

307 E. Franklin Street

Public Information Session



Amy Hebbeler, Manley Burke LPA *on behalf of Delta Delta, LLC*

Site History

- **1930** – property was developed
- **1972** – Transferred to Chapel-Hill Durham Alumnae House Corporation of Sigma Sigma Sigma
- **1997** - Special Use Permit approved (*pictured*)
 - For use and development of property as a sorority house and to accommodate up to 45 residents
- **2022** – transfer from Chapel-Hill Durham Alumnae House Corporation of Sigma Sigma Sigma to Delta Delta, LLC
- **Sigma Sigma Sigma Sorority is the sole member of Delta Delta, LLC.**

Prepared by: Lorie Tekiele, Town of Chapel Hill Planning Department
BOOK 1721 PAGE 158
TOWN OF CHAPEL HILL
306 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA 27516
Telephone (919) 968-2700

CERTIFIED COPY

ORANGE COUNTY NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner, Sigma Sigma Sigma, Inc., having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was issued by the Town of Chapel Hill on July 7, 1997, the terms of which are as follows:

NAME OF PROJECT: Sigma Sigma Sigma Sorority Addition
NAME OF DEVELOPER: Sara Louise Oldenburg, A.I.A.

DESCRIPTION OF PREMISE

LOCATION: 307 E. Franklin Street
TAX MAP REFERENCE: Chapel Hill Township Tax Map 80, Block D, Lot 6 9788-58-0133

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 19,800 sq. ft.	OPEN SPACE: 14,032.5 sq. ft.
NUMBER OF BUILDINGS: 1	LIVABILITY SPACE: 7,536.5 sq. ft.
NUMBER OF RESIDENTS: 45	FLOOR AREA: 10,419 sq. ft.
MINIMUM NUMBER OF PARKING SPACES: 9	

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated February, 1997, on file in the Chapel Hill Planning Department, and according to the special terms and conditions set forth below:

Stipulations Specific to the Development

1. That construction begin by July 7, 1999 (two years from the date of Council approval) and be completed by July 7, 2000 (three years from the date of Council approval).
2. That the sorority provide residence to no more than 45 people.
3. Required Improvements:
 - A. That the existing gravel drive near the western property line be paved at least ten (10) feet beyond the sidewalk along East Franklin Street, and that the Town Manager approve the pavement type prior to issuance of a Zoning Compliance Permit.
 - B. That the 50 foot x 14 foot fire lane be located within the western driveway and that two (2) parking spaces nearest East Franklin Street be removed if necessary to accommodate the fire lane.
 - C. That the following improvements be made in accordance with the Streetscape Master Plan: installation of a raised brick edge along the sidewalk to contain mulch within the adjacent planting area, and installation of two new street trees within a bed of liriope.
 - D. That bicycle parking facilities be provided on the site.

Stipulations Related to State and Federal Government Approvals

4. State or Federal Approval(s): That any required State or Federal permits or encroachment agreements be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

FILED
27 APR 1998, at 11:16:48am
Book 1721, Page 158 - 161
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

Return to:
Mrs. KATHERINE GERBARD
C/O SIGMA SIGMA SIGMA
307 E. FRANKLIN ST.
CHAPEL HILL, N. C.
27514

Site Standards & Proposal(s)

- **Current Zoning:** R-6/Residential
- **Current Use:** Fraternity Dwelling
- **Historic District:** Franklin – Rosemary

- **Proposed Zoning:** OI-3-CZD
 - Application for Conditional Zoning to accommodate change in use

- **Proposed Use:** Fraternity Dwelling, Club + Potentially Tourist Home (but limited use)
 - National Organization Headquarters and some lodging for overnight Sorority guests (traveling advisors, consultants, etc.)

Site Photos

Front Exterior



Front Left Exterior



Site Photos

Left Rear Exterior



Rear Exterior



Site Photos

Rear Exterior



Right Rear Exterior



Site Photos

Right Exterior



Right Front Exterior



Proposed Modifications/Changes to Property

- **No exterior/interior modifications are proposed**
- Until current lease is completed or terminated, property will remain a fraternity dwelling – incorporate SUP terms (45 residents, etc.)
- Convert to office and meeting space for sorority and its national organization
- On-site lodging is proposed for visiting members and personnel
(Rooms on second and third floors, totaling 6-9 lodging rooms)

Additional Considerations

- Use is similar to neighboring property fraternity/sorority use
- No exterior or interior modifications so low impact to surrounding areas
- Change in use will better protect and preserve the historic nature of the building contributing to the protection and preservation of the historic neighborhood
- No additional impact on traffic and congestion
 - On-site parking
 - Anticipated 3-5 headquarters staff + visitors

Request

1. Abandon the 1997 Special Use Permit
2. Rezone to OI-3-CZD to accommodate change in use
3. Change use to Fraternity Dwelling, Club + Potentially Tourist Home