

SUMMARY OF A CONCEPT PLAN REVIEW-CHRIST COMMUNITY CHURCH COMMUNITY DESIGN COMMISSION

January 22nd, 2019

The Community Design Commission conducted a concept plan review for Christ Community Church on January 22nd, 2019. The project proposed construction of a primary structure to house church worship, classrooms and offices. Additional surface parking, stormwater controls and amenities were proposed. Key points made by members of the Commission about the concept plan include:

- Concern expressed about the right-in, right-out proposed on Erwin Road; the applicant should work with Town Staff to improve the entrance/exit at that location with a concentration on the alignment with McGregor Drive. One idea to explore is whether the Erwin Road project proposed to the south of Christ Church could use a common entrance at McGregor Drive.
- While the proposed stormwater improvements may meet Town regulations to not make conditions worse, commission members expressed a desire for the applicant to exceed the code requirements and make a positive impact by looking into 'green' infrastructure alternatives including but not limited to rain gardens and pervious paving. This is important because of the considerable change in impervious surface due to the required parking. Citizens have noted major stormwater issues in this area.
- Request applicant to provide some information on the second future building proposed on the corner, including how it would harmonize with the proposed church.
- Additional study for site traffic flow may be needed; including whether main entrance should be from Erwin Road or Old Oxford Road East, and whether a potential connection to the parcel south would create a 'cut through' scenario.
- Consider aligning the northern entrance of Old Oxford Road (north) to a driveway serving Kirkwood, consider making this entrance an exit only.
- A member suggested that the church could potentially be relocated to anchor the corner from an urban design standpoint.
- The applicant should study the saving of existing trees on-site.
- Commission members expressed appreciation for the aesthetic of the proposed architecture including overall scale, pedestrian access, use of porches, locating parking behind the building and the applicant's use of site topography.

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- Several citizens expressed concern over shared issues including but not limited to building scale and height, interior traffic flow, traffic impact to the neighborhood, flooding and stormwater runoff impacts.

