



**1651 Old Lystra Road** – Concept Plan  
**Staff:** Britany Waddell, Judy Johnson, Corey Liles  
**Town Council Meeting Date:** October 9, 2024

### Project Overview

- Thomas & Hutton, on behalf of the Holy Trinity Anglican Church (Developer) asks for feedback on a Concept Plan for a place of worship with five single-family residential units.
- The site is approximately 15.5 acres on Old Lystra Road in Chapel Hill’s southern Extra-Territorial Jurisdiction (ETJ). Site access is also proposed from Wave Road to the northwest.
- The place of worship would be approximately 10,000 sq. ft., with associated parking.
- The single-family homes could be a combination of subdivided lots and units that are accessory to the place of worship.
- The site will need well and septic field(s) since it is located outside of the Urban Service Area for public utilities.

### Summary of Comprehensive Plan Considerations

Below is a preliminary evaluation of the Concept Plan site using the holistic lens of the <a href="#">Complete Community Strategy</a> .	
<b>Chapel Hill will direct growth to greenways, transit corridors, large infill sites with existing infrastructure, and smaller infill sites.</b>	
<ul style="list-style-type: none"> <li>• Staff will consider the consistency with growth strategies at the formal development application stage.</li> </ul>	
<b>Goal 1: Plan for the Future Strategically</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Future Land Use Map</a></li> <li>• <a href="#">Shaping Our Future</a></li> </ul>
<ul style="list-style-type: none"> <li>• The Future Land Use Map shows this site outside of the Focus Areas.</li> <li>• The land use designation of the site is Rural Residential, 1 unit/acre. The intent of this designation is to preserve and enhance rural character and protect environmentally sensitive areas.</li> </ul>	
<b>Goal 2: Expand and Deliver New Greenways for Everyday Life</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Mobility &amp; Connectivity Plan</a></li> <li>• <a href="#">Connected Roads Plan</a></li> </ul>
<ul style="list-style-type: none"> <li>• The nearest proposed greenway is along US 15-501 S., approximately 0.3 miles away. Access would be available via Wave Road.</li> <li>• There are no existing sidewalks or transit service available to the site.</li> </ul>	
<b>Goal 3: Be Green and Provide Housing</b>	Associated Comp. Plan Elements: <ul style="list-style-type: none"> <li>• <a href="#">Climate Action &amp; Response Plan</a></li> </ul>
<ul style="list-style-type: none"> <li>• Once a formal application is received, staff will consider opportunities to contribute to the goals of the Climate Action and Response Plan.</li> </ul>	

	<b>Goal 4: Plan for Excellence in the Public Realm and Placemaking</b>
	<ul style="list-style-type: none"><li>• Planning staff have discussed the Concept Plan with the Town's Urban Designer. Preliminary observations include:<ul style="list-style-type: none"><li>○ Since this site is located near the edge of Chapel Hill's planning jurisdiction, staff finds there is less to consider around public realm and placemaking, compared to other development.</li><li>○ Locating the church building closer to Old Lystra Road would provide greater presence for the church in its surroundings. Housing could then be located behind the church, which would lead to less mixing of residential and nonresidential traffic. Staff recognizes that considerations around subdivision, environmental features, or other constraints may be driving the proposed layout.</li><li>○ Applicant may want to consider whether the playground could serve as an amenity to neighbors. Locating it near the edge of the site would provide better access for that purpose.</li></ul></li></ul>

**Project Location**

