



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): (9870) 45-9243;54-3735;54-0416;54-4583;54-5947

Date: 04/27/2021

## Section A: Project Information

Project Name: ST. Paul Community Village

Property Address: 1604 Purefoy Rd Chapel Hill NC Zip Code: 27516

Use Groups (A, B, and/or C): A,B, C Existing Zoning District: R-5-C

Project Description: Mixed Use residential and conference / event space with worship center  
with recreational space in a village type setting with cultural preservations

## Section B: Applicant, Owner and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: Rose Snipes Bynum

Address: 2312 Jo Mac Rd

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-302-1223 Email: relainegun@aol.com

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

Signature: Rose S. Snipes

Date: 4/26/2021

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: St. Paul Church

Address: 101 N. Merritt Mill RD

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-967-3961 Email: stpaulamech.org

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

Signature: Rose S. Snipes  
Trustee St. Paul Church

Date: 4/26/2021



## Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

X	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	380.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Concept Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (1 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (1 copies)		
X	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	110.00
X	<b>Developer's Program</b> – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set</b> (reduced to 8.5"x11")		

## Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

## *Site Description*

<b>Project Name</b>	St. Paul Community Village
<b>Address</b>	1604 Purefoy Drive Chapel Hill NC 27516
<b>Property Description</b>	Mixed Use Residential Village Community with Affordable Housing Component
<b>Existing Land Use</b>	Vacant property residential
<b>Proposed Land Use</b>	Residential, worship center, conference/ event , some retail, and out and indoor recreation
<b>Orange County Parcel ID Numbers</b>	(9870): 45-9243; 54-3735;54-0416;54-4583;54-5947
<b>Existing Zoning</b>	R5-C (current SUP zoning)
<b>Proposed Zoning</b>	TBD
<b>Application Process</b>	Modification of existing SUP
<b>Comprehensive Plan Elements</b>	Included with proposal
<b>Overlay Districts</b>	N/AT

Topic	Requirement	Proposal	Status
<b>USE/Density</b>		350 total residential Units of which 100 designated affordable residences. 100 Senior housing	M
<b>Dimensional Standards</b>	Minimal requirements will be adhered	Any exceptions will be negotiated at time of formal rendering	UNK
<b>Floor Area</b>	Greater than original SUP	Dependent on final rendering allowances	M
<b>Modifications to Regulations</b>			M
<b>Adequate Public Schools</b>	Within the Chapel Hill district	No change	Meets standard
<b>Inclusionary Zoning</b>		Adequately addresses above that of current SUP	Meets Standard
<b>Landscape/ Buffers</b>	Requirements in SUP to be reviewed	Compliance with current standards on buffers	Meets Standards
<b>Tree Canopy</b>	Natural changes from SUP	To reclaim wetlands, and reforestation to recapture the original carbon footprint	M

<b>Landscape standards</b>	Per SUP	Compliance with current standards	Meets Standard
<b>Environment</b>			
<b>Resources Conservation District</b>	Per SUP	Compliance with SUP	?M
<b>Erosion Control</b>		Yes plan will be in place	UKN
<b>Steep Slopes</b>	Per SUP	Modification where needed	M
<b>Land disturbance</b>			
<b>Impervious Surface</b>		Reevaluation requested from SUP	M
<b>Solid Waste and Recycling</b>		Beyond that of SUP per local requirements	
<b>Jordan Riparian Buffer</b>	Outlined in SUP	Due to changes in the area, propose to improve the natural stream process across the property with culverts, etc	M
<b>Storm Water management</b>	Outline in original SUP	Same as above, storm water management plan will be vital portion of reclamation of the original footprint	M
<b>Access and Circulation</b>			
<b>Road Improvements</b>	Outline in SUP	Will have enhanced movement within and around the property but will require extension of Road D to Rogers Rd for density accommodation (part of SUP)	M
<b>Vehicular access</b>	Y	Yes see note above	
<b>Bicycle Improvements</b>		Bike paths part of green space to in part outdoor health. Increase from SUP	M
<b>Pedestrian Improvements</b>	Per SUP	Enhanced given housing extension and more green space in the place central to all structures. Many community activities will be in walking or biking distance to the local community and retail stores	M
<b>Vehicular Parking</b>		2 parking garages will be added for residential and event parking with preservation of some surface parking	M
<b>Transit</b>		Bus line available to area currently, more friendly stops	M

		would be sort in residential areas	
<b>Bicycle I Parking</b>		Adequate space will be designated d	M
<b>Parking Lot standards</b>		Adherence	M
<b>Technical</b>			
<b>Fire</b>	Per SUP	Enhanced since SUP due to new department> Road D access for	M
<b>Site Improvements</b>			
<b>Recreational Area</b>	Per SUP	Greatly Enhanced with expanded Green space, and structural facilities, gymnasium, outdoor basketball and tennis courts. Pool for residents	M
<b>Lighting Plan</b>	Per SUP	Per Code and requirements beyond SUP	M
<b>Homeowners</b>		Yes	



# St. Paul Community Village

## **Developer's Program**

The “Reimagined” St. Paul Village site plan currently proposed has not substantially changed relative to its original vision set out in the approved SUP in June 2012. As before it includes a new worship sanctuary, mixed-use facilities inclusive of both market rate and affordable housing, active and passive recreational facilities, such as a gymnasium and walking trails with a preservation of community and church history. The major modifications of this proposal are aligned with the current development atmosphere of increase density within mixed-use developments within the Chapel Hill and surrounding communities. The advantage of our proposal is with the increased in density it allows a larger proportionality of affordable housing residences from 18% to 29% resulting in approximately 100 residences rather than the 16 units in the original SUP. As outlined in our original concept and subsequent approved SUP, the St. Paul Village development will fulfill not only the church’s need for congregational growth, but also the vision of extended ministry within the community. The village atmosphere strives to provide facilities that are available to the broader community by providing both outdoor and indoor recreational space for physical and mental health, as well as providing facilities for educational and career development in the core of an underserved community. With both senior and non-senior living within proximity of each other, the project brings intergenerational groups together yet designed to support the specific needs of both groups. For the surrounding community the Project will support and promote the stability of the Rogers Road neighborhood socially, economically, and culturally. The St. Paul Village community plan has made a firm commitment to preserving the historical and cultural heritage of the Rogers Road community and that of the church, the oldest black church in the Chapel Hill Carrboro area (157 years) throughout the design of the multiple facilities through art, memorabilia, and programs in addition to outdoor memorial reflection areas.



## St. Paul Community Village

The desired retail elements would include a small fresh food market for ready food access to healthy food options produced by local producers and space for entrepreneurial small businesses for example an African American bookstore.

Over the course of years since the SUP approval, changes have occurred on the land which are multifactorial; e.g. new building development adjacent to the area, unchecked negative human behavior, animal destruction i.e. beavers. The current proposal includes reforestation and reclamation of wetlands back to the original natural state; therefore re-establishing a better carbon footprint than currently exists and recovering greenspace for recreational opportunities.

