| Total Square Footage of Affordable Units      |                    |                      |                    |                 |
| Total Residential Density                     |                    |                      |                    |                 |
| Number of Dwelling Units                      |                    |                      |                    |                 |
| Number of Affordable Dwelling Units           |                    |                      |                    |                 |
| Number of Single Bedroom Units                |                    |                      |                    |                 |
| Number of Two Bedroom Units                   |                    |                      |                    |                 |
| Number of Three Bedroom Units                 |                    |                      |                    |                 |

| Non-Residential Space (Gross Floor Area in Square Feet) |                       |           |            |                         |                         |
|---|-----------------------|-----------|------------|-------------------------|-------------------------|
| Use Type  | Existing              | Proposed  | Uses       | Existing                | Proposed                |
| Commercial  |                       |           |            |                         |                         |
| Restaurant  |                       |           | # of Seats |                         |                         |
| Government  |                       |           |            |                         |                         |
| Institutional   |                       |           |            |                         |                         |
| Medical   |                       |           |            |                         |                         |
| Office  |                       |           |            |                         |                         |
| Hotel   |                       |           | # of Rooms |                         |                         |
| Industrial  |                       |           |            |                         |                         |
| Place of Worship  | 5856 (not incl.attic) | +/- 6,086 | # of Seats | +/- 73 (folding chairs) | +/- 73 (folding chairs) |
| Other   |                       |           |            |                         |                         |

| Dimensional Requirements |                                       | Required by Ordinance | Existing            | Proposed            |
|--------------------------|---------------------------------------|-----------------------|---------------------|---------------------|
| Setbacks (minimum)       | Street (Senlac, Battle, S. Boundary)  | 26'                   | 58.2'/197.8'/151.6' | 58.2'/197.0'/130.8' |
|                          | Interior (neighboring property lines) | 11'                   | 44.4'               | 44.4'               |
|                          | Solar (northern property line)        | 13'                   | 58.2'               | 58.2'               |
| Height (maximum)         | Primary                               | 29'                   |                     |                     |
|                          | Secondary                             | 50'                   | 30'-10"             | 30'-10"             |

|                |           |     |   |               |
|----------------|-----------|-----|---|---------------|
| <b>Streets</b> | Frontages | 52' | Senlac 302', Battle 287', S. Boundary 302'        | All Unchanged |
|                | Widths    | N/A | Senlac 23'-9", Battle 19'-2", S. Boundary 22'-4"* | All Unchanged |

\* Battle Lane is 26'-0" wide where there is on-street parking. S. Boundary street width varies, and is as wide as 24' where there is on-street parking.



**PROJECT FACT SHEET**  
TOWN OF CHAPEL HILL  
Planning Department

**Section D: Dimensions**

(Note: For approval of proposed street names, contact the Engineering Department)

| Street Name | Right-of-Way Width | Pavement Width | Number of Lanes | Existing Sidewalk*                      | Existing Curb/Gutter                    |
|-------------|--------------------|----------------|-----------------|---|---|
| Senlac Road | +/- 37'            | 23'-9"         | 2               | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> Yes |
| Battle Lane | +/- 40'            | 19'-2"         | 2               | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes |

S. Boundary Street +/- 30' 22'-4" 2 Yes Yes

List Proposed Points of Access (Ex. Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

| Sidewalk Information             |            |                  |  |
|----------------------------------|------------|------------------|--|
| Street Names                     | Dimensions | Surface          | Handicapped Ramps  |
| S. Boundary (existing sidewalk)  | +/- 5'     | Concrete/Brick   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Battle Lane (existing sidewalks) | irregular  | Chapel Hill Grit | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Senlac Road (no sidewalks)       | N/A        | N/A              | No   |

**Section G: Parking Information**

| Parking Spaces  | Minimum   | Maximum | Proposed |
|-----------------|---|---------|----------|
| Regular Spaces  | 13  | 34      | 29       |
| Handicap Spaces | 2   | 2       | 2        |
| Total Spaces    | 15  | 36      | 31       |
| Loading Spaces  |   |         | 0        |
| Bicycle Spaces  | 3   | 3       | 8        |
| Surface Type    | Regular spaces are existing gravel. Proposed handicap spaces are asphalt. |         |          |

**Section H: Landscape Buffers**

Note. Because of the historic nature of the property, alternate landscape buffers are proposed, which are to be reviewed by the Historic District Commission.

