



**CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT CHRIST COMMUNITY CHURCH, 141 ERWIN ROAD (PROJECT #19-119)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING  
 Judy Johnson, Interim Director  
 Becky McDonnell, Planner II

<b>PROPERTY ADDRESS</b> 141 Erwin Road	<b>DATE</b> March 10, 2020	<b>APPLICANT</b> Byron Peters, Christ Community Church
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**STAFF RECOMMENDATION**

That the Environmental Stewardship Advisory Board, Stormwater Management Utility Board, Community Design Commission, Transportation and Connectivity Advisory Board, and Planning Commission review and make a recommendation on the application to the Town Council.

**PROCESS**

The application will be presented to Council for approval of a Special Use Permit. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. 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; and
4. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

**DECISION POINTS**

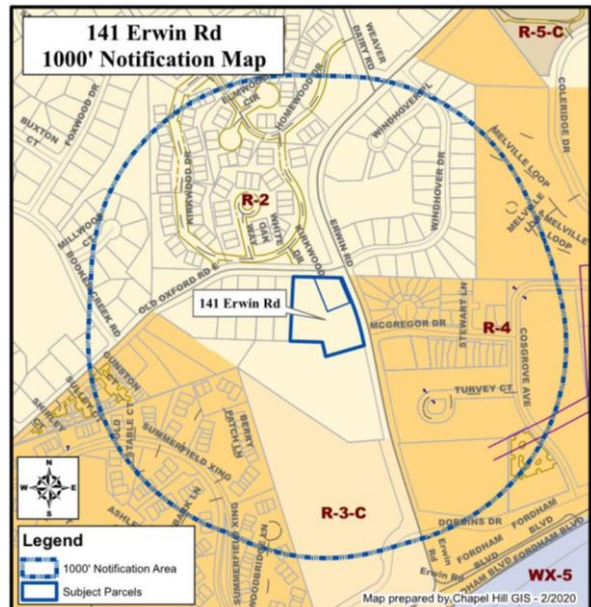
- The applicant proposes several modifications to the regulations per LUMO Section 4.5.6., outlined in the Project Summary and applicant documents.

**PROJECT OVERVIEW**

Zoning: Residential-2 (R-2)  
 Use: Place of Worship  
 Property Size: 2.8 acres  
 Floor Area: 11,420 square feet  
 Vehicle Parking: 117 spaces  
 Bicycle Parking: 8 spaces

Following the public hearing, staff will evaluate the evidence and comments received at the public hearing and will offer the Council a recommendation on the status of the Four Findings as they relate to this Special Use Permit application.

**PROJECT LOCATION**



**ATTACHMENTS**

1. Draft Staff Presentation
2. Project Summary Form
3. Resolution A (Approval)
4. Resolution B (Denial)
5. Application Form & Materials
6. Special Use Permit Plan Set