The St. Paul Village project site is a 20.4-acre assemblage of five parcels located at 1604 Purefoy Drive, at the corner of Rogers Road and Purefoy Drive in Chapel Hill, North Carolina. Rogers Road to the west; Purefoy Drive to the south; and Phoenix Place (a Habitat for Humanity community) on Edgar Road to the east. The property is situated just northwest of the municipal boundary of the Town of Chapel Hill and just northeast of the Carrboro Municipal Boundary, placing it in the Chapel Hill Transition Area; an area and is planned to become a part of the Town of Chapel Hill and is within the Town's Urban Service Boundary. It is an integral part of the area known as the Rogers Road Small Area neighborhood.

In 2012 a special use permit was granted by the town of Chapel Hill and a subsequent extension in 2016. Since 2016 the completion of the sewer program occurred in the fall of 2019 , a major element that allows the enhancement of the SUP plan from 87 units to that of 350 units of which 100 will be designated senior living. A total of 100 affordable units are planned, 25% in each sector. From the approval of the original SUP no new development has taken place on the property.

The points of access are unchanged from that in the SUP. The site is bounded to the north by a 30-foot OWASA water easement and the extension of a public through road is proposed to further connect the development with the greater



# St. Paul Community Village

surrounding community. The development is bounded to the east by Phoenix Place (a Habitat community), the south by Purefoy Drive, the southwest by Rogers Road. A series of sidewalks and bike trails will be constructed around and throughout the community. The project is accessible to public bus transportation: The main complex will include walking/jogging/bike trails that will interconnect all aspects of the site. The south portion of the project will be accessible to community use buildings via Rogers and Purefoy roads. The extension of road D along the north side residential areas will provide more direct access to the residential portion of the project foregoing traffic around the site via Purefoy Rd. A direct access to Roger's Rd from the south of the project was approved in the SUP. Although a traffic impact study was done previously, we understand the need with increased density to obtain another assessment.

## **Building Orientation and Site Layout**

The current site diagram is preliminary and exact orientation and layout will be confirmed upon architectural rendering which will take into consideration such factors as mandatory buffers and setbacks. The final square footage of the structures will be based upon such factors as these. The current drawings represent maximum sq footage. The North residential areas will constitute building heights of up to 5 stories with the Senior living complex 3 stories. The buildings along Purefoy Road are of lower heights for they lay in visibility of the community. Structures will be oriented to allow easy access to both community and residents. The intent is to have a feel of a village common where activities are centered but also to embrace historical aspects of the church and local community.

## **Landscape and Environment**

There is sparse vegetation at the southern end of the site. Denser vegetation exists on the site's northern, eastern and western boundaries with a mixture of deciduous and coniferous vegetation.





# St. Paul Community Village

Land disturbance will be kept to a minimum and care will be taken to identify and preserve as many large deciduous trees as possible. Vegetative buffers will be preserved at the northern, eastern and western boundaries of the site as defined by the adjacent land uses and the Chapel Hill Land Use Management Ordinance. Since the original approval of the SUP various elements have affected the original topography of sections of the property. Our proposal is to

- Re-establish the natural flow of water across the St. Paul property
- Reclaim land presently designated artificial wetlands for Green Space
- Eliminate all area of standing water
- Remove fallen/dead trees and tree stumps as part of site reclamation plan
- Replant native hardwood trees destroyed by water inundation
- Manage Stormwater Drainage across the property to lower water table to previous Non-Wetland levels

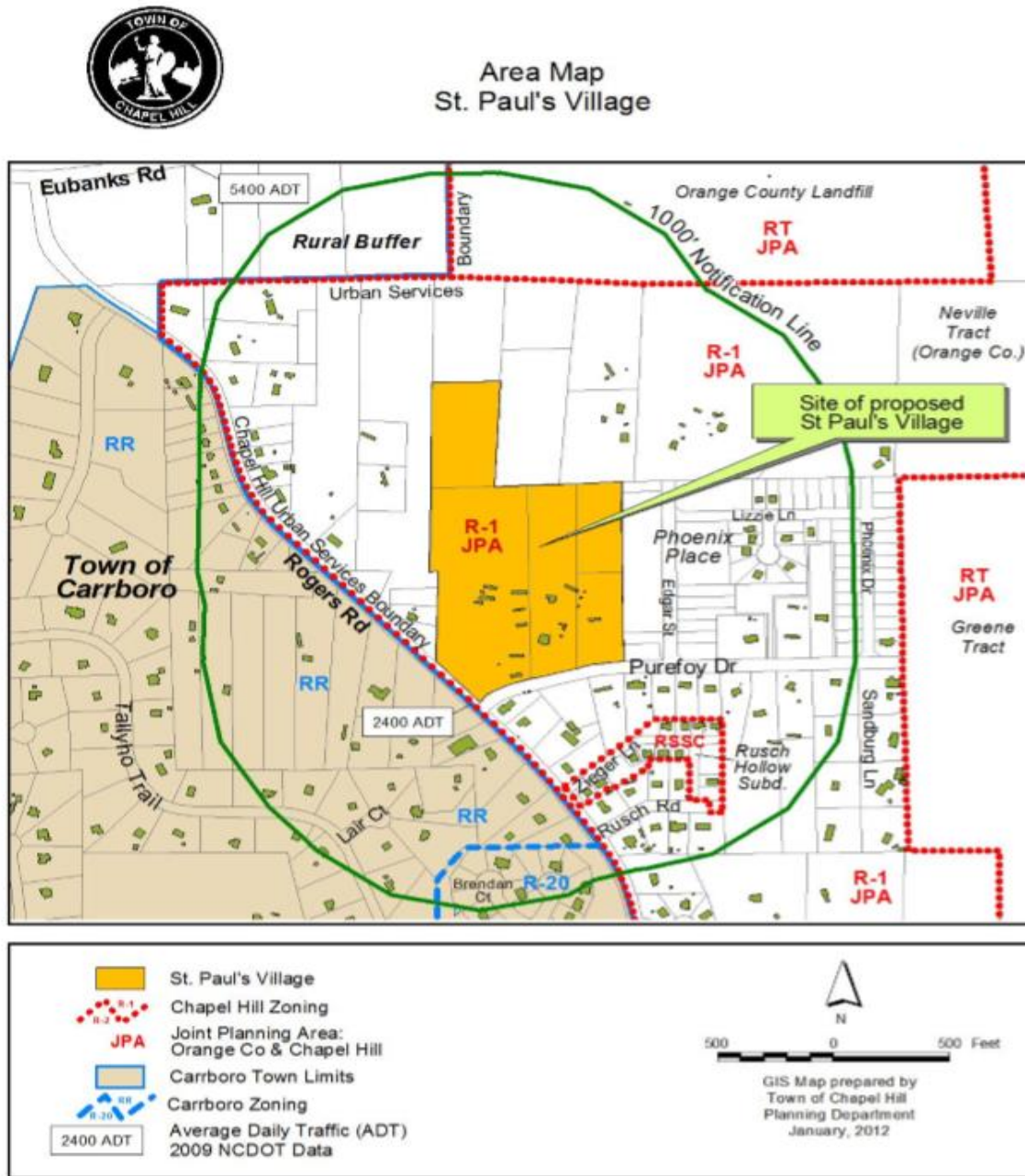
The facilities will be designed to “protect and conserve environmental resources” throughout the project to extent possible. The buildings will be designed to “maximize energy efficiency and conservation” to the extent feasible.

