





























Project Details

Overview


Site Description	
Project Name	Christ Community Church
Address	141 Erwin Road
Property Description	122,810 SF (2.8 acres)
Existing Use	Single family home, daycare, and accessory buildings
Orange County Parcel Identifier Number	9799-39-9116 and 9799-49-0235
Zoning	Residential-2 (R-2)

Topic	Comment	Status	
Use (Sec 3.7)	Place of Worship		
Dimensional Standards (Sec. 3.8)	Required	Proposed	
	Height	50 ft. / More than 50 ft.	M
	Street	26 ft. / 30.3 ft.	
	Interior	11 ft. / More than 11 ft.	
	Solar	13 ft. / Street setback supersedes	
Lot Size (Sec. 3.8)	Minimum: 10,000 SF		
	Proposed: 122,810 SF (2.8 acres)		
Floor area (Sec. 3.8)	Maximum floor area: 11,421 square feet		
	Proposed floor area: 11,420 square feet		
Modifications to Regulations (Sec. 4.5.6)	Section 5.6.6 - 30' buffer required along western property line; applicant requests 4.8' reduction in one portion to allow for preservation of existing shed; modified buffer in this area is comprised of existing mature trees and 8' solid fence	M	
	Section 5.6.5 - 20' buffer required along southern property line; applicant requests to provide 10' of buffer on site and for adjacent property to provide the remaining 10' at time in which that parcel develops		
	Section 4.5.4.(b).(1) - Applicant plans a lot line adjustment with adjacent property to the south; a modification to SUP boundaries constitutes a minor modification to an SUP; applicant requests that the lot line adjustment (and therefore SUP boundary adjustment) be allowed as a minor change by the Town Manager		
	Section 3.8.3.(b).(1) - A 15% increase above the building envelope is permitted for certain architectural features,		

	such as cupolas. The applicant requests an increase of 9.75” for a portion of the cupola that exceeds the permitted 15% increase.	
	Section 4.5.5 - The applicant requests a five-year construction start date and eight-year construction completion date.	
Adequate Public Schools (Sec. 5.16)	Not Applicable to Place of Worship	
Inclusionary Zoning (Sec. 3.10)	Not Applicable to Place of Worship	
Landscape		
Buffer – North (Sec. 5.6.2)	Required: 20 ft. Type C buffer Provided: >20 ft. Type C buffer utilizing existing vegetation	
Buffer – East (Sec. 5.6.2)	Required: 30 ft. Type D buffer Provided: 30 ft. Type D buffer utilizing existing vegetation	
Buffer – South (Sec. 5.6.2)	Required: 20 ft. Type C buffer Provided: 10 ft. utilizing existing vegetation	M
Buffer - West (Sec. 5.6.2)	Required: 20 ft. Type C buffer Provided: >20 ft. Type C buffer reduced to 15.4 ft. in one location; existing vegetation and solid 8’ fence	M
Tree Canopy (Sec. 5.7)	Required: 40% Proposed: >40%	
Landscape Standards (Sec. 5.9.6)	Constructed to Town standards	
Environment		
Resource Conservation District (Sec. 3.6)	No RCD is present.	
Erosion Control (Sec. 5.3.1)	More than 1 acre of land disturbance proposed, so a performance bond required.	
Steep Slopes (Sec. 5.3.2)	The application must comply.	
Stormwater Management (Sec. 5.4)	Stormwater management will be provided with underground sand filter	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A
Land Disturbance	76,445 SF (1.75 acres)	
Impervious Surface (Sec. 3.8)	51,949 SF (42.3%)	
Solid Waste & Recycling	A Solid Waste Management Plan has been submitted.	
Access and Circulation		
Road Improvements (Sec. 5.8)	Widening of Erwin Road, including left turn lane, and Old Oxford Road	

Vehicular Access (Sec. 5.8)	Full access to Erwin Road, full access to Old Oxford Road and one access connecting to undeveloped parcel to the south	
Bicycle Improvements (Sec. 5.8)	Bike lane on Erwin Road frontage	
Pedestrian Improvements (Sec. 5.8)	5' sidewalk along Erwin Road and Old Oxford Road frontages	
Traffic Impact Analysis (Sec. 5.9)	TIA completed	
Vehicular Parking (Sec. 5.9)	Minimum: 50 parking spaces Maximum: 125 parking spaces Proposed: 117 parking spaces	
Transit (Sec. 5.8)	None	
Bicycle Parking (Sec. 5.9)	Minimum: Proposed: 8	
Parking Lot Standards (Sec. 5.9)	Construct to Town standards.	
Electric Vehicle Parking	Three electric vehicle charging and parking spaces and 12 EV ready parking spaces	
Technical		
Fire	The loop design of the parking lot serves as fire access.	
Site Improvements	New building and parking lot that are ADA compliant	
Recreation Area (Sec. 5.5)	N/A	
Lighting Plan (Sec. 5.11)	0.3 foot-candles at property line is required. Street lighting is required.	FP

Project Summary Legend




Symbol	Meaning	Symbol	Meaning
	Meets Requirements	CDC	Community Design Commission
M	Seeking Modification	HAB	Housing Advisory Board
C	Requires Council Endorsement	TCAB	Transportation and Connectivity Board
FP	Required at Final Plan;	ESAB	Environmental and Sustainability Board
NA	Not Applicable	OCSW	Orange County Solid Waste
PC	Planning Commission	NCDOT	North Carolina Department of Transportation

Connections to other Documents

Town staff has reviewed this application for compliance with the themes from the [2020 Comprehensive Plan](#)¹, the standards of the [Land Use Management Ordinance](#)², and the [Town of Chapel Hill, NC : Design Manual and Standard Details](#)³ and offers the following evaluation:

Comprehensive Plan Themes: The following are themes from the 2020 Comprehensive Plan, adopted June 25, 2012:

Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

Staff believes the Christ Community Church proposal complies with the above themes of the 2020 Comprehensive Plan.

Land Use Plan: The [2020 Land Use Plan](#)⁴, a component of the 2020 Comprehensive Plan, designates this site for Low Residential (1-4 du/ac) land use.

¹ <https://www.townofchapelhill.org/home/showdocument?id=15001>

² https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA

³ <https://www.townofchapelhill.org/home/showdocument?id=2645>

⁴ <https://www.townofchapelhill.org/home/showdocument?id=1215>