

**05-08-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**ITEM #6: Consider Convening a Focus Group to Provide Input to Inform Future Council Decisions in the Area Near the Southern Village Park and Ride Lot**

**Council Question:** At what council meeting did we express an interest in convening a focus group for land use near the Southern Village Park-n-Ride?

**Staff Response:** *At the March 6, 2019 discussion authorizing a development agreement for Kidzu, Council members expressed an interest in hearing from stakeholders in the area.*

**Council Question:** The purpose and the map are both vague. What is the goal of having a small group weigh in qualitatively on "overlapping interests"? What are the overlapping interests?

**Staff Response:** *The Council expressed an interest in reviewing how the Kidzu project related to the possible use of the Southern Village Park and Ride Lot, the potential affordable housing projects under consideration, and other projects in the area.*

**Council Question:** Given the strong and passionate interests voiced at the April 25 community meeting, why is the public being shut out from any process that would result in recommendations to council about future development?

**Staff Response:** *The proposed Southern Area Focus Group would look at projects in and around the Southern Village Park and Ride lot, with a study area that is located entirely within the Urban Services Boundary. The Focus Group would be comprised of a diversity of stakeholder who have institutional knowledge about these issues, and many of whom live or work in the area. Each of the focus group meetings would include an opportunity for the public to speak. This initiative is different from the ETJ Study Area that was the focus of the April 25th community meeting. Town staff are summarizing the input received to share with Council as a follow-up to that meeting.*

**Council Question:** Could you please share information about the proposal from Christ United Methodist Church to acquire the park & ride bus turnaround?

**Staff Response:** *Representatives of the Christ United Methodist Church originally sent a letter to the Town in November 2017, Transit and Planning staff met with them and provided them with initial information, and then Church representatives followed up in February 2019 following some internal visioning (see letters attached).*

**05-08-2019 Town Council Meeting**  
**Responses to Council Questions #1**

**Council Question:** Given that affordable housing is one of the identified priorities for consideration, could we add a focus group member seat for a representative from the affordable housing community?

**Staff Response:** *If the Council would like to add a representative from the affordable housing community, staff recommends extending an invitation to participate through the Orange County Affordable Housing Coalition or the Housing Advisory Board.*

**Council Question:** Given that Council has identified climate change action as a cross-cutting priority that we believe should be taken into consideration for all future Town policies and strategies, could we add that to the Town plans/issues under consideration, and consider a seat for someone with expertise in this area?

**Staff Response:** *If the Council would like to add a representative to help address climate change, staff recommends extending an invitation to participate through the Environmental Stewardship Advisory Board or another appropriate venue.*

**Council Question:** Who will be the staff liaison?

**Staff Response:** *If the Council authorizes the project, Corey Liles from the Planning Department would be the lead staffer on the initiative.*



**TOWN OF CHAPEL HILL**  
**Planning and Development Services**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

*phone* (919) 968-2728 *fax* (919) 969-2014  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

April 9, 2018

David Goehring, Senior Pastor  
Chris Woodfin, Church Council  
Kirk Bradley, Finance Committee  
Christ United Methodist Church  
800 Market Street  
Southern Village  
Chapel Hill, NC 27516

Subject: Bus Loop Property in Southern Village Park and Ride Lot

Dear Sirs,

We are responding to your letter to Mayor Hemminger and following up from our meeting with you last month. Your letter requested the Town to consider donating the Southern Village bus loop property adjacent to the Christ United Methodist Church. The property is approximately 0.6 acres and is used as a bus stop and turn-around facility for the Chapel Hill Transit North-South route.

As we stated in our meeting, the property was purchased with federal transit dollars and we would need approval from the Federal Transit Administration as well as be able to reimburse the FTA of that money.

In addition, under state law, if the Town considers selling Town-owned real property, the following procedures must be considered:

- Advertisement for sealed bids;
- Negotiated offer, advertisement, and upset bid;
- Public auction; or
- Exchange.

Under both of the bid options and the auction, a sale, if it does occur, must be to the highest bidder. The exchange option is available where is it proposed to trade one parcel of land is traded for another.

The detailed steps required for each of these options are set out in the State Statutes Chapter 160A, Article 12, Sections 160A-268 through 160A-271.

We look forward to continuing our conversation with you and assisting you in the future. If you have any questions, please let me know.