Advanced elements of green design is proposed for the St. Paul development, such as the use of natural day lighting passive solar heating, with an emphasis on efficient building design and orientation to maximize winter sun and summer shade; Green ready building shells. The incorporation of energy-efficient lighting, The use of recycled building materials, enhanced insulation, air filtering, and LED products.

The resource conservation, floodplain and Jordan Buffers determinations are consistent with those in the approved SUP.



# St. Paul Community Village





# St. Paul Community Village

The project submits the following statements:

1. We agree to compliance with the Design Guidelines
2. We agree to Compliance with Comprehensive plan
3. We refer to the SUP regarding the resource conservation, floodplain and Jordan Buffers determinations for they remain **Page | 6**



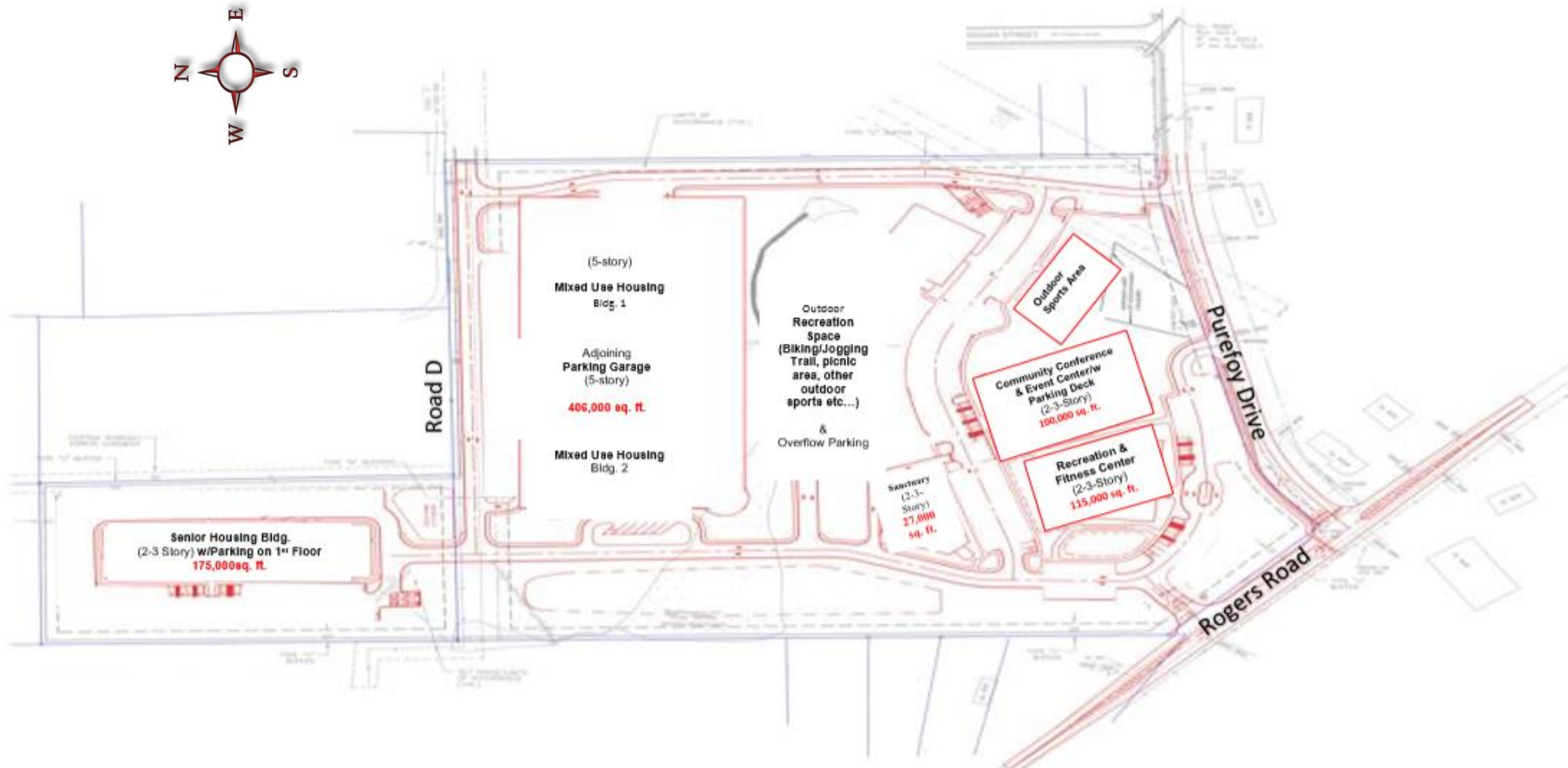
# **ST. PAUL VILLAGE PROJECT**

2021 Plan Re-Imagined Plan

**April 26, 2021**

# St Paul Village Project

Reimagined 2021



Note: Draft not drawn to scale: For illustrative purposes only relative to SUP

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FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$.00



Prepared by: Phil Mason, Chapel Hill Planning Department



*Return to:* TOWN OF CHAPEL HILL  
405 MARTIN LUTHER KING JR BLVD  
CHAPEL HILL, NC 27514  
(919) 968-2728

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, St. Paul AME Church, having applied to the Town of Chapel Hill for a Special Use Permit, was granted by the Town of Chapel Hill on June 25, 2012, the terms of which are as follows:

NAME OF PROJECT: St. Paul Village Special Use Permit, Planned Development – Mixed Use  
NAME OF DEVELOPER: St. Paul AME Church

DESCRIPTION OF PREMISE

LOCATION: 1604 Purefoy Drive (northeast quadrant of the intersection of Rogers Road and Purefoy Drive, adjacent to Phoenix Place in the Joint Planning Transition Area)

ORANGE COUNTY PARCEL IDENTIFIER NUMBER: 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-4583, and 9870-54-5947 *DB*

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 908,334 Square Feet (20.9 Acres)  
MAXIMUM FLOOR AREA: 220,340 sq. ft.  
VEHICULAR PARKING SPACES: 343 spaces  
BICYCLE PARKING SPACES: 50 (14 Class I and 36 Class II)

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan, dated June 7, 2011 and revised January 10, 2012, and June 7, 2012 with the conditions listed below would: (on file in the Chapel Hill Planning Department), with the following conditions listed below:

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

Development according to the Site Plan, dated June 7, 2011 and revised January 10, 2012, and June 7, 2012 with the conditions listed below would:



Stipulations Specific to the Development

1. Construction Deadline: That construction begin by June 25, 2016 (4 years from date of approval), to be completed by June 25, 2024 (12 years from date of approval).
2. Land Use Intensity: This Special Use Permit authorizes the following land uses and intensities:

<b>Land Uses Allowed: A mix of uses including Place of Worship and associated accessory uses, Cemetery, Adult and Child Day Care, Multi-Family Residential, and Group Care Facility</b>	
Maximum Floor Area	220,340 sq. ft.
Minimum Vehicular Parking Spaces	317
Maximum Vehicular Parking Spaces	343
Minimum Bicycle Parking Spaces	50 (14 Class I and 36 Class II)
Maximum Impervious Surface	335,300 s.f.
Minimum Recreation Space	20,328 s.f.

3. Petition for Voluntary Annexation: That the petition for voluntary annexation submitted by the applicant and received by the Town shall not be withdrawn prior to issuance of the final Certificate of Occupancy by the current or future property owner(s) so that the Town may consider the petition as development occurs on the site.