| Location<br>(North, South, Street, Etc.) | Minimum Width | Proposed Width | Alternate Buffer | Modify Buffer |
|--|---------------|----------------|------------------|---------------|
|  |               |                |                  |               |

|  |  |  |                              |                              |
|--|--|--|------------------------------|------------------------------|
|  |  |  | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
|  |  |  | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
|  |  |  | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
|  |  |  | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |



**PROJECT FACT SHEET**  
**TOWN OF CHAPEL HILL**  
 Planning Department

**Section I: Land Use Intensity**

Existing Zoning District: R-2  
 Proposed Zoning Change (if any): N/A

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

| Zoning – Area – Ratio |                        |                              | Impervious Surface Thresholds  |                                 |                        | Minimum and Maximum Limitations      |  |
|-----------------------|------------------------|------------------------------|--------------------------------|---------------------------------|------------------------|--------------------------------------|--|
| Zoning District(s)    | Floor Area Ratio (FAR) | Recreation Space Ratio (RSR) | Low Density Residential (0.24) | High Density Residential (0.50) | Non-Residential (0.70) | Maximum Floor Area (MFA) = FAR x GLA | Minimum Recreation Space (MSR) = RSR x GLA |
| R-2                   | 0.093                  |                              |                                |                                 |                        | 8,975                                |  |
|                       |                        |                              |                                |                                 |                        |                                      |  |
|                       |                        |                              |                                |                                 |                        |                                      |  |
| <b>TOTAL</b>          |                        |                              |                                |                                 |                        | 8,975                                |  |
| RCD Streamside        |                        |                              |                                |                                 |                        |                                      |  |
| RCD Managed           |                        |                              |                                |                                 |                        |                                      |  |
| RCD Upland            |                        |                              |                                |                                 |                        |                                      |  |

**Section J: Utility Service**

Check all that apply:

|                    |   |  |  |                                |
|--------------------|---|--|--|--------------------------------|
| <b>Water</b>       | <input checked="" type="checkbox"/> OWASA | <input type="checkbox"/> Individual Well         | <input type="checkbox"/> Community Well          | <input type="checkbox"/> Other |
| <b>Sewer</b>       | <input checked="" type="checkbox"/> OWASA | <input type="checkbox"/> Individual Septic Tank  | <input type="checkbox"/> Community Package Plant | <input type="checkbox"/> Other |
| <b>Electrical</b>  | <input type="checkbox"/> Underground      | <input checked="" type="checkbox"/> Above Ground |  |                                |
| <b>Telephone</b>   | <input type="checkbox"/> Underground      | <input checked="" type="checkbox"/> Above Ground |  |                                |
| <b>Solid Waste</b> | <input checked="" type="checkbox"/> Town  | <input type="checkbox"/> Private                 |  |                                |



**SITE PLAN REVIEW APPLICATION  
SUBMITTAL REQUIREMENTS**  
TOWN OF CHAPEL HILL  
Planning Department

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 Department (Planning) at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org). For detailed information, please refer to the Description of Detailed Information handout.

|  |   |                |                      |
|--|---|----------------|----------------------|
|  | <b>Application Fee</b> ( <a href="#">including Engineering Review Fee</a> ) – <a href="#">refer to fee schedule</a>                     | Amount Paid \$ | <input type="text"/> |
|  | <b>Pre-application meeting</b> –with appropriate staff  |                |                      |
|  | <b>Digital Files</b> – provide digital files of all plans and documents   |                |                      |
|  | <b>Recorded Plat or Deed of Property</b>  |                |                      |
|  | <b>Project Fact Sheet</b>   |                |                      |
|  | <b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)   |                |                      |
|  | <b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> ) |                |                      |
|  | <b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>   | Amount Paid \$ | <input type="text"/> |
|  | <b>Written Narrative describing the proposal</b>  |                |                      |
|  | <b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals                    |                |                      |
|  | <b>Jurisdictional Wetland Determination</b> (if applicable)   |                |                      |
|  | <b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>                                       |                |                      |
|  | <b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>                                     |                |                      |
|  | <b>Reduced Site Plan Set (reduced to 8.5” x 11”)</b>  |                |                      |

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures, and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions

- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- and post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm
- r) 85% TSS removal for post-development stormwater run-off



