



CHRIST COMMUNITY CHURCH

September 6, 2019

### Special Use Permit Narrative: Program and Statement of Compliance

- A. **Project:** Christ Community Church
- B. **Location:** 141 Erwin Road (Corner of Old Oxford and Erwin Road)
- C. **Type of Application:** Special Use Permit
- D. **Summary of Project:** On the 2.82-acre parcel, the existing day care, residential buildings and most of the outbuildings will be repurposed and removed.

A new 11,420 SF church, consisting of a worship area, fellowship area, classrooms, and church office is proposed. The site will include on-site parking, extensive stormwater controls, buffer plantings and fencing, and widening, curb and sidewalk along both Old Oxford and Erwin Road frontages. There will be no use on the site other than a worship facility.

E. **Prior Community Meetings:**

1. A very cordial meeting with all residents notified within 1000 feet of the project was conducted on November 15<sup>th</sup>, 2018.
2. A Concept Plan review was conducted with the Community Design Commission on February 13<sup>th</sup>, 2019 (see summary of comments).
3. A Concept Plan review was conducted with the Chapel Hill Town Council on March 20<sup>th</sup>, 2019 (see summary of comments).

F. **Narrative Questions:**

1. Compliance with the Land Use Plan and Land Use Map? This property is designated for residential use. A Church is a permitted use in a residential zoning district so long as the property has access to a Collector street, such as Old Oxford or Erwin Road.
2. Rezoning? No rezoning is being proposed or requested; the proposed development will conform to requirements for R-2 zoning.
3. Modifications to Regulations? No, the project will not involve any modification to regulations.
4. Other components of the Project: This Proposed facility will be used solely as a religious and worship facility. There will be no other uses: No daycare, no parking uses other than a small church office for religious meetings and counseling during the week. The worship services will occur on Sunday mornings.
5. Existing Conditions and Neighbor Concerns: There are no environmental features on the site: no RCD; no stream buffers; no watercourses; no steep slopes; no other environmental constraints. The development plan proposes to save a stand of mature cedars along Old Oxford that buffers Kirkwood. The development will remove the hedge at Old Oxford and Erwin that obstructs sightlines at this intersection. Existing trees will be preserved wherever possible.

**Connecting the Riches of Christ to the Realities of Life**

P.O. Box 2314 • Chapel Hill, NC 27515 • [www.cccpca.org](http://www.cccpca.org)



CHRIST COMMUNITY CHURCH

September 6, 2019

II

Regarding single-family residents to the west, the development will provide a noticeable stormwater improvement to reduce surface runoff, ponding and wet turf on these properties. An opaque fence will be erected along the west property line as requested by the neighbors.

Towards the south, the existing land is undeveloped. We propose to work closely with any development that may occur on this woodland, and to that end have had several productive meetings with a group that is working on a development project there. We are well aware of the stormwater concerns of the Summerfield neighborhood. The CCC project will provide extensive underground stormwater control systems to control runoff from the Church which will meet and actually exceed Town Standards.

Other neighbors are concerned about traffic and possible off-site parking. We will provide sufficient on-site parking spaces to accommodate all expected parking needs. Traffic will occur only on Sunday mornings and with full access to both Old Oxford and Erwin Roads, traffic will be disbursed and the traffic study shows there will be no adverse traffic impacts.

6. Statement of Compliance: The applicant believes this proposed worship facility, with access to both Old Oxford and to Erwin Roads, complies with the Land Use Plan and MAP for Chapel Hill. There are no Small Area, NCD or other Study Area plans that apply to this property. The property is not in the Watershed Protection District for Chapel Hill.
7. Applicant's Program: The applicant proposes to build a new church facility that will accommodate all anticipated activities of Christ Community Church (worship, fellowship, Christian education, offices, etc.). The 2-story structure will have at-grade access at both floors, since the upper floor is roughly at the same level as the street front along Erwin Road, and the site slopes towards the SW corner of the property. The building will be sprinklered, and will include an elevator.

The maximum floor area of the building is 11,420 sf (FAR of .093 for R-2 zoning). Proposed Lower Floor of building (FFE = +319.85) will consist of 5,826 heated sf, with classrooms, offices, a lobby & elevator, public bathrooms, etc. Proposed Upper Floor of building (FFE = +332.35) will consist of 5,425 heated sf, and will include assembly space, kitchen, lounge, etc.

The building setback from Erwin Road is 30.26 feet to 38.60 feet. Parking is at the rear of the building. Mean Finish Grade of the building along Erwin Road is +330. Building Height at the Setback is 13'-10"; Building Height at the Core is 46'-10" (as measured from Mean Finish Grade).

**Connecting the Riches of Christ to the Realities of Life**

P.O. Box 2314 • Chapel Hill, NC 27515 • [www.cccpca.org](http://www.cccpca.org)