Affordable Housing

4. Provision of Affordable Housing: The applicant shall provide 16 affordable rental dwelling units with rents established according to the US Department of Housing and Urban Development Rates.
5. Conversion From Rental Residential Community to Ownership Condominium Community: If the rental development is converted to an ownership condominium development the applicant will propose a plan for approval by the Council in accordance with the Inclusionary Zoning Ordinance or Affordable Housing policy in place at the time of conversion, to provide either: 1) for sale affordable housing units; or 2) a payment-in-lieu, according to the following two options:

Option 1: *Permanently Affordable Condominium Units* – Affordable units for ownership shall be provided according to Inclusionary Zoning Ordinance or other affordable housing policy in place at the time of conversion. An Affordable Housing Plan shall be approved by the Town Manager prior to recordation of the condominium plat. The required number of affordable units shall be based on a formula that credits the developer/owner for the initial \$25,000 payment-in-lieu.

OR

Option 2: *Payment-In-Lieu with Condo Conversion* - If a payment-in-lieu of affordable ownership units is proposed, the payment shall be calculated at such time the development converts to condominium ownership. The additional payment-in-lieu shall be provided to the Town's Affordable Housing Fund prior to recordation of the condominium plat. The number of affordable units and the per unit payment amount shall be determined by the Inclusionary Zoning Ordinance or affordable housing policy in place at the time of conversion.

Access

6. Accessibility Requirements: That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure required by the phase, according to Americans With Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard. Prior to issuance of a Zoning Compliance Permit handicapped facility design is subject to Town Manager approval.
7. Off-Site Construction Easements: Prior to land disturbing activities on adjacent properties associated with construction, authorized with a Zoning Compliance Permit, the applicant shall provide recorded off-site temporary construction easements that document approval of property owners affected by off-site construction.
8. Daycare Access Safety: That prior to the first Certificate of Occupancy in the phase that the improvements are required, the applicant provide appropriate safety enhancements adjacent to the proposed day care center, including fencing, signage, pedestrian crosswalks, and dedicated drop-off/pick-up spaces.

Transportation

9. Traffic Generation: That prior to the issuance of a Zoning Compliance Permit, Phasing Plan approval, or approval of revisions that would have a significant impact on traffic generation rates, a detailed table of traffic generation rates and estimated traffic generation for each land use and the development as a whole shall be provided for review and approval by the Town Manager. In the event the total number of daily trips for all phases exceeds 1,158, prior to expiration of the construction completion deadline or extensions thereof, it will be necessary for the applicant to prepare a Traffic Impact Analysis, subject to Town Manager review and approval.
10. Rights-of-Way Dedication: That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant dedicate the following public rights-of-way to NCDOT, subject to Town Manager and the North Carolina Department of Transportation approval:
  - Rogers Road: adequate right-of-way to accommodate the Rogers Road frontage improvements, including a bicycle lane, 30-inch curb and gutter, and 5-foot wide sidewalk, ending one foot back of sidewalk; furthermore, that the applicant shall take into consideration work proposed by the Town of Carrboro on the west side of Rogers Road and coordinate



design and construction with Carrboro and NCDOT, which may change the extent and location of improvements noted above, to be determined administratively during final plan review.

- Purefoy Drive: adequate right-of-way to accommodate the Purefoy Drive frontage improvements, including 30-inch curb and gutter, and 5-foot wide sidewalk, ending one foot back of sidewalk;
  - Road D: adequate right-of-way, near the northern property line, to accommodate the new 27-foot wide road and improvements, including 30-inch curb and gutter, planting strip, and 5-foot sidewalk, ending three feet back of sidewalk.
11. **Public Improvements / Maintenance:** That the property owner shall be responsible for the maintenance of the proposed Road D, to be dedicated for public right-of-way, until the development is annexed into the town limits or accepted by NCDOT. The property owner shall also be responsible for the maintenance of sidewalks constructed by the applicant on Road D, Rogers Road and Purefoy Drive until annexation. Prior to issuance of a Zoning Compliance Permit, a copy of the maintenance agreement with the property owner shall be reviewed and approved by the Town Manager.
  12. **Rogers Road Driveway:** That prior to issuance of the first Phase I Certificate of Occupancy, the proposed Rogers Road driveway entrance shall be moved to the southeast to prevent driveway construction from encroaching on adjacent property. Prior to a Zoning Compliance Permit the final design is subject to Town Manager and NCDOT approval.
  13. **Left Turn Lane into Purefoy Drive:** That prior to issuance of the first phase I Certificate of Occupancy, the developer shall install a lengthened left turn lane, with the required taper on Rogers Road for access into Purefoy Drive. Prior to issuance of a Zoning Compliance Permit the final design is subject to Town Manager and NCDOT approval.
  14. **Transit Improvements:** That prior to the issuance of the first phase I Certificate of Occupancy, the applicant shall provide a payment-in-lieu for transit improvements, including \$12,000 for bus-stop amenities in proximity to the proposed development, including a bus stop shelter, solar generated passenger information system and lighting (solar orientation permitting), and a bench and trash receptacle. At the applicant's request, the payment-in-lieu will be returned if the Town has not constructed the bus stop amenities within three years of the issuance of the final Certificate of Occupancy for the first phase of development, or if transit service is terminated in the Rogers Road corridor, whichever comes first.
  15. **Bicycle Parking:** That prior to the issuance of a Zoning Compliance Permit, the applicant shall provide dimensioned details for 50 bicycle parking spaces, including 14 Class I and 36 Class II bicycle parking spaces, which shall comply with Town parking standards and the spring 2002 Association of Pedestrian and Bicycle Professionals Guidelines.
  16. **Connector Road Stub-Out:** That prior to completion of construction of Road D construction, signage shall be located at the proposed Road D stub-out at the western property line. That final plans and final plats shall include a note stating that "Future development of the adjoining property will include the extension of the connector road stub-out along the northern property line". That the applicant shall submit to all purchasers of property and residential units a statement that properly discloses the proposed extension of the Road D connector road stub-out, specifying that the connector road will be extended for future development.
  17. **Repairs in Public Right-of-Way:** That prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required, the applicant shall repair all damage in the public right-of-way related to the construction of this project. The design must be reviewed and approved by the Town Manager prior to a Zoning Compliance Permit.
  18. **Work Zone Traffic Control Plan:** Prior to a Zoning Compliance Permit it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval by the Town Manager. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices. The Construction Management Plan shall provide staging, construction worker parking, construction vehicle routes, and hours of construction.
  19. **Transportation Management Plan:** A Transportation Management Plan for the development shall be approved by the Town Manager prior to issuance of the final phase I Certificate of Occupancy. This plan shall be updated annually and approved by the Town Manager. The required components of the Transportation Management Plan shall include:
    - a) Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
    - b) Submission of an Occupancy Survey due 90 days after issuance of the final phase I Certificate of Occupancy.
    - c) Submission of an updated annual Transportation Management Plan Report.
    - d) Submission of Resident and Employee Surveys during survey years.
    - e) Measures to gradually attain the goals of the program.

