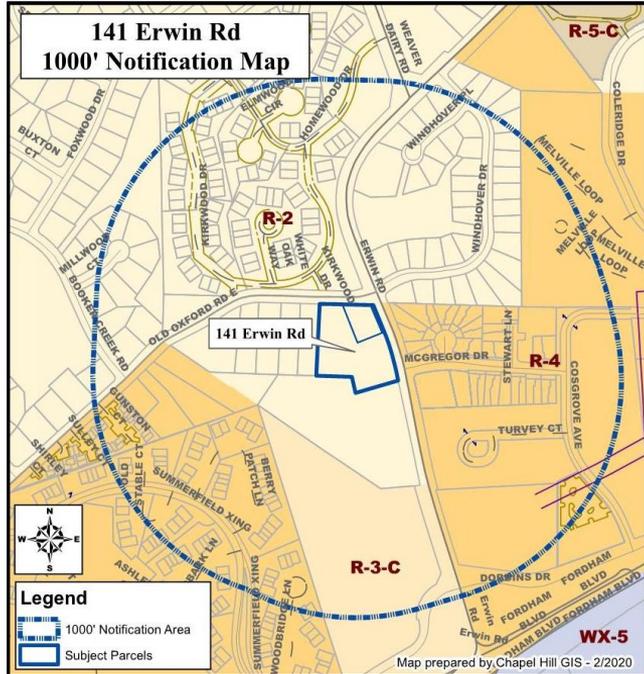




141 Erwin Road Special Use Permit



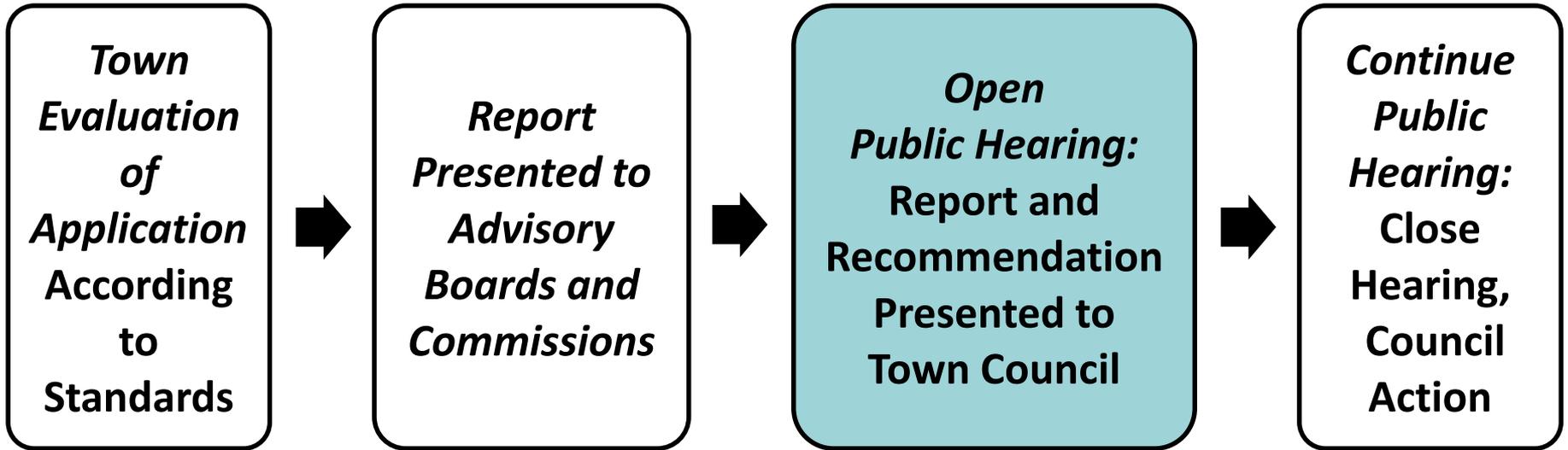
Town Council Public Hearing

September 9, 2020

Staff Recommendation

- Open the public hearing and receive evidence
- Move to continue the public hearing to October 7, 2020

