



### CP-24-5

Concept Plan Application

Status: Active

Submitted On: 8/27/2024

### Primary Location

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### Owner

### Applicant



Wendi Ramsden



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2510 Meridian Parkway

Ste. 100

Durham, NC 27713

## Application Information

### Project Name

Holy Trinity Anglican Church

### Proposed Entitlement Process\*

Conditional Zoning

### Existing Zoning District(s)\*

R-LD1

### Existing Use(s)\*

Vacant Residential

### Proposed Zoning District(s)

No change

### Proposed Use(s)\*

Church use, with limited residential

### Project Description\*

Proposed 10,000 sf church with approximately 70 parking spaces. No daycare. Owner intends to subdivide for single family homes at least 2 parcels fronting Old Lystra Road. They also intend to build a few small homes on the church parcel for affordable housing.

### Will the project require modifications to regulations?\*

Yes

### Applicant Authorization

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.

#### Applicant Signature\*

✔ Record created by staff on applicant's behalf  
Aug 27, 2024

#### Relationship to Property Owner\*

Other

If other, please explain relationship to property owner. \*

Staff created record

If the applicant is an entity, provide detailed information regarding the principals of the entity.

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### Concept Plan Questions

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management. \*

The forested site is sloped consistently around 15%. The parcel has a perennial stream in the southwest corner. Development is expected to stay out of buffers except for road connections as necessary. Stormwater from all proposed church impervious development will be treated in a single facility; a wet pond located at the northwest portion of the developed area.

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.\*

The contract purchaser will work with the Planning Department to determine the best zoning classification. Possibly the zoning will remain R-L11.

The project is expected to comply with setbacks and street frontages. Buildings are expected to be a maximum of 2-story, but during design development it will be determined whether or not modifications will be needed for calculated building height, especially as it relates to any proposed steeple.

Describe how the proposal incorporates affordable housing.\*

The proposed development is not residential and therefore affordable housing will not be required.

The contract purchaser intends to sell up to three subdivided parcels for market rate housing, and they may consider construction of affordable tiny homes on the church property. Holy Trinity Church is passionate about trying to help in the realm of affordable housing in Chapel Hill, especially for those in need of temporary shelter due to life circumstances. HTC has a vision to create a few "tiny homes" and partner with a local community agency to manage use of the homes for people and families in need of affordable housing. Also, HTC's unique land-purchasing partnership with the land developer that will own the +/- 38 acres to the southwest is what has allowed for the possibility of required affordable housing within the contemplated townhome development on that acreage

Describe how the proposal compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.\*

The surrounding use to the west is residential on .5-1 acre lots. The existing uses to the east are low density residential on cleared lots.

The zoning on this parcel and surrounding parcels is R-LD1 which allows for residential and a place of worship under 2000 people. The seating capacity of the church is expected to be 300 people at a time which will not overwhelm existing streets. General weekday traffic is expected to increase by up to 302 trips per day on adjacent streets, and peak hour trips Sundays will average approximately 72 trips into the site and 72 trips out.

Subdivided lots will be sold to be used as single family residential on lots of at least 1 acre, so will fit in with the existing neighbors.

**Describe any proposed road, transit, bicycle, or pedestrian improvements. \***

The church proposes to provide access from the existing paved Wave Road right of way, and also a driveway from Old Lystra Road. A sidewalk will be provided from the church to the Wave Road right of way. Additionally, if the adjacent parcel to the southwest is developed for residential dwellings, it is the goal of HTC to have pedestrian connections to that neighborhood (subject to cost and topographic feasibility) with the intent of removing some traffic from nearby roadways and also facilitating community interaction and possibly recreation.

**Describe how the proposal addresses traffic impacts or traffic and circulation concerns. \***

Based on ITE data, it is estimated that the proposed development will generate approximately 302 total site trips on the overall roadway network during a typical 24-hour weekday period. The project will have an average of 72 cars in and 72 cars out during the Sunday peak hour period.

**Describe how the proposal addresses parking needs.\***

The church will provide required parking in a lot within the new development. They are currently showing parking for 70+ cars on site. Any subdivided lots for homes, and any tiny homes built on site will have their own driveways.

**Describe how the proposal addresses fire access and emergency response.\***

The church proposes to provide access for the existing paved Wave Road right of way, and also a driveway from Old Lystra Road which will allow for fire access and emergency response.