Landscaping and Elevations

Location	Required Buffers
Rogers Road Frontage	20-foot wide Type 'C' External Buffer
Purefoy Drive Frontage	20-foot wide Type "C" External Buffer
Road 'D' Frontage	0 to15-foot wide Type "B" Variable Width, Alternative Buffer (Requiring Community Design Commission Approval prior to issuance of a Zoning Compliance Permit)
Internal Property Lines	20-foot wide Type "C" Internal Buffers





20. Landscape Planting Plan: Prior to issuance of a Zoning Compliance Permit the applicant shall provide a detailed Landscape Planting Plan with a detailed planting list, subject to Town Manager approval.
21. Landscape Protection: That prior to issuance of a Zoning Compliance Permit a detailed Landscape Protection Plan shall be approved, clearly indicating which significant trees will be removed and which will be preserved. The plan shall include critical root zones of all rare and specimen trees, clearly indicating names and species. The plan shall also include detail of tree protection fencing around construction limits and indicated construction parking and materials staging/storage areas, and Town standard landscaping protection notes, subject to Town Manager approval.
22. Tree Protection Fencing Prior to Construction: Prior to issuance of a Zoning Compliance Permit the applicant shall provide a note on the Final Plans indicating that tree protection fencing will be installed prior to land-disturbing activity on the site.
23. Thirty-Inch Oak Tree Preservation: That prior to issuance of a Zoning Compliance Permit, the applicant shall indicate that the 30-inch oak tree and elements of the significant tree stand where it is located (located in the Resource Conservation District adjacent to the northern parking lot for the worship complex) are proposed for preservation. The landscape protection plan is subject to Town Manager approval.
24. Landscape Screening and Shading: That the landscaping shall adhere to the standards for Section 5.9.6 (a-d) of the Land Use Management Ordinance. The shading plan and maintenance schedule shall be approved by the Town Manager prior to issuance of the Zoning Compliance Permit.
25. Canopy Tree Planting Plan: That applicant shall provide replacement canopy tree coverage of 40%, including preserved and proposed vegetation. Replacement tree locations, species, size, and spacing shall be provided on a detailed planting plan to be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

#### Public Art

26. Public Art: The applicant is encouraged to provide public art features and design, including artwork displays in the proposed Rogers Road Historical Museum as well as religious art in the sanctuary.

#### Recreation

27. Recreation Space: That the applicant shall provide a minimum of 19,232 square feet of recreation space, including a gymnasium, indoor wellness/fitness space, a dance / exercise / aerobics studio, and daycare playground prior to the issuance of the first Certificate of Occupancy in the phases with recreation requirements.

That the applicant shall install commercial grade playground equipment that meets national playground safety standards including proper fall surfaces, enclosed by a minimum four-foot high fence with child-proof gates. The playground shall be ADA accessible and contain some ADA accessible equipment. Design and changes to the size and type of recreation facilities is subject to Town Manager approval.

#### Environment / Stormwater Management

28. Unauthorized Landfill - Exploration and Remediation: That prior to the issuance of a Zoning Compliance Permit, the property owner shall comply with applicable State and federal requirements which may include but not be limited to additional subsurface exploration, excavation, and cleanup. Further study and remediation may be necessary for possible landfilling of toxic substances, replacement of unstable fill material in construction areas, and removal of refuse in stream(s). All required State or federal permits shall be obtained prior to issuance of a Zoning Compliance Permit for the applicable phase of development.
29. Resource Conservation District: Prior to the issuance of a Zoning Compliance Permit, the applicant shall comply with the revised grading plan (Dated June 7, 2012). Land disturbance within the Resource Conservation District shall be limited to the maximum 62,674 s.f. indicated (57,303 s.f. in the upland zone), including the minimum necessary to construct roads, sidewalks, curb and gutter, culverts, stormwater management features, other necessary improvements, as well as grading subject to review and approval by the Town Manager.
30. Jordan Watershed Riparian Buffer: Prior to the issuance of a Zoning Compliance Permit, the applicant shall provide a site design that does not exceed the maximum authorized land disturbance of 10,675 s.f. in the Jordan Watershed Riparian Buffer area, per the Jordan Buffer Riparian Buffer Authorization issued by the Town on October 6, 2011, according to section 5.18 of the Land Use Management Ordinance. Any proposed changes to increase the authorized area of 10,675 s.f. of land disturbance in the Jordan Buffer shall require a revised application and approval by the Town Manager.
31. Stormwater Management Plan: That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit a Stormwater Management Plan for review and approval by the Town Manager. This project must comply with the stormwater management requirements of the Land Use Management Ordinance to provide for 85 percent total suspended solids removal from the increased impervious area, retention for 2-5 days of the increased volume of stormwater runoff from the 2-year, 24-hour storm, and control of the stormwater runoff rate for the 1-year, 2-year, and 25-year storms.

No stormwater management structures are permitted in the rights-of-way or building setbacks. This includes the outlet structure and stabilization, any underdrains, and the downgradient toe of french drains. Further, the discharge must be in a sheet flow condition, unless otherwise approved to discharge to the town's stormwater system.

32. Changes to Stormwater Management Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit a Stormwater Management Plan that complies with the Land Use Management Ordinance and the conditions of the Special Use Permit. If during final plan review, the applicant makes significant changes to the Stormwater Management Plan, which results in changes to the site plan, such changes may necessitate in a Special Use Permit Modification review by the Town Council.



33. Stormwater Facilities, Easements, and Operations and Maintenance Plans: All stormwater detention, treatment and conveyance facilities located on and below the ground shall be wholly contained within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions. A copy of the recombination plat and easement exhibit, signed and sealed by a North Carolina-registered Land Surveyor and recorded by the County Register of Deeds, and containing the following notes shall be submitted prior to issuance of the first Certificate of Occupancy in the phase that the improvements are required.
- All engineered stormwater management control, treatment, and conveyance structures on and below the ground shall be wholly located within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions. A suitable maintenance access (minimum 20' wide) to accommodate heavy equipment from the nearest public right-of-way to the Reserved Stormwater Facility Easement must be provided and shown on the plans.
  - The "Reserved Stormwater Facility Easements" and the facilities it/they protect are considered to be private, with the sole responsibility of the owner to provide for all required maintenance and operations as approved by the Town Manager.
  - The Reserved Stormwater Facility Easement and the Operations and Maintenance Plan are binding on the owner, heirs, successors, and assigns.
34. Stormwater Operations and Maintenance Plan Recordation: Prior to issuance of the final Certificate of Occupancy in the phase that the facilities are required, a Stormwater Operations and Maintenance Plan, signed by the owner and recorded by the Orange County Register of Deeds, shall be provided for the proposed stormwater management facilities and submitted to the Stormwater Management Engineer for approval. A schedule of inspection and maintenance tasks shall be included.
35. Silt Control: That the applicant takes appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
36. Erosion Control Bond: Prior to final authorization to begin land-disturbing activities the applicant shall be required to provide a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances when one (1) acre or more is uncovered by land-disturbing activities. This financial guarantee is intended to cover the costs of restoration of failed or failing soil erosion and sedimentation controls, and/or to remedy damages resulting from land-disturbing activities, should the responsible party or parties fail to provide prompt and effective remedies acceptable to the Town.
37. Erosion Control: The applicant shall provide a copy of the approved erosion and sediment control permit from Orange County Erosion Control Division prior to receiving a Zoning Compliance Permit. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
38. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices daily, make any necessary repairs or adjustments to the devices, and maintain inspection logs documenting the daily inspections and any necessary repairs.
39. Steep Slopes: That prior to issuance of a Zoning Compliance Permit, the applicant shall include a plan indicating how development and construction will comply with the steep slopes regulations in Subsection 5.3.2 of the Land Use Management Ordinance, subject to Town Manager review and approval.
- Prior to the issuance of a Certificate of Occupancy for any construction phases with graded slopes greater than a 3:1 ratio (horizontal:vertical), the applicant shall provide certification, by a qualified soils engineer or geologist, that the steeper slopes will remain stable under foreseeable conditions.
40. Curb Inlets: The applicant shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way.
41. On-Site/Adjacent Stormwater Features: That the final plans locate and identify existing site conditions including all on-site and adjacent stormwater drainage features on the plans prior to issuance of a Zoning Compliance Permit. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
42. P.E. Certification: That prior to the issuance of a Certificate of Occupancy for any phase, the applicant shall provide a certification, signed and sealed by a North Carolina-licensed Professional Engineer, that the stormwater management facilities are constructed in accordance with the approved plans and specifications.
43. Energy Management Plan: That prior to issuance of a Zoning Compliance Permit the applicant shall provide an Energy Management Plan (EMP) to be approved by the Town Manager. The plan shall: a) consider utilizing sustainable energy, currently defined as solar, wind, geothermal, biofuels, hydroelectric power; b) consider purchase of carbon offset credits and green power production through coordination with the NC GreenPower program; c) provide for 20 percent more efficiency that also ensures indoor air quality and adequate access to natural lighting, and allows for the proposed utilization of sustainable energy in the project; and (d) that the property owner reports to the Town of Chapel Hill the actual energy performance of the plan, as implemented, during the period ending one year after occupancy.