**SITE PLAN REVIEW APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

**Plan Sets (10 copies to be submitted no larger than 24" x 36")**

Plans should be legible and clearly drawn. All plan set 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

**Area Map**

- a) Project name, applicant, contact information, PIN, & legend
- b) Dedicate 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 use 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



## SITE PLAN REVIEW APPLICATION SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL  
Planning Department

### Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections and surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross-sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

### Detailed Site Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections

- i) Planting and stabilization plans and specifications

### Detailed Site Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**SITE PLAN REVIEW APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

### Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

### Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

### Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

### Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting details

### Solid Waste Plan

- a) Preliminary Solid Waste Management Plan

- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary Shared dumpster agreement, if applicable



**SITE PLAN REVIEW APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

**Construction Management Plan**

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

**Energy Management Plan**

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

**Exterior Elevations**

- a) An outline of each elevation of the building, including the finished grade along the foundation (height of building measured from mean natural grade)



1308 Broad Street Durham, NC 27705 919.619.2258 www.brethorton.com

## Project Narrative

We propose a project which involves additions and interior renovations to the historic, 1840's-era building at 203 Battle Lane, which is currently being used and will continue to be used as a ministry center and place of worship by a faith-based group, the North Carolina Study Center. The scope of the project includes: restoration and modernization of the historic building; the additions of restrooms and two bay windows; the addition of a terrace, a portion of which is covered; the installation of a fire protection sprinkler system; and exterior pedestrian and vehicle accessibility improvements. The additions of restrooms and bay windows will bring the building's total square footage, per the LUMO's definition of floor area, from 5,856 sf to 6,086 sf.

Originally built as a single-family residence, the building has been continuously used as a center for public worship since the mid-1960s, when it was deeded to the Baptist State Convention of North Carolina. This deed is attached as part of our application. The Baptist State Convention utilized the Battle House, as the building is commonly known, as a ministry center and place of worship for decades up until the property's sale in 2015.

In 2015, the building was deeded to the Carolina Christian Study Center (whose Doing Business As name is "North Carolina Study Center"), which continues to use the building as a center for public worship. This deed is also attached as part of our application.

The Study Center's Articles of Incorporation state the following:

*Article 3: Purpose:*

*The Carolina Christian Study Center, Incorporated (CCSC), is an interdenominational group united by subscription to a Statement of Faith, who together operate a center for public worship in Chapel Hill, including prayer, spiritual formation, corporate and individual worship, community-building, and the study of scripture. We also educate students, professors and others at UNC-Chapel Hill to improve their capabilities to love and serve God and their neighbors, and to form and equip them to confront constructively challenges facing Christianity in the world. CCSC operates for the purpose of creating a space for Christian worship and educating the University community in the truth and relevance of the Christian faith. CCSC hosts lectures, seminars, reading groups, and one-on-one instruction.*

We are submitting this application in order to have officially recorded in the Town's records the building's change of use, from single-family residential (use group A) to a place of worship (use group B).



Cancelled  
J. H.

NORTH CAROLINA

ORANGE COUNTY

THIS DEED, made and entered into this 27th day of February, *February 27th 1964*

1964, by and between Nell Booker Sonnemann, Julia Booker Howard and husband, Lee Howard, and John T. Manning and Lee Howard, Executors under the Last Will and Testament of Nell Battle Booker, parties of the first part, and; Trustees of the Baptist State Convention of North Carolina, Inc., parties of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid, the receipt of which is hereby fully acknowledged, said parties of the first part have given, granted, bargained and sold and by these presents do hereby give, grant, bargain, sell and convey unto said party of the second part and its successors and assigns, the following tract or parcel of land lying and being in Chapel Hill Township, Orange County, and State of North Carolina, bounded and described as follows, to-wit:

All that certain lot or parcel of land situated, lying and being in the Town of Chapel Hill, Orange County, North Carolina, and being bounded on the South by Cameron Avenue extension, on the East by a 16 foot private road, now the property of Anne McFall and on the West by Battle Street and being more particularly described as BEGINNING at a stake with the Southeast intersection of Senlac and Battle Street; running thence with Senlac Road North 68 deg. 30 min. East 302.3 feet to a stake on the Southwest corner of Senlac Road and said 16 foot private road, which leads from Senlac Road to Cameron Avenue extension; running thence with the West property line of said 16 foot private road South 21 deg. 30 min. East 294 feet to the North property line of Cameron Avenue extension; running thence with the North property line of the said Cameron Avenue extension South 69 deg. 46 min. West 302.35 feet to the Northeast corner of Cameron Avenue and Battle Street; running thence with the East property line of Battle Street, North 21 deg. 30 min. West 287.8 feet to the point and place of BEGINNING. For a more particular description of this entire tract, see plat of Battle Estate Development, Chapel Hill, North Carolina, according to Plat Book 1 at Page 40, Orange County Registry.