Sincerely,

Ben Hitchings, AICP, CZP  
Director of Planning and Development Services

# Christ United Methodist Church

800 Market Street  
Chapel Hill, NC 27516

February 1, 2019

The Honorable Pam Hemminger  
Mayor  
Mr. Maurice Jones  
Town Manager  
Town of Chapel Hill  
City Hall  
405 Martin Luther King, Jr. Boulevard  
Chapel Hill, NC 27514

## **Re: Bus Loop Property in Southern Village Park and Ride Lot**

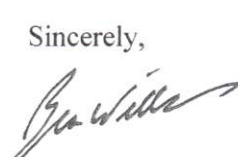
Dear Mayor Hemminger and Town Manager Jones:

In November of 2017, the leadership of Christ United Methodist Church reached out to the Town of Chapel Hill regarding the bus turnaround at the Southern Village Park and Ride Lot. The aim was to explore how the town-owned property might be developed in the future as part of a church expansion. A copy of that correspondence is attached with this letter.

Here at Christ United Methodist Church, we recently launched a visioning discernment process. Our aim is to discover together our next faithful step. We are seeking to understand how God is calling us to serve our community and God's world. Part of this process includes studying our existing facilities, while also dreaming forward about possible new facilities that might better facilitate God's vision for the church. As part of our discernment, one issue that has already arisen is concern regarding young children, youth and adults crossing Sumac Road to move between church facilities. Acquisition of the bus turnaround would allow the church to address this safety issue by concentrating all of our facilities on the same side of the road.

As we continue to discern and study, we would like for you to be aware of our ongoing, strategic interest in the Southern Village Park and Ride Lot bus turnaround. To aid us in our process, it would be very helpful if we could meet with you in the near future. We request that you reach out to Lead Pastor, Ben Williams (919-969-8820 or [ben@christmethodist.org](mailto:ben@christmethodist.org)) to determine a date and time for this conversation. We give great thanks for all the ways that God has blessed us as a community of faith over the last 20 years and look forward to continuing our call to serve the Chapel Hill area and God's good world in the future. We look forward to hearing from you soon.

Sincerely,



Ben Williams  
Lead Pastor



Chris Woodfin  
Chair, Church Council



Kirk J. Bradley  
Chair, Finance Committee

Cc: Susana Dancy

# **Christ United Methodist Church**

800 Market Street  
Chapel Hill, NC

November 30, 2017

The Honorable Pam Hemminger  
Mayor  
Town of Chapel Hill  
City Hall  
405 Martin Luther King, Jr. Boulevard  
Chapel Hill, NC 27514

## **Re: Bus Loop Property in Southern Village Park and Ride Lot**

Dear Mayor Hemminger:

In 2014, the Town embarked on a planning study of the Southern Village Park and Ride lot to explore how the town-owned property might be developed in the future. As part of that effort, the town's consultants showed a plan for redevelopment of property currently owned by Christ United Methodist Church, which are the buildings at 101, 103 and 105 Market Street. Currently, two of those buildings are used for church purposes (103 and 105) and are not on the property tax rolls.

As a result of that exercise, our Church Council decided to explore the possibility of constructing a new building in the future that would better allow us to fulfill our mission. Christ United Methodist Church ("CUMC") is more than 20 years old and has a much better purview of its current ministry and missions. We are grateful to those church members who purchased the 101-105 Market Street buildings, as it has allowed our church programming to grow gradually, but being in separate buildings presents some challenges at times.

The bus loop adjacent to our main Church building was installed initially because the Town's buses needed a place to turn around and go back out to Market Street. Since the advent of Southern Community Park and the connection of Sumac Road to 15-501, this bus loop has become unnecessary. We would like the Town to consider donating this bus loop property (please see attached exhibit) of about 0.6 acres to CUMC as part of an agreement to return the CUMC office buildings to private use and therefore to the property tax rolls. To our knowledge the Town of Chapel Hill receives no tax revenue on the bus loop property.

CUMC is an active supporter of our community and provides much-needed civic space to the southern Chapel Hill area. Non-profits are allowed to use our facilities for no charge, and nominal fees are charged for private concerns, such as math tutoring and other fee-based programs. Gifting this property to the church would allow the community to gain

additional civic space at no charge while returning two commercial buildings to the tax rolls. It also would create an opportunity for the type of redevelopment envisioned by your consultants.