**Describe how utility service (water, sewer, and electric) meets or will meet the needs of this proposal. \***

Electricity is available from Wave Road at the northwest corner of the parcel. Water and sanitary sewer are not currently available, though some of the parcel is within the OWASA expanded service area. The church and any homes on site expect to use well water and septic fields.

# Holy Trinity Anglican Church

Orange County PIN 9787008466

Concept Plan Application

29 August 2024

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## Developer's Program

### Proposed Program:

The project is located on an irregularly shaped +/- 12-acre parcel on the north side of Old Lystra Road with access to the Wave Road right of way on the property's northwest corner.

The church proposes to build an approximately 10,000 sf worship facility with parking for 70+ cars and access to both Old Lystra Road and Wave Road. They would like the opportunity to have some residential on the property. This may take the form of a subdivision of up to three residential lots, and / or development of small homes on the main church facility parcel to be used to support the church's desire to provide affordable housing to the community.

The parcel is currently zoned R-LD-1 allowing 1 residential unit per acre.

### Natural Features:

The forested property has a stream and buffer at the southeast corner. The determination was completed in December 2020 and the streams and wetlands were flagged at that time. The project is not served by OWASA and therefore the project would rely on well and septic fields to provide water and sanitary sewer service.

The NC Flood maps indicate no floodplain on site, but a floodplain is indicated approximately 450' to the west of the project site. Base flood elevation at that point is 394.7. First floor elevation of the proposed church building is expected to be approximately 460.

### Access, Circulation, and Mitigation of Traffic Impacts:

The project site has access from Old Lystra Road at the south end, and also from the end of the Wave Road right of way at the northwest corner of the parcel. Access to the church is expected to be from both points. A transportation impact analysis (TIA) will be completed during the conditional zoning process.

Parking on site will be located in a single lot for the church. Any homes on the site or on subdivided parcels would have their own driveways.

Pedestrian improvements to be made as part of this project include sidewalks from the end of Wave Road to the parking lot and church building, and between the parking lot and church building.

The project is not near existing Chapel Hill Transit routes or other public transportation. The church building will be approximately 1/3 mile from US 15/501 along Wave Road, a street with no sidewalks.

#### **Arrangement and Orientation of Buildings:**

The arrangement of the church buildings on site is set on a fairly flat stretch of hillside and is based on accessibility to septic fields. Two lots to be subdivided for residential use will be accessed off Old Lystra Road. They will be serviced with wells and septic and therefore will be on lots of at least an acre in size.

Additional small homes may be proposed for the church parcel as septic and well is available.

#### **Natural Vegetation and Landscaping:**

The property is forested. The project intends to meet tree coverage requirements with retained tree cover in the stream buffer areas and other select areas. New plantings will be installed for parking areas and buffers to meet code requirements.

#### **Impact on Neighboring Properties:**

The surrounding properties are residential and vacant residential. The proposed lots fronting Old Lystra Road will be single family one-acre properties which is smaller than many neighbors but will easily fit in with the surrounding sparse residential development. Properties on Wave Road are single family on lots of .5 to 1 acre. The church development will be set back from the property line with retained forest, so visually is not expected to have a negative impact on Wave Road neighbors. There will be some increase of vehicular traffic on both Wave Road and on Old Lystra Road. A TIA will be completed during the conditional zoning process.

#### **Erosion, Sedimentation, and Stormwater Control:**

Erosion and sedimentation control will be applicable only during the construction phase of the development. An erosion control plan will be designed and used to obtain a land disturbance permit through Orange County. Erosion control measures will be installed and maintained as part of the construction process.

The site has no impervious existing on site. Proposed stormwater from new impervious surfaces will be collected and treated in a surface pond for quantity and quality to meet

State codes. Any development on smaller subdivided residential lots will be responsible for their own stormwater mitigation.

### **Affordable Housing Statement:**

The project proposes subdivision of 2-3 market rate parcels. Within the church parcel itself, the church would like to build a small number of affordable homes, but that would likely be a future consideration. And affordable homes on the church parcel would remain the property of the church and would be rented out through an affordable housing partner and/or rented and used by those in need within the extended church community.

As the proposed development is not a residential subdivision, provision of affordable housing will not be a requirement.

