

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR SPECIAL USE PERMIT: CHRIST COMMUNITY CHURCH, 141 ERWIN ROAD

May 5, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and Michael Everhart seconded a motion to recommend that the Council approve Resolution A, with the following conditions:

- Should the shed have to be replaced, the replacement shed would be relocated so as not to encroach into the property setbacks.
- If the property line realignment is accepted, a 20' buffer shall be required on the applicant's side of the property.

Vote: 9 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Prepared by: Michael Sudol, Planner II

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR SPECIAL USE PERMIT AT 141 ERWIN RD – CHRIST COMMUNITY CHURCH

April 27, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Hoskins moved and Van de Velde seconded a motion to recommend Resolution A for approval, with a recommendation up to 18” of height may be added to the cupola, as determined by the architect.

Vote: 8-0

Yeas: Chair Dancy, Vice-Chair Berndt, Hoskins, Levell, Lyons, Patnaik, Van de Velde and Weis

Nays: NA

Prepared by: Adam Nicholson, Senior Planner

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING FOR CHRIST COMMUNITY CHURCH LOCATED AT 141 ERWIN ROAD

May 12, 2020

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Julie McClintock moved and Greg Ames seconded a motion to recommend that the Council approve the conditional zoning for the Christ Community Church, located at 141 Erwin Road, with the following special considerations.

Vote: 8-0

Yeas: Adrienne Tucker (Chair), Maripat Metcalf (Vice-Chair), Bruce Sinclair, Gregory Ames, Noel Myers, John Wallace, Julie McClintock, Tom Henkel

Nays:

Special Considerations:

- Use low flow toilets
- Minimize artificial fertilizers and herbicides
- Rotate building 90 degrees to be solar ready
- Increase stormwater management controls relative to current conditions

Prepared by: Adrienne Tucker, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Christ Community Church – Special Use Permit

April 28, 2020

Recommendation: Approved Approval with Conditions Denied

Motion: Vice-Chair Susanne Kjemtrup-Lovelace moved and Brian Hageman seconded to approve the special use permit application for Christ Community Church.

Vote: 6-2

Ayes: Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Joshua Kastrinsky, Brian Hageman and Heather Brutz

Nays: Rudy Juliano, Jack Whaley

Prepared by: Jason Merrill, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

MEMORANDUM

TO: Mayor and Town Council

FROM: Pamela Schultz, Chair, Stormwater Management Utility Advisory Board

SUBJECT: Christ Community Church recommendations

DATE: May 15, 2020

In response to the Town Council's request and on behalf of the Stormwater Management Utility Advisory Board (Board), I present recommendations concerning the Christ Community Church Special Use Permit application.

The Board held virtual meetings on Monday, May 4, 2020 and Thursday, May 14, 2020 to receive presentations from the Planning staff and the applicant; to receive input from residents; and to prepare recommendations, which are included below.

The Stormwater Management Utility Advisory Board (Board) acknowledges the project meets the Town's stormwater management regulations and the Board supports the additional detention storage and peak flow reductions being proposed by the applicant.

The Board recommends the inclusion of Stipulation 7 as part of the Special Use Permit approval.*

The Board also recognizes the continuing flooding concerns experienced by residents in the Lower Booker Creek Subwatershed. This further supports the Board's priorities previously provided to the Town Council of continuing the subwatershed studies and funding the construction of the priority projects.

A motion to approve these recommendations was made by Mr. Klakovich; Ms. Stowe seconded the motion. In a roll call vote, the motion was approved unanimously (7-0).

Members present: Bevington, Hearn, Hoyt, Klakovich, Pickens, Schultz, Stowe

Member(s) absent: Wang

Member(s) recused: Post

* Stipulation 7 refers to the plan and legally binding agreement between the applicant and the SHG, LLC, concerning the discharge of stormwater from the Christ Community Church project site to the SHG, LLC property. SHG, LLC is the owner of the property (PIN: 9799481814) along the southern boundary of the Christ Community Church project site.