The EMP shall also be formatted to Town standards and shall include pre-construction energy models (calculations) to demonstrate the anticipated energy efficiency as compared to base building which demonstrates the anticipated energy



performance of the proposed structures. To address item (d) above, the applicant shall submit post-construction energy models (calculations) one year after occupancy, or certification from a recognized standard which demonstrates the actual energy performance of the applicable structures.

The EMP shall include the following elements: 1) a new tenant education program on how to reduce energy use and about the NC Green Power program; 2) a contract of at least 2 years' duration with NC Green Power for 50% of the common area electricity; 3) use of "green" carpet, low-e window glass and low VOC paints in the building; and 4) occupancy sensors for the lighting in the common area corridors, lobby restrooms, mailroom, and offices.

44. Energy Efficiency: That the final plans shall incorporate a "20 percent more energy efficient" feature relative to the 2004 energy efficiency standard of the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), as amended and in effect at the time of Special Use Permit issuance. Comparable standards generally recognized as applicable to building energy consumption, as amended and in effect at the time of building permit issuance, may be used by the applicant when incorporating the "20 percent more energy efficient" feature into the final plans.

The developer's implementation of energy management techniques shall include the use of high-efficiency HVAC system, and energy management systems and controls.

#### Water, Sewer, and Other Utilities

45. Utility/Lighting Plan Approval: That the final utility/lighting plan shall be approved by Orange Water and Sewer Authority, Duke Energy Company, Time Warner Cable, AT & T, and the Town Manager before issuance of a Zoning Compliance Permit. The property owner shall be responsible for assuring that these utilities can continue to serve the development. In addition, detailed construction drawings shall be submitted to OWASA for review/approval prior to issuance of a Zoning Compliance Permit.
46. Water/Sewer Line Construction: That all public water and sewer plans be approved by OWASA and constructed according to their standards. Where sewer lines are located beneath drive aisles and parking areas construction methods approved by OWASA shall be employed, to ensure that sewer lines will not be damaged by heavy service vehicles. That prior to issuance of a Zoning Compliance Permit, final plans shall be approved by OWASA and the Town Manager.
47. Lighting Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 of the Land Use Management Ordinance including submission of a lighting plan, providing for adequate lighting on public sidewalks, including driveway crossings, and beneath awnings, demonstrating compliance with Town standards, sealed by a Professional Engineer, for Town Manager approval.
48. Relocation of Overhead Utilities Underground: Prior to issuance of the first Certificates of Occupancy in phases that the utilities are required, it will be necessary to provide for the underground installation of all public utilities that are currently located overhead on the site and along the Rogers Road or Purefoy Drive frontages except for 3 phase or greater electric lines.
49. OWASA Approval: That prior to issuance of a Zoning Compliance Permit, easement plats and documentation as required by OWASA and the Town Manager, shall be approved by OWASA and the Town Manager and recorded at the County Register of Deeds Office.

#### Fire Safety

50. Fire Sprinklers: Prior to issuance of the first Certificates of Occupancy in phases that the sprinklers are required, all required fire sprinklers are to be installed under the NCFC standard. Prior to issuance of a Zoning Compliance Permit, the plans shall show all proposed fire department connections to such systems.
51. Hydrants Active: That all required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
52. Fire Hydrant and FDC Locations: That the Final Plans indicate the locations of existing and proposed fire hydrants and Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
53. Firefighting Access: Fire access roads shall have a minimum width of 20 feet with overhead clearance of 13 ft. 6 in for structures not exceeding 30 feet in height and shall provide access to within 150 feet of all exterior portions of the building. Structures exceeding 30 feet in height shall be provided with an apparatus access road 26 feet in width in the immediate vicinity of the building or portion thereof.
54. Firefighting Access during Construction: That as require by NC Fire Code (Section 1410.1 Required Access) vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions. Any areas that are fenced and inaccessible during construction shall include access gates with a 20 foot swing or slide motion for firefighting or rescue operations.
55. Fire Flow Report: That the Final Plan application shall include a fire flow report sealed by an Engineer registered in the State of North Carolina. An OWASA flow test must be provided with the report. Fire flow shall meet the 20 psi or exceed the requirements set forth in the Town Design Manual. The Fire Flow Report shall be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.



56. Heavy-Duty Paving: That prior to issuance of the first Certificates of Occupancy in the phases that the improvements are required, the applicant shall provide heavy duty paving designed and built to withstand fire apparatus weighing at least 75,000 pounds.
57. Fire Lane: Prior to issuance of the first Certificates of Occupancy in the phases that the improvements are required, the fire lane must be marked and signed in accordance with Town standards, with the associated plans approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
58. Fire Protection Devices: Prior to issuance of a the first Certificates of Occupancy in the phases that the improvements are required, protection devices shall be required to be permitted, installed, tested and approved, where required by the NC Fire Prevention Code, Town of Chapel Hill Code (Chapter 7), and applicable NFPA codes.
59. Emergency Communications System: That prior to issuance of a Zoning Compliance Permit, the developer shall provide building design features which enable public safety responders' radios to penetrate and provide reliable radio transmissions within the building.