Cancelled  
J. H.

Cancelled  
J. H.

1/2



20151120000230750 DEED  
Bk:RB6044 Pg:61  
11/20/2015 04:41:00 PM 1/7

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$3100.00



12  
NH

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: #3,100.00  
Parcel Identifier No. 9788-67-2508 Verified by [Signature] County on the \_\_\_ day of \_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Forrest Firm, 4819 Emperor Blvd, Suite 400, Durham, NC 27703

This instrument was prepared by: **Edgar B. Fisher, Jr., Brooks, Pierce, McLendon, Humphrey & Leonard, L.L.P., P.O. Box 26000, Greensboro, NC 27420 WITHOUT TITLE EXAMINATION**

Brief description for the Index: 203 Battle Lane, Chapel Hill, NC

THIS DEED made this 18<sup>th</sup> day of November, 2015, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>BAPTIST STATE CONVENTION OF NORTH CAROLINA, INC., a North Carolina non-profit corporation</b><br><br>205 Convention Drive<br>Cary, NC 27511 | <b>CAROLINA CHRISTIAN STUDY CENTER, INC., a North Carolina non-profit corporation</b><br><br>203 Battle Lane<br>Chapel Hill, NC 27514 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of **Chapel Hill, Orange County, North Carolina** and more particularly described as follows:

**ALL OF THAT PROPERTY DESCRIBED ON THE ATTACHED EXHIBIT A, WHICH IS MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.**

**THE PROPERTY HEREIN CONVEYED IS CONVEYED AND MADE SUBJECT TO THAT USE RESTRICTIONS/ENFORCEMENT/RIGHT OF FIRST REFUSAL SET OUT IN THE ATTACHED EXHIBIT B, WHICH IS MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE, AND SHALL BE PERPETUAL AND RUN WITH THE PROPERTY BY WHOMEVER OWNED. GRANTEE BY THE ACCEPTANCE OF THIS DEED AGREES TO BE BOUND BY AND TO COMPLY WITH SAID USE RESTRICTIONS/ENFORCEMENT/RIGHT OF FIRST REFUSAL.**

The sale of the property herein described by the Grantor to the Grantee was duly authorized and approved by the Board of Directors of the Grantor on May 19-20, 2015. John Butler, the Executive Leader, Business Services of the Grantor, was duly authorized by the Grantor to sign the General Warranty Deed and all other documents in connection with said sale; and all actions of John Butler in closing the sale of the property to the Grantee were approved and ratified by the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 197 Page 569.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 Page 40.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

THOSE EXCEPTIONS LISTED ON THE ATTACHED EXHIBIT C, WHICH IS ATTACHED AND MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BAPTIST STATE CONVENTION OF NORTH CAROLINA,

INC.  
By: John Butler

Print/Type Name & Title: John Butler, Executive Leader,  
Business Services of Baptist State Convention of North Carolina,  
Inc.

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that **JOHN BUTLER** personally came before me this day and acknowledged that he is the **Executive Leader, Business Services of BAPTIST STATE CONVENTION OF NORTH CAROLINA, INC.**, a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18<sup>th</sup> day of November, 2015.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