### **CLIMATE ACTION PLAN**

The contract purchaser will work with the Town Sustainability office to provide for sustainable development.

## **Statement of Compliance with Comprehensive Plan**

### **COMPLIANCE WITH COMPREHENSIVE PLAN**

#### Chapel Hill 2020 Comprehensive Plan

The project responds to the applicable Themes and Goals chapter in the following ways:

1. A Place for Everyone - This project provides a welcoming service to residents of Chapel Hill.
2. Community Prosperity and Engagement - This development is a use that supports the residents of Chapel Hill.
3. Getting Around - This development is located at the edge of Chapel Hill and will not significantly add to the transportation network.
4. Good Places, New Spaces - The project will provide a place for community worship for use by the entire Chapel Hill community.
5. Nurturing Our Community - The project will manage stormwater and will contribute to retention of the Town's forest canopy.
6. Town and Gown Collaboration - The project does not contradict this goal.

The Chapel Hill 2020 Comprehensive Plan was updated in December 2020 as a guide to strategies and goals for future land use and development. The document lays out 10 guiding statements for development. The project is not located within any focus areas. The project responds to the guiding statements as follows:



1. Demonstrate the Town's commitment to effectively respond to the threats associated with climate changes as well as environmental stewardship and resiliency.

The project retains more forest area than called for in the LUMO and will control increased stormwater on the parcel.

2. Ensure equitable planning and development.

The project will not displace any residents and will provide a service available to the community.

3. Encourage a diversity of housing types.

The project may include some small housing available for use by those in need of temporary more affordable housing in the community.

4. Promote distinctive, safe, and attractive neighborhoods.

The project will be a church facility. Any lots subdivided off the main parcel will be used for private housing at a density supported by the existing neighborhoods.

5. Cultivate a vibrant and inclusive community.

Holy Trinity Anglican Church of Chapel Hill will continue to be a socially active and conscious member of the Chapel Hill community. It will continue to help feed the food insecure in the Chapel Hill and Orange County area through its vibrant produce and non-perishable food donation ministries. It will continue to serve the young and the old through its children and campus ministries as well as its alms programs for those in need. HTC is hopeful that it can add the "tiny homes" ministry to help any and all of those who may be in need of temporary housing.

6. Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town's regional transportation partners.

The church project would be located approximately 1/3 mile walk from 15/501.

There are no current sidewalks or bike lanes connecting to bus and multi-modal trails.

7. Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces, job creation, innovation and entrepreneurship through redevelopment and infill development in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.

Holy Trinity Church employs full and part-time clergy and staff. It is expected that with the increased facility size it will create new jobs, both full- and part-time over the coming years. It is expected that such employees will add to the local Chapel Hill economy.

8. Provide appropriate transitions between land uses and buildings of different scales.

Church uses are an appropriate addition to residential uses, especially a small church located with wide buffers.

9. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.

The project will be low density and not visible from adjacent rights of way. The project will retain forest buffers.

10. Cooperate and collaborate with all of the Town's regional partners especially the university of North Carolina at Chapel Hill and UNC Health.

Holy Trinity Church provides a vibrant campus ministry to UNC undergraduate and graduate students in partnership with the North Carolina Study Center.

#### Complete Community Strategy

The proposed church project is not part of a larger or residential development.

The anatomy of a complete community specifies 8 components.

- Diversity of housing types
- Living, working, learning, and playing mixed use
- Abundant active transportation and transit connections
- Diversity of tenures
- Designed for walking and cycling
- Parking lots are secondary
- "Eyes on the street" design
- Buildings with multiple uses

The project will not contain any residential components in its initial phase. It is located south of existing public transit and alternate transit facilities though there will be a pedestrian connection between the church facility and the Wave Road right of way.

#### Future Land Use Map

The future land use map calls for the site to be developed as rural residential at a density of 1 unit/acre. The church use and possible small number of residential units on well and septic would comply with this use.

#### Mapped Transportation Features/ Greenways Plan, and Connected Roads Plan

The proposed development is beyond the limits addressed in the greenways plan, though a future greenway along the east side of 15/501 is in the master plan. This project is located approximately 1/3 mile from 15/501 corridor and will provide a pedestrian connection to the Wave Road right of way.

#### Climate Action and Response Plan

The owner will work with the Town's Sustainability office to create a sustainable project.

#### Small Area Plan

There are no small area plans addressing this area.