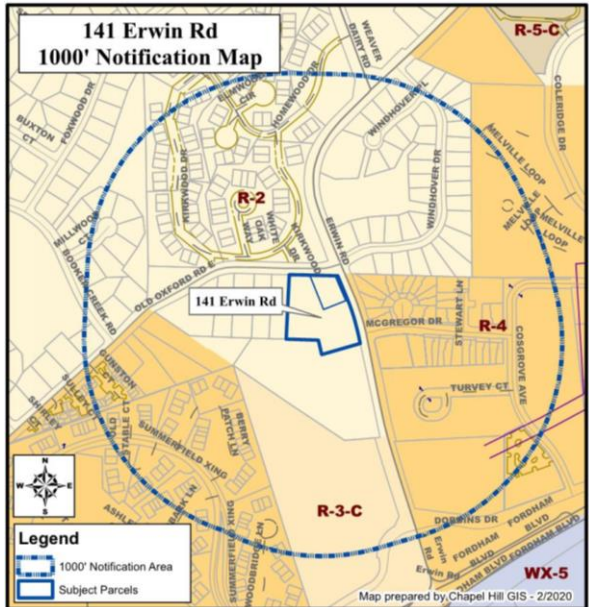




CONSIDER AN APPLICATION FOR SPECIAL USE PERMIT CHRIST COMMUNITY CHURCH, 141 ERWIN ROAD (PROJECT #19-119)

STAFF REPORT

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

PROPERTY ADDRESS 141 Erwin Road	DATE March 10, 2020	APPLICANT Byron Peters, Christ Community Church
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	