



# CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799-39-9116 and 9799-49-0235

Date: November 15, 2018

## Section A: Project Information

Project Name: Church Community Church

Property Address: 141 Erwin Road Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: R-2

Project Description: Build a Phase One (1) worship/fellowship/church office building with about 120 parking spaces,  
With a future phase two for a second worship and classroom building.

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

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

Name: Christ Community Church

Address: 1526 E. Franklin Street

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 636-5258 Email: bryon@cccpc.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: *Bryon Jay Peters, Sr.* Date: 12/26/2018

### Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Christ Community Church

Address: 141 Erwin Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 636-5258 Email: bryon@cccpc.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: *Bryon Jay Peters, Sr.* Date: 12/26/2018



## Concept Plan Overview

Site Description	
Project Name	<b>Christ Community Church</b>
Address	<b>141 Erwin Road</b>
Property Description	<b>2.56 AC NLA; 2.82 AC GLA</b>
Existing Land Use	Two Residential Buildings; Four Out Buildings
Proposed Land Use	Worship Facility
Orange County Parcel Identifier Numbers	<b>9799-39-9116 and 9799-49-0235</b>
Existing Zoning	R2
Proposed Zoning	R3C
Application Process	Special Use Permit
Comprehensive Plan Elements	Complies
Overlay Districts	None

## Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density		Complies	
Sec 3.8	Net Land Area		Ok	
Sec 3.8	Gross Land Area		Ok	
Sec. 3.8	Dimensional Standards	Street Interior Solar	Ok	
Sec. 3.8	Floor area		Request Rezoning to R3C	
Sec. 4.5.6	Modification to Regulations		No	
Sec. 5.5	Recreation Space		N/A	



## Site Design

Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East		Ok
	Sec. 5.6	North		Ok
	Sec. 5.6	South		Ok
	Sec. 5.6	West		Ok
	Sec. 5.7	Tree Canopy		Ok
	Sec. 5.11	Lighting Plan (footcandles)		Photocell on Timer Off
Environment	Sec. 3.6	Resource Conservation District		N/A
	Sec. 5.18	Jordan Riparian Buffer		N/A
	Sec. 5.3.2	Steep Slopes		N/A
	Sec. 5.4	Stormwater Management		Yes, Extensive
		Land Disturbance		Yes
	Sec. 5.4	Impervious Surface		Existing: 9,692 SF Proposed: 58,628 SF
	Sec. 5.13	Solid Waste & Recycling		Two Roll Carts
Housing		Affordable Housing Proposal, if applicable		N/A



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards		Widen + Curb & Gutter	
	Sec. 5.8	Vehicular Access		Two Points of Access + Interconnect	
	Sec. 5.8	Bicycle Improvements		Bike Lane	
	Sec. 5.8	Pedestrian Improvements		Sidewalks on Old Oxford + Erwin	
	Sec. 5.8	Distance from bus stop		N/A	
	Sec. 5.8	Transit Improvements		No Bus Services on Sunday	
	Sec. 5.9	Vehicular Parking Spaces		Approximately 120 Spaces	
	Sec. 5.9	Bicycle Parking Spaces		Approximately 6 Spaces	
	Sec. 5.9	Parking Lot Standards		Yes	
Other		Homeowners Association		N/A	
	Sec. 5.5	Recreation Space		N/A	
	Sec. 5.12	Utilities		All Underground & OWASA	
	Sec. 5.16	School Adequate Public Facilities		N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## 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 \$	360.00
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (2 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (2 copies)		
N/A	<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 \$	
X	<b>Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:</b>		
	<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>		
N/A	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (10 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



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location