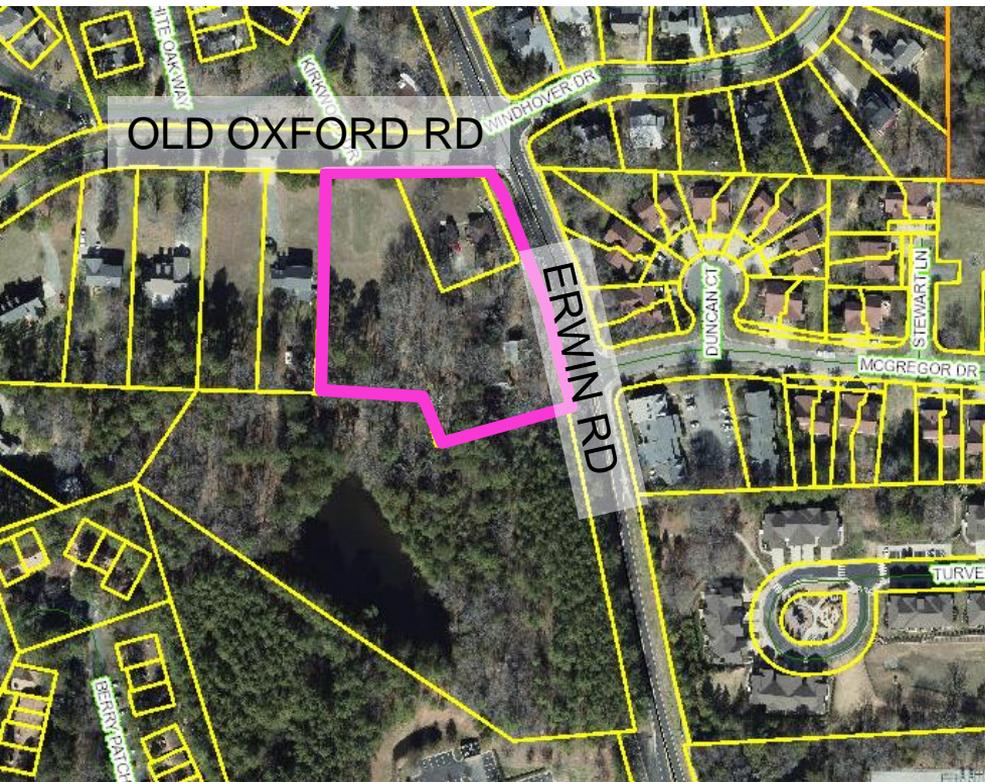
Process



Special Use Permit Findings

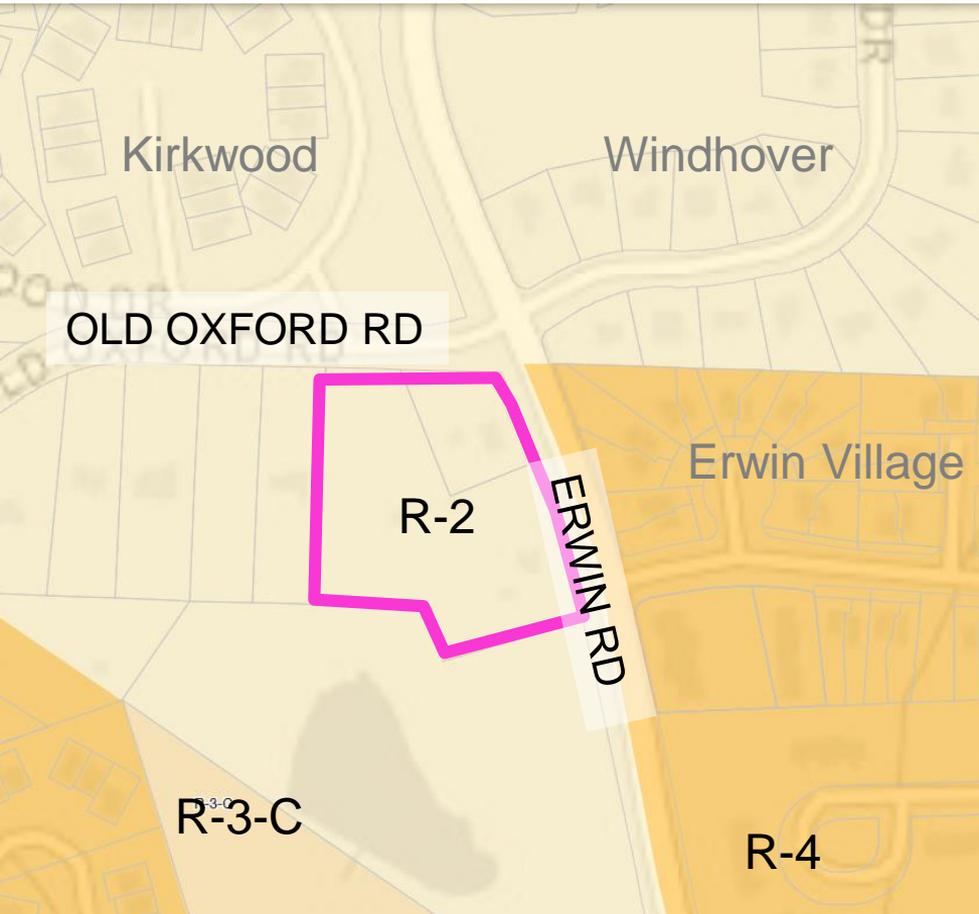
- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meet goals of Comprehensive Plan