#### Solid Waste Management and Recycling

60. Refuse Management: That until the development is annexed into the Town limits, the property owner shall contract for private refuse collection service.
61. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved by the Town Manager. The plan shall include dimensioned, scaled details of any proposed refuse/recycling collection areas, associated screening, and protective bollards, if applicable. Each bulk waste container shall be labeled as to type of material to be collected. Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection by a private provider. Additionally, the plan shall include:
  - Recycling Carts – The number of recycling carts shall accommodate the buildings and uses proposed.
  - Dumpsters - The number of dumpsters shall accommodate the buildings and uses proposed.
  - Access – The location, configuration and turning radii for refuse enclosures shall be revised to accommodate standard trash and recycling collection trucks.
  - Gates - Gates openings shall have a minimum 22-foot clear opening (for double dumpsters) with retainers to hold them open and closed.
  - Heavy Duty Pavement – Heavy duty pavement shall be provided for all refuse vehicle routes throughout the site.
62. Preconstruction Conference: Prior to any demolition or construction activity on the site the applicant will hold a pre-demolition/pre-construction conference with the County's Solid Waste staff. This may be the same meeting held with other development officials.
63. Construction Waste: By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled. By Orange County Ordinance, all haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.
64. Cardboard Recycling: Prior to issuance of a Zoning Compliance Permit the applicant shall provide for corrugated cardboard recycling, complying with Town of Chapel Hill and Orange Regional Landfill cardboard recycling requirements. Alternatively, the applicant may propose an alternate method of cardboard recycling.
65. Deconstruction/Demolition:. That the following note be placed on the final plans: "Prior to any demolition or construction activity on the site the applicant will hold a deconstruction assessment conference with the County's Solid Waste staff concerning buildings to be removed from this site. Prior to issuance of a Demolition Permit, the developer shall provide a demolition waste management plan.

#### State and Federal Approvals

66. State or Federal Approvals: That any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.
67. North Carolina Department of Transportation Approvals: That plans for any improvements to State-maintained roads shall be approved by NCDOT prior to issuance of a Zoning Compliance Permit.

#### Miscellaneous

68. Schools Adequate Public Facilities Ordinance: That the applicant shall provide the necessary Certificate of Adequacy of Public Schools prior to the issuance of a Zoning Compliance Permit.



- 69. Recombination Plat: The applicant shall provide a recombination plat for review and approval by the Town Manager that combines the existing lots into one lot. Prior to issuance of a Zoning Compliance Permit the recombination plat shall be recorded at the County Register of Deeds office.
- 70. Annexation Request Response: Prior to the issuance of the final Certificate of Occupancy, the Town will respond to the applicant's request for annexation.
- 71. Annexation Notification: That the final plans and the recombination plat shall include statements that the property located within the St. Paul Village development is subject to annexation by the Town of Chapel Hill.
- 72. Construction Management Plan: That a Construction Management Plan, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The construction management plan shall: 1) indicate how construction vehicle traffic will be managed, 2) identify parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods, 3) indicate construction staging and material storage areas, 4) identify construction trailers and other associated temporary construction management structures, and 5) indicate how the project construction will comply with the Town's Noise Ordinance.
- 73. Certificate of Occupancy Phasing Plans: That the applicant shall submit a Certificate of Occupancy Phasing Plan with the Final Plans Zoning Compliance Permit application. The phasing plan shall include detailed project phases in which public improvements and stormwater management structures shall be completed and inspected as part of that phase prior to requesting a Certificate of Occupancy. A Certificate of Occupancy shall not be issued until all required public improvements are complete; and that a note to this effect shall be placed on the final plans and plats. If the Town Manager approves a phasing plan, occupancy shall not occur for a phase until all required public improvements for that phase are complete; and no construction for any phase shall begin until all public improvements required in previous phases are completed to a point adjacent to the new phase; and that a note to this effect shall be placed on the final plans and plats.
- 74. Traffic and Pedestrian Control Plan: That the applicant shall provide a Work Zone Traffic Control Plan for movement of motorized and non-motorized vehicles on any public street that will be disrupted during construction. The plan must include a pedestrian management plan indicating how pedestrian movements will be safely maintained. The plan must be reviewed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit. At least 5 working days prior to any proposed lane or street closure the applicant must apply to the Town Manager for a lane or street closure permit.
- 75. Community Design Commission Approval: That prior to issuance of a Zoning Compliance Permit the applicant shall obtain Community Design Commission approval of alternative buffers, building elevations and lighting, including the location and screening of all HVAC/Air Handling Units. The lighting plan shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution and 2) offsite spillage of light.
- 76. Construction Sign Required: That the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information at the time of issuance of a Building Permit, prior to the commencement of any land disturbing activities. The construction sign may have a maximum of 32 s.f. of display area and maximum height of 8 feet. (§5.14.3(g) of LUMO). The sign shall be non-illuminated, and shall consist of light letters on a dark background. That prior to the issuance of a Zoning Compliance Permit a detail of the sign shall be reviewed and approved by the Town Manager.
- 77. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
- 78. Detailed Plans: That prior to the issuance of a Zoning Compliance Permit final detailed site plans, grading plans, utility/lighting plans, stormwater management plans (with hydrologic calculations), landscape plans, and landscape maintenance plans shall be approved by the Town Manager. Such plans shall conform to plans approved by this application and demonstrate compliance with all applicable regulations and the design standards of the Land Use Management Ordinance and the Design Manual.
- 79. As-Built Plans: That prior to occupancy, the applicant shall provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.
- 80. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
- 81. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
- 82. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

\*\*\*\*\*

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit as covenant running with the land.

ATTEST

*[Signature]*  
Town Clerk



The Town of Chapel Hill

BY *[Signature]*  
Executive Director of Planning & Sustainability

ACCEPTED

Owner

Owner

ATTEST

Secretary

*[Signature]*  
Corporate Name  
BY *[Signature]*, PASTOR

I, Christina M. Strauch, a Notary Public in and for said County and State do hereby certify that

Mary Jane Nirdlinger, Executive Director of Planning & Sustainability of the Town of Chapel Hill, and