My Commission Expires  
03/25/2017

Norma Jean Johnson  
Notary Public

Notary's Printed or Typed Name

Norma Jean Johnson

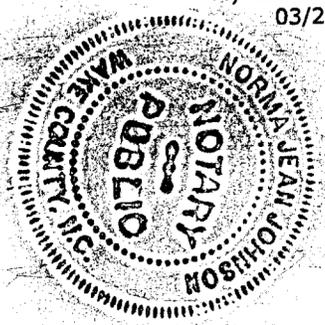


EXHIBIT A

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA, AND BEING BOUNDED ON THE SOUTH BY CAMERON AVENUE EXTENSION, ON THE EAST BY A 16 FOOT PRIVATE ROAD, NOW THE PROPERTY OF ANNE MCFALL AND ON THE WEST BY BATTLE STREET AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A STAKE WITH THE SOUTHEAST INTERSECTION OF SENLAC AND BATTLE STREET; RUNNING THENCE WITH SENLAC ROAD NORTH 68 DEG. 30 MIN. EAST 302.3 FEET TO A STAKE ON THE SOUTHWEST CORNER OF SENLAC ROAD AND SAID 16 FOOT PRIVATE ROAD, WHICH LEADS FROM SENLAC ROAD TO CAMERON AVENUE EXTENSION; RUNNING THENCE WITH THE WEST PROPERTY LINE OF SAID 16 FOOT PRIVATE ROAD SOUTH 21 DEG. 30 MIN. EAST 294 FEET TO THE NORTH PROPERTY LINE OF CAMERON AVENUE EXTENSION; RUNNING THENCE WITH THE NORTH PROPERTY LINE OF THE SAID CAMERON AVENUE EXTENSION SOUTH 69 DEG. 46 MIN. WEST 302.35 FEET TO THE NORTHEAST CORNER OF CAMERON AVENUE AND BATTLE STREET; RUNNING THENCE WITH THE EAST PROPERTY LINE OF BATTLE STREET, NORTH 21 DEG. 30 MIN. WEST 287.8 FEET TO THE POINT AND PLACE OF BEGINNING. FOR A MORE PARTICULAR DESCRIPTION OF THIS ENTIRE TRACT, SEE PLAT OF BATTLE ESTATE DEVELOPMENT, CHAPEL HILL, NORTH CAROLINA, ACCORDING TO PLAT BOOK 1 AT PAGE 40, ORANGE COUNTY REGISTRY.



EXHIBIT B

USE RESTRICTIONS/ENFORCEMENT/RIGHT OF FIRST REFUSAL

**Use Restriction.** By the acceptance and recordation of this Deed, Grantee agrees that no portion of the property described in and transferred by this Deed will be used for any purpose other than the operation thereupon of a center (including administrative, residential, classroom, recreational, parking, and other uses ordinarily and customarily found at a multi-use center) exclusively dedicated to the furtherance of Christian religious thought and theology, including the promotion of Christian education, Christian discipleship, and Christian truth. The foregoing property use restriction shall run with the land described herein, and shall be applicable both to the Grantee and to any successor in title to Grantee. The foregoing property use restriction is a private covenant between Grantor and Grantee, and it shall be enforceable by Grantor, either in law or in equity, even though Grantor will not own any property adjacent to or in the general vicinity of the property described in and conveyed to Grantee by this Deed. It is expressly intended and understood that the foregoing property use restriction shall not inure to the benefit of or be enforceable by any future owner of any property located adjacent to or in the general vicinity of the property transferred to Grantee by this Deed, regardless of whether the owner of any adjacent property or property in the general vicinity of the property transferred to Grantee by this Deed takes title to such property by, through or under Grantor or otherwise. The foregoing property use restriction shall be effective for an initial term of twenty (20) years, and shall then automatically renew for successive ten (10) year terms unless earlier terminated, modified or altered (including its total waiver or cancellation) in whatever manner Grantor and Grantee shall jointly agree by an instrument in writing recorded in the Orange County, North Carolina Registry.

LMP 6/25/15  
JAB 6/26/15



**Enforcement of Use Restrictions.** In the event Buyer violates the Use Restriction, Seller, through its Executive Committee, shall, once it is on notice of such violation, provide a written notice of default to Buyer after which Buyer shall have sixty (60) days to cure the violation and default. If Buyer should fail to cure or remedy the default, a right and option to purchase the Property shall immediately arise in favor of Seller, exercisable at any time within the ninety (90) days immediately following the lapse of the cure period. The purchase price for the option shall be the same purchase price as if Buyer was selling the Property and Seller was exercising its Right of First Refusal as set forth below. In the event appraisals are required to establish the purchase price, all such appraisals shall exclude from consideration the economic effect, if any, the Restrictive Covenant has or may have on the value of the Property.