Existing Conditions



- 141 Erwin Road
- SW corner of Erwin Road and Old Oxford Roads
- 2.82 acres
- Existing uses: single family home, day care, accessory structures
- No RCD, Jordan Buffer, floodplain or wetlands

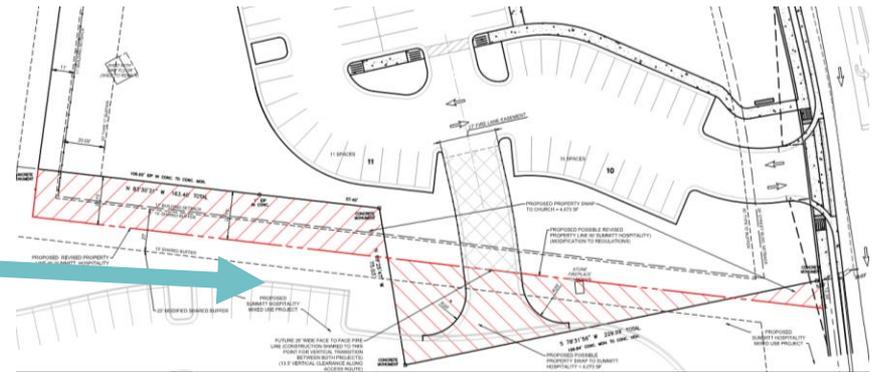
Site Context



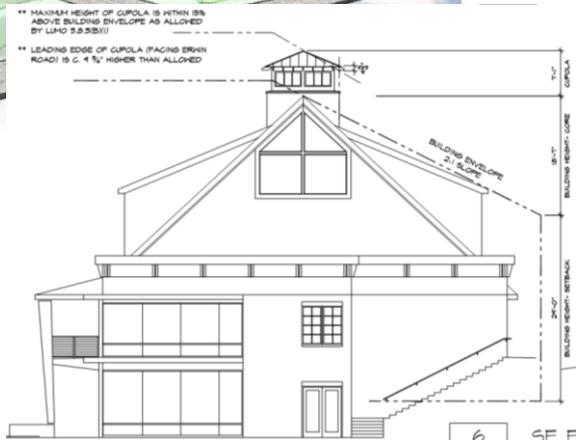
- Zoning: Residential-2 (R-2)
- Adjacent uses:
 - North – townhomes
 - East – townhomes
 - South – vacant
 - West – single family

Project Overview

- 11,420 SF Place of Worship
- 117 Parking Spaces
- Modifications to Regulations
 - Modified buffer
 - Shared buffer
 - SUP boundary
 - Height
 - Construction timeframe



Maximum Height Modification



Elevations

- 2-story building
- Primary structure complies with maximum height
- Cupola allowed to exceed building envelope by 15%. Modification requested for cupola to exceed additional 9.75" for small portion of cupola

Advisory Board Recommendations

Boards/Commissions	Recommendation
Community Design Commission	Approval as presented
Transportation and Connectivity Board	Approval as presented
Environmental Stewardship	Approval as presented
Stormwater Board	Approval with conditions
Planning Commission	Approval with conditions

Staff Recommendation

- Open the public hearing and receive evidence
- Move to continue the public hearing to October 7, 2020