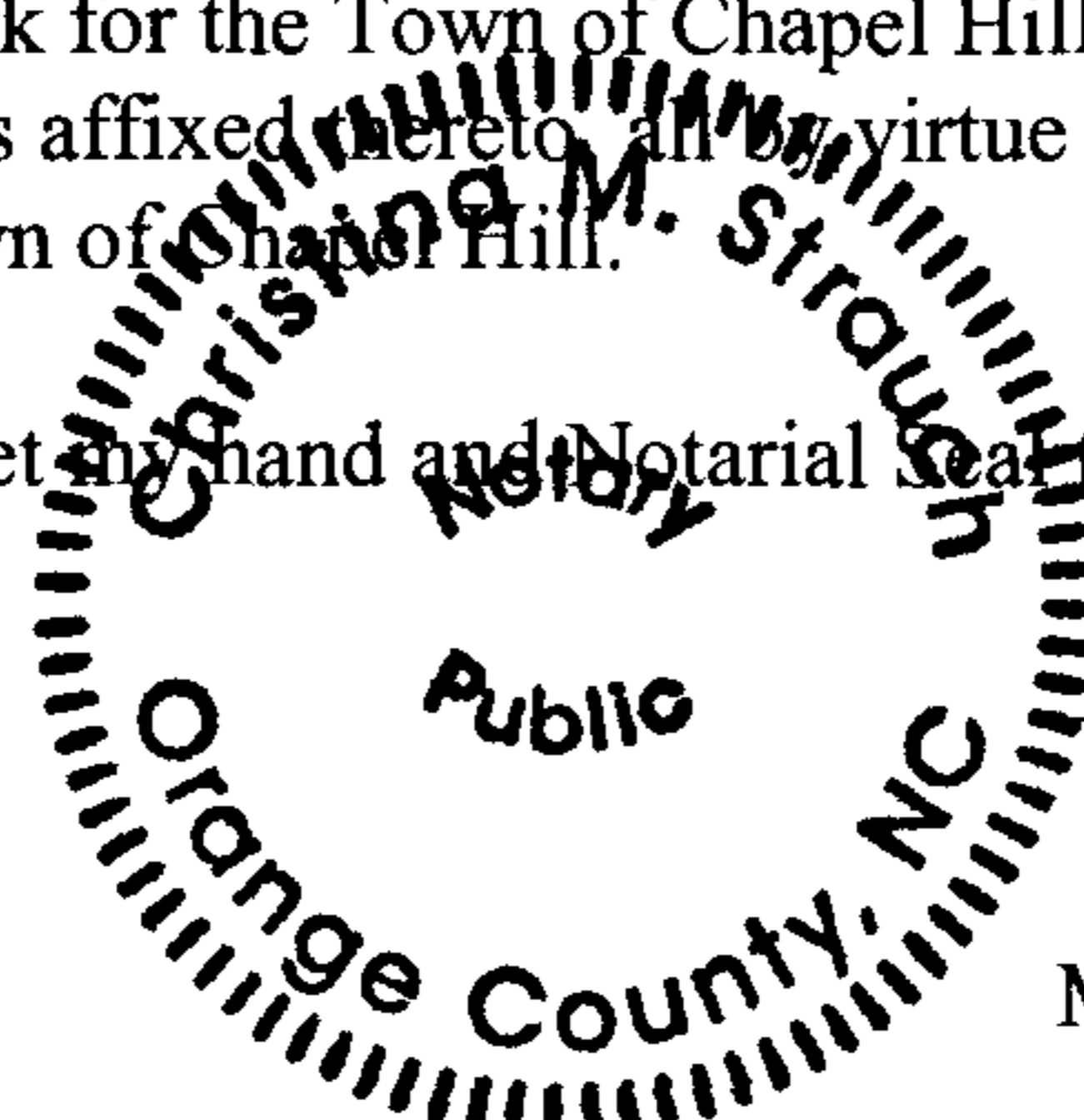
Sabrina M. Oliver, Town Clerk, duly sworn says each for herself that she knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that

Mary Jane Nirdlinger, Executive Director of Planning & Sustainability of said Town of Chapel Hill, and

Sabrina M. Oliver, Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, in virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the

13<sup>th</sup> day of May, 2016.



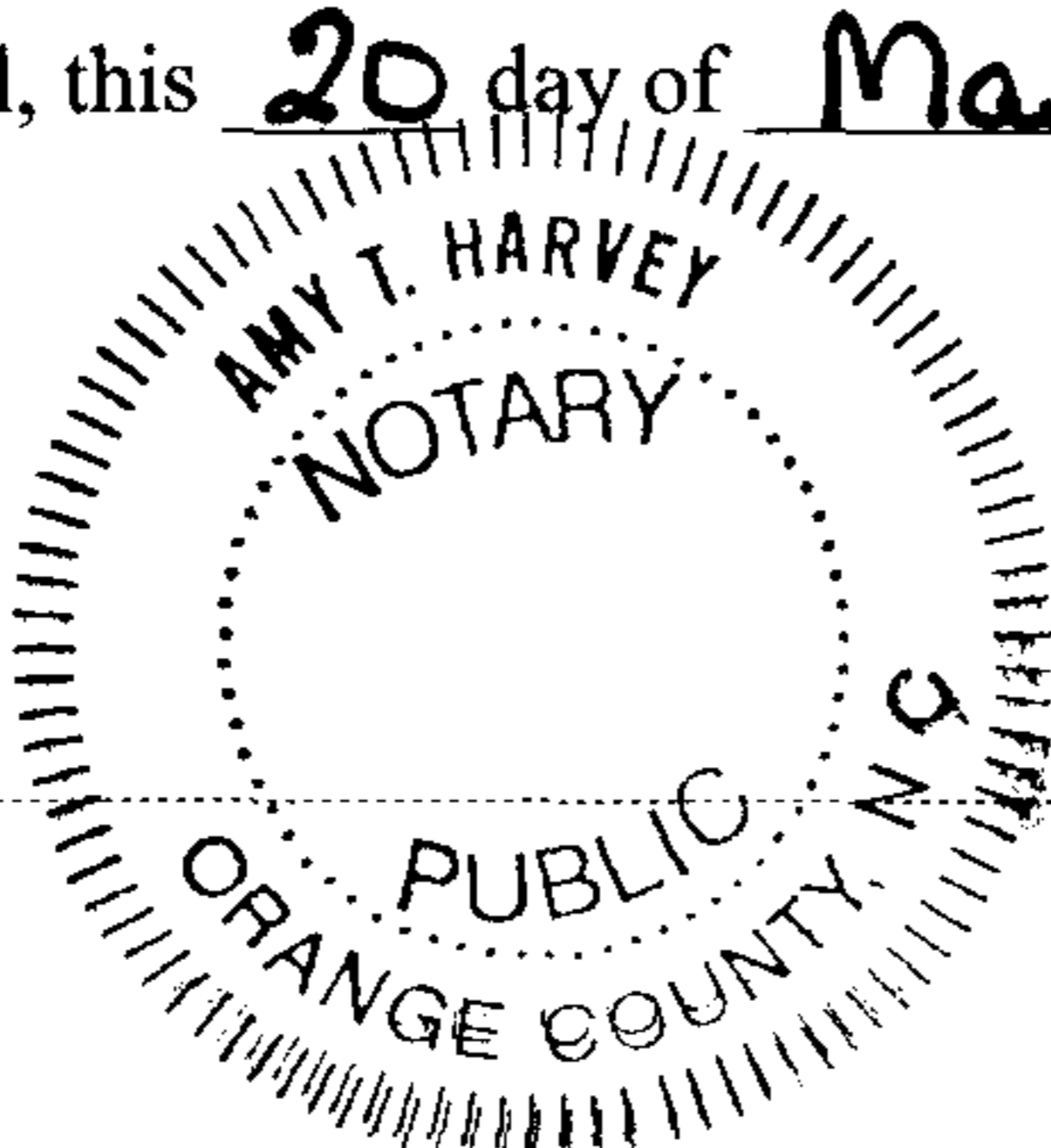
Christina M. Strauch  
Notary Public

My commission expires: April 16, 2018

I, Amy T. Harvey, a Notary Public in and for said State and County do hereby certify that

THOMAS O. NIXON, PASTOR FOR ST PAUL AME CHURCH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Notarial Seal, this 20 day of May, 2016



Amy T. Harvey  
Notary Public

My commission expires: May 15, 2020

THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally come before me, \_\_\_\_\_, a Notary Public of Orange County, North Carolina, \_\_\_\_\_ who being by me duly sworn, says that he knows the common seal of the \_\_\_\_\_, and is acquainted with \_\_\_\_\_, who is President of said corporation and he, \_\_\_\_\_, who is Secretary of said corporation, and saw the President sign the foregoing instrument and he, the said \_\_\_\_\_, signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

WITNESS my hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

My commission expires: \_\_\_\_\_