We would appreciate the opportunity to discuss the viability and potential timeframe for this arrangement, as well as next steps for both the town and church. Please let us know the best way to proceed to explore this possibility.

Sincerely,

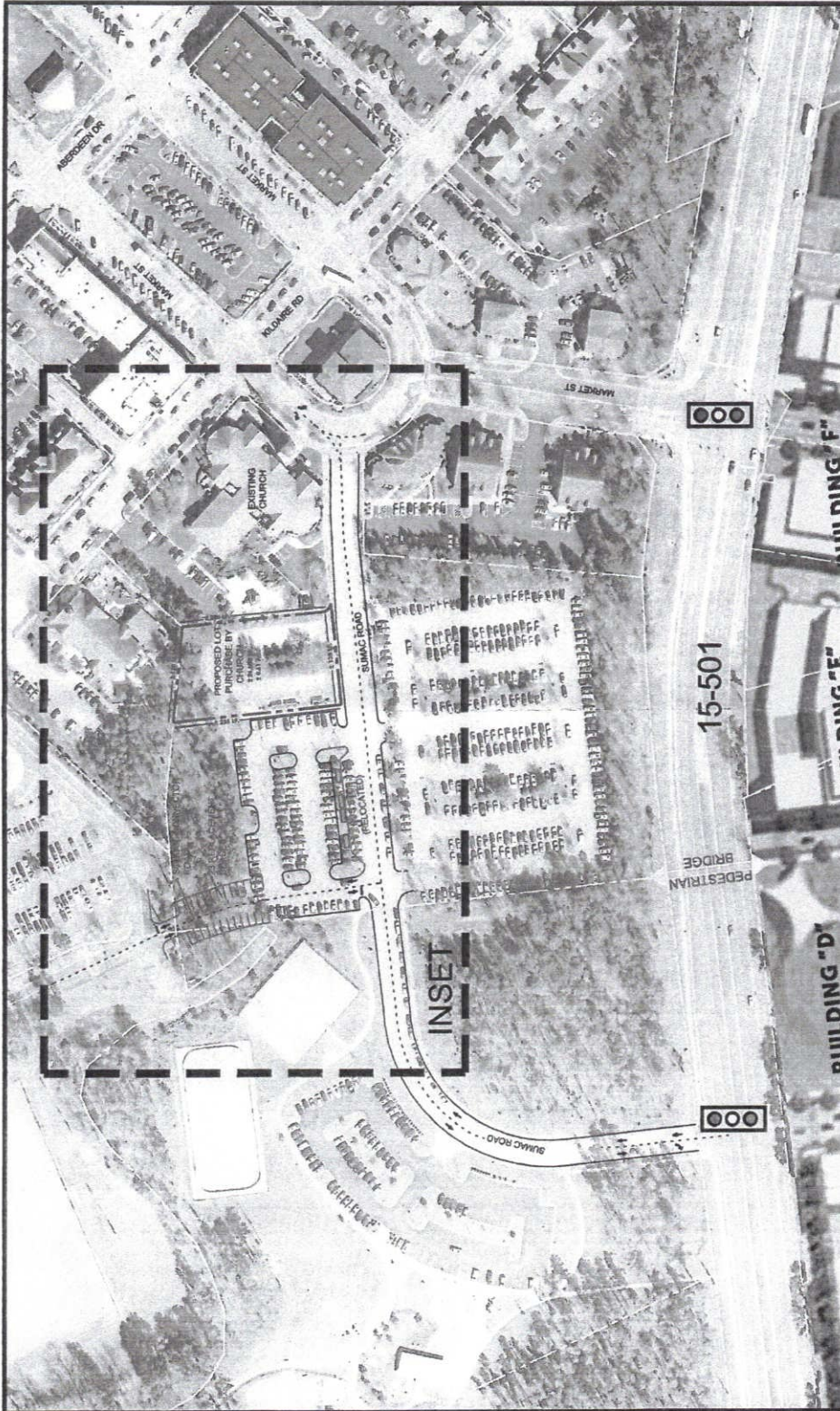
David Goehring  
Senior Pastor

Chris Woodfin  
Chair, Church Council

Kirk J. Bradley  
Chair, Finance Committee

Cc: Susana Dancy