**Right of First Refusal.** If Buyer at any time desires to sell the Property, Seller shall have a right of first refusal and option to purchase the Property at a price determined in accordance with this Section. Buyer shall promptly notify Seller, in writing, of its intent to sell the Property and Seller shall have a period of ninety (90) days to notify Buyer of its intent to exercise its right and option.

a. If the notification occurs within three (3) years of the date of this Deed, the purchase price shall be the amount which is the sum of \$1,550,000, plus simple interest at the rate of 3.25% on such sum, calculated from the date of this Deed until the date of sale, less any amount due from Buyer to Seller on any outstanding indebtedness.

b. If the notification occurs after the third anniversary of the date of this Deed, the purchase price shall be the average of a current appraisal obtained by

*LMP*  
*6/25/15*  
*JAB*  
*6/26/15*



Buyer at its cost and a current appraisal obtained by Seller at its cost, provided, that if the two appraisals differ by more than twenty percent (20%), a third appraisal will be obtained from an appraiser mutually selected by the two (2) appraisers and the three appraisals will be averaged. The cost of the third appraisal shall be borne equally by Buyer and Seller. Any amount then owing from Buyer to Seller on any outstanding indebtedness shall be deducted from the purchase price.

c. If Seller exercises its option to purchase, the closing of such sale shall occur at a time mutually acceptable to Buyer and Seller within sixty (60) days after the date the purchase price is determined. At closing, Buyer shall convey, by general warranty deed, fee simple marketable title to Seller free and clear of any liens or encumbrances.

*Lump 6/25/15*  
*QNB 6/26/15*



EXHIBIT C

1. Those matters shown on plat recorded in Plat Book 1 at Page 40, Orange County Public Records.
2. Plat of survey by Charles R. Billings, P.L.S., dated August 5, 2015, last revised September 9, 2015, shows overhead utility lines located on the Land.
3. Encroachment upon the property by the pavement appurtenant to the asphalt alley adjoining on the east, as shown on plat of survey.
4. That Use Restrictions/Enforcement/Right of First Refusal attached hereto as Exhibit B
5. Other restrictions, easements and rights-of-way of record, if any.



**Existing Impervious Surface**

|                                   |                    |
|-----------------------------------|--------------------|
| House (incl. porch & brick stoop) | 4,161 s.f.         |
| Brick & concrete stoop & steps    | 185                |
| Asphalt parking                   | 321                |
| Brick walk                        | 431                |
| HACK (total)                      | 36                 |
| Gravel parking                    | 11,312             |
| Chapel Hill gravel walk           | 1,951              |
| Rock pile walls (total)           | 2,674              |
| Shed                              | 41                 |
| Encroaching pavement              | 64                 |
| <b>Existing total =</b>           | <b>21,176 s.f.</b> |

**SITE NOTES:**  
Base Map from survey and GIS data.  
Topo and Tree locations are traced from GIS data and not survey quality. Information is for preliminary purposes only.



