



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9788962765 Date: _____

Section A: Project Information

Project Name: Gimghoul Castle

Property Address: 742 Gimghoul Road Zip Code: 27515

Use Groups (A, B, and/or C): B Existing Zoning District: R-1; HD-3

Project Description: Rezoning to OI-CZD; modernizing renovations and additions to Gimghoul Castle.

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

Applicant Information (to whom correspondence will be mailed)

Name: Gimghoul Corporation

Address: c/o John Bratton, Wake Stone Corp., P.O. Box 190

City: Knightdale State: NC Zip Code: 27545

Phone: (919) 819-7494 Email: johnrbratton@wakestonecorp.com

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

Signature: *John R. Bratton* Date: Aug 17 '21

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Gimghoul Corporation

Address: P.O. Box 3670

City: Chapel Hill State: NC Zip Code: 27515

Phone: (919) 819-7494 Email: johnrbratton@wakestonecorp.com

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

Signature: *John R. Bratton* Date: Aug 17 '21



Concept Plan Project Fact Sheet

Site Description	
Project Name	Ginghoul Castle
Address	742 Ginghoul Road
Property Description	
Existing Land Use	club use, single family and offsite parking
Proposed Land Use	club use, single family and offsite parking
Orange County Parcel Identifier Numbers	9788962765
Existing Zoning	R-1, HD-3
Proposed Zoning	OI-CZD
Application Process	Application for Conditional Rezoning; Application for Certificate of Appropriateness
Comprehensive Plan Elements	Retain sense of place in historic roots; good places, new spaces, balancing respect for the old
Overlay Districts	HD-3

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	club use/single family	club use/single family	
Dimensional Standards (Sec. 3.8)	street 24' interior 8' solar 11'	street 365' interior 97' solar 108'	
Floor area (Sec. 3.8)	N/A	conditional addition 1,180	
Modifications to Regulations (Sec. 4.5.6)	N/A	N/A	
Adequate Public Schools (Sec. 5.16)	N/A	N/A	
Inclusionary Zoning (Sec. 3.10)	N/A	N/A	
Landscape			
Buffer – North (Sec. 5.6.2)	20'	20'	
Buffer – East (Sec. 5.6.2)	20'	20'	
Buffer – South (Sec. 5.6.2)	20'	20'	
Buffer - West (Sec. 5.6.2)	20'	20'	



Tree Canopy (Sec. 5.7)	N/A	N/A	
Landscape Standards (Sec. 5.9.6)	N/A	N/A	
Environment			
Resource Conservation District (Sec. 3.6)	N/A	N/A	
Erosion Control (Sec. 5.3.1)	N/A	N/A	
Steep Slopes (Sec. 5.3.2)	None	None	
Stormwater Management (Sec. 5.4)	No change	N/A	
Land Disturbance		17,750	
Impervious Surface (Sec. 3.8)		29,679 (26.81%)	
Solid Waste & Recycling	No changes	N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	
Access and Circulation			
Road Improvements (Sec. 5.8)	N/A	N/A	
Vehicular Access (Sec. 5.8)	N/A	N/A	
Bicycle Improvements (Sec. 5.8)	N/A	N/A	
Pedestrian Improvements (Sec. 5.8)	N/A	N/A	
Traffic Impact Analysis (Sec. 5.9)	None required	None required	
Vehicular Parking (Sec. 5.9)	No change	N/A	
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)	No change	N/A	
Parking Lot Standards (Sec. 5.9)	No change	N/A	
Technical			



Fire	N/A	N/A	
Site Improvements	N/A	N/A	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	N/A	
Recreation Area (Sec. 5.5)	N/A	N/A	
Lighting Plan (Sec. 5.11)	N/A	As approved in COA	
Homeowners Association (Sec. 4.6)	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	380.00
X	Pre-application meeting – with appropriate staff		
X	Digital Files - provide digital files of all plans and documents		
X	Concept Project Fact Sheet		
X	Statement of Compliance with Design Guidelines (1 copies)		
X	Statement of Compliance with Comprehensive Plan (1 copies)		
N/A	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list	Amount Paid \$	50.00
X	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
N/A	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
N/A	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets 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 and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated 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 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

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location