



SHAW DESIGN ASSOCIATES, P.A.

180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
919-493-0528

STATEMENT OF JUSTIFICATION

New Life Fellowship Church
166 Weaver Dairy Road, Chapel Hill, NC 27514
JANUARY 14, 2012

Introduction

New Life Fellowship SDA Church (NLF) requests a Special Use Permit (SUP) for the subject property to allow the development of both phases of the new church facility. The growing congregation of the New Life Fellowship Church currently worships in a rented facility. They wish to create a permanent home to be built in the following phases:

- Phase 1 – Fellowship Hall & Classroom Building, to serve initially as the main church facility and used for services until the sanctuary portion is constructed
- Phase 2 – Sanctuary (300 person capacity), suitable not only for worship services but for weddings and concerts

The subject property is situated at the new intersection of Sage Road and Weaver Dairy Road and was purchased in 2005 from the Davis family who spent the majority of their life at that location. NLF agreed to allow the Davis family to remain in their home until they no longer were in need of the home. Currently, the house is unoccupied. Site cleanup is currently under way.

The property is currently zoned R-2 and is located amongst the residential communities found along Weaver Dairy Road. All proposed development is allowed within the zoning guidelines.

The applicant believes that the requested SUP modification is justified by all of the required findings prescribed in The Town of Chapel Hill Land Use Management Ordinance (LUMO) Section 4.5.

Finding #1: That the use and development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.



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a. Traffic conditions in the vicinity, including the effect of additional traffic on streets, street intersections, and sight line at street intersections and driveways.

The proposed development has one planned entry off of Weaver Dairy Rd. The majority of church use and therefore vehicular traffic will occur on weekends when typical traffic quantities are reduced. Since the project meets the TIA exemption guidelines for an exception and is expected to produce 364 new trips per day, an exemption was granted in October of 2012. Primary access will be via the new Sage Road extension, which is currently under construction and will be completed prior to this project's construction. No sight lines will be impacted by the proposed building which is located away from proposed driveway entry.

b. Provision for services and utilities, including sewer, water, electric, garbage collection, and fire protection.

Public utilities are located adjacent to the property. Sewer access is available through a manhole located on Perry Creek Road. Due to grading and drainage infrastructures installed during construction of Sage Road extension, the septic line could not be located in the established utilities easement. The proposed location of the septic connection was established through consultations with NCDOT and OWASA. Water and electrical services are available along Weaver Dairy Road. A new fire hydrant has been proposed in close proximity to the entrance driveway. Design of the sanctuary will not require the need for a Sprinkler system. A 12' x 4' concrete pad for roll-out trash bins is proposed along the Weaver Dairy Sidewalk.

c. Drainage plans. In general, "clean" runoff from undisturbed areas are directed away from the bioretention area, while runoff from the impervious areas is directed to the bioretention area for treatment prior to exiting the development area and entering the ditch/pipe system currently under construction by NCDOT. Offsite runoff entering the site continues to mimic its existing drainage pattern and is directed away from the treatment area.

d. Relationship of the site to the Chapel Hill Floodway/Floodplain/Resource Conservation District.

In July of 2010, the Town Public Works Department performed a stream determination on the referenced project and determined that the property does not contain any perennial, intermittent, or ephemeral



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streams. There are no Resource Conservation District areas on the referenced project's site.

e. Other considerations relevant to the proposed use. Many of the existing stands of mature trees will be preserved and will serve as visual and sound buffers. Parking areas have been centrally located to minimize light spill and visual impact. Bicycle storage and park-and-ride opportunities will provide safe and convenient access to transit. The Department of Transportation and New Life Fellowship Church are providing sidewalks along both Sage and Weaver Dairy Roads, promoting pedestrian traffic. Old and dilapidated structures will be removed to enhance this properties appearance.