**The Battle House  
NC STUDY CENTER**  
203 Battle Lane  
Chapel Hill, North Carolina

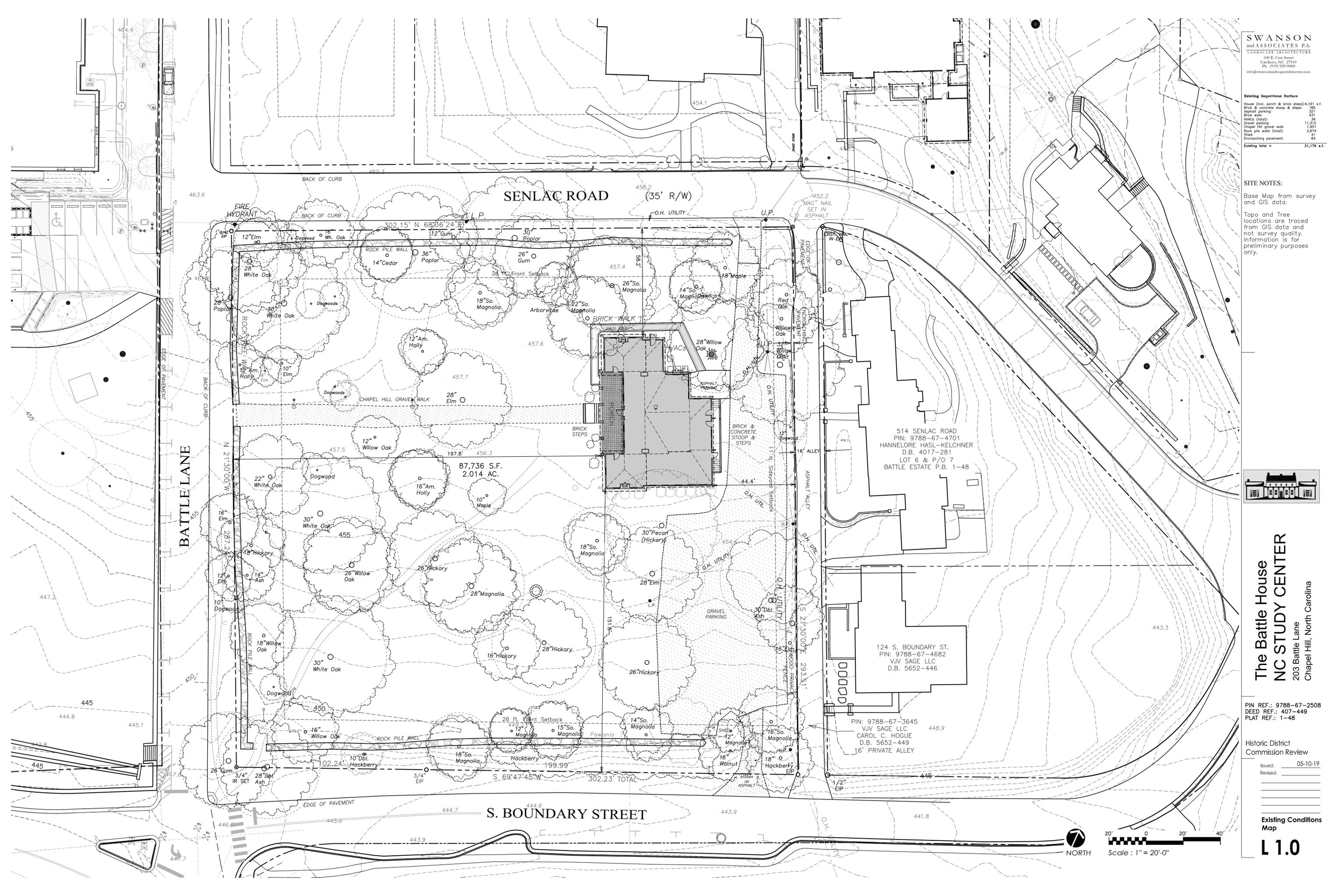
PIN REF.: 9788-67-2508  
DEED REF.: 407-449  
PLAT REF.: 1-48

Historic District  
Commission Review

Issued: 05-10-19  
Revised:

**Existing Conditions  
Map**

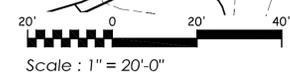
**L 1.0**

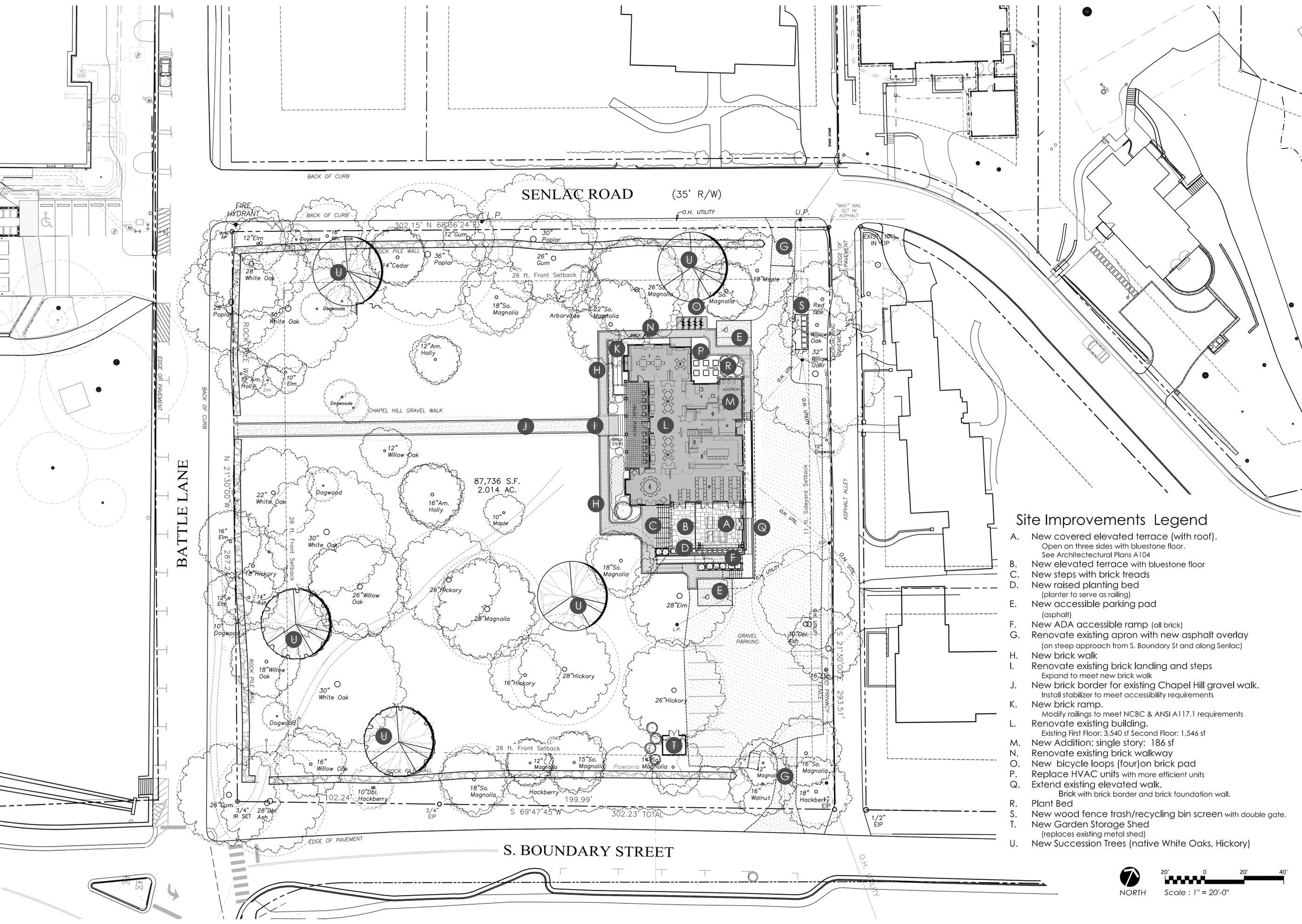


514 SENLAC ROAD  
PIN: 9788-67-4701  
HANNELORE HASL-KELCHNER  
D.B. 4017-281  
LOT 6 & P/O 7  
BATTLE ESTATE P.B. 1-48

124 S. BOUNDARY ST.  
PIN: 9788-67-4682  
VJV SAGE LLC  
D.B. 5652-446

PIN: 9788-67-3645  
VJV SAGE LLC  
CAROL C. HOGUE  
D.B. 5652-449  
16' PRIVATE ALLEY





### Site Improvements Legend

- A. New covered elevated terrace (with roof).  
Open on three sides with bluestone floor.  
See Architectural Plans A104
- B. New elevated terrace with bluestone floor
- C. New steps with brick treads
- D. New raised planting bed  
(planter to serve as railing)
- E. New accessible parking pad  
(asphalt)
- F. New ADA accessible ramp (all brick)
- G. Renovate existing apron with new asphalt overlay  
(on steep approach from S. Boundary St and along Senlac)
- H. New brick walk
- I. Renovate existing brick landing and steps  
Expand to meet new brick walk
- J. New brick border for existing Chapel Hill gravel walk.  
Install stabilizer to meet accessibility requirements
- K. New brick ramp.  
Modify railings to meet NCBC & ANSI A117.1 requirements
- L. Renovate existing building.  
Existing First Floor: 3,540 sf Second Floor: 1,546 sf
- M. New Addition: single story; 186 sf
- N. Renovate existing brick walkway
- O. New bicycle loops (four) on brick pad
- P. Replace HVAC units with more efficient units
- Q. Extend existing elevated walk.  
Brick with brick border and brick foundation wall.
- R. Plant Bed
- S. New wood fence trash/recycling bin screen with double gate.
- T. New Garden Storage Shed  
(replaces existing metal shed)
- U. New Succession Trees (native White Oaks, Hickory)



**The Battle House  
NC STUDY CENTER**  
203 Battle Lane  
Chapel Hill, North Carolina

PIN REF.: 9788-67-2508  
DEED REF.: 407-449  
PLAT REF.: 1-48  
Zoning: R-2

Historic District  
Commission Review

Issued: 05-10-19  
Revised: 06-20-19  
07-30-19

Site Map

**L2.1**