Finding #2: That the use and development complies with all required regulations and standards of this chapter, including all applicable provisions of Article 3, 4, and 5 and the applicable specific standards contained in Sections 6, and with all other applicable regulations.

a. Compliance with Land Use Management Ordinance (LUMO) and land development regulations and standards, including street improvements, screening, and landscape buffer requirements, setbacks, height, parking and intensity regulations. Vehicular access to the site has been located on the Weaver Dairy Rd frontage, which will become a minor street once Sage Road Extension is completed. Landscape buffers along adjacent residential property are being provided according to the standards established by the Town of Chapel Hill. A dense tree stand will remain along the western and northeastern portions of the property. All setback and height restrictions have been addressed and are in conformance with the LUMO. At the completion of phase two, the proposed 97 parking spaces falls within the maximum and minimum allowed.

b. Provision of recreation and open space. A dedicated play space is centrally located and surrounded by the parking lot. In addition, there are multiple natural areas for children to play surrounding the facility.

c. Other considerations relevant to the proposed use. The church parking lots can service the nearby planned bus stop as well as serve as a park-and-ride



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lot during the work week. Bicycle parking areas will also encourage the use of the Chapel Hill transit system.

Finding #3: That the use of development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity.

a. Relationship of the proposed uses and the character of development to surrounding uses, including possible conflicts between uses and how conflicts will be handled. Surrounding the subject site are multiple residential neighborhoods as well as two existing churches located within a half mile. No conflicts exist between the proposed usage and the surrounding neighborhood. The new facility will be made available for neighborhood meetings and can act as a central gathering place for the community.

b. Conformance of the proposed use with the Zoning Atlas and the Comprehensive Plan for development of Chapel Hill and its environs. The proposed use conforms to all zoning parameters set forth in LUMO Article 3.

c. Effect on the value of surrounding properties. If there is any impact on adjacent properties, it will be a positive. Site improvements include removing existing house trailers and dilapidated structures. The subtle architecture of the facility will incorporate natural materials and earth tone colors and blend into the surroundings.

d. If the use is a public necessity, state the reasons for this designation. The proposed development is not deemed a public necessity.

e. Other considerations relevant to the proposed use. The proposed development entails demolishing several abandoned dilapidated structures.

Finding #4: That the use or development conforms with the general plans for the physical development of the Town as embodied in this chapter and in the Comprehensive Plan.



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a. Conformance of the proposed development with the Zoning Atlas and the Comprehensive Plan for development of Chapel Hill and its environs.

The proposed use conforms to all zoning parameters set forth in LUMO Article 3. The 2020 comprehensive plan places this development in Area 4: North 15-501. Key considerations in this area include, enhanced bicycle and pedestrian traffic, redevelopment opportunities, and access to the proposed light rail system. The congregation is open to allowing the church parking lot to be utilized as a park and ride facility if it is financially feasible. A new bus stop is being installed by NCDOT adjacent to the property for both east and west lanes of Sage road extension.

b. Relationship of the site to the Chapel Hill Resource Conservation District, the Chapel Hill Thoroughfare Plan, the Greenways Plan, the Land Use Plan, and the Urban Services Area.

The subject property is located in the North/Dry Creek Trail system area. With Perry Creek road's connection to Sage Rd. Extension, access to the trail from the proposed parking lot is convenient and available to the community.

c. Other considerations relevant to the proposed use.

Public art is proposed for both phases of the project. During Phase 1, children's artwork will be displayed in the hallways of the Fellowship Hall. In Phase 2, the art display areas will be expanded into the new Lobby and Sanctuary interior spaces. Congregation members, children, and local artisans will be encouraged to contribute artwork for these spaces.

Summary Statement

The congregation of New Life Fellowship is anxious to have a place they can call home and open its doors to the community. For over 10 years, various facilities around the community have been rented for the purpose of having Saturday morning services. A new facility is needed for the growing congregation. Once established at Weaver Dairy Road, New Life will become an asset to the surrounding community by providing a place of worship, gathering spaces for community and family events, as well as services to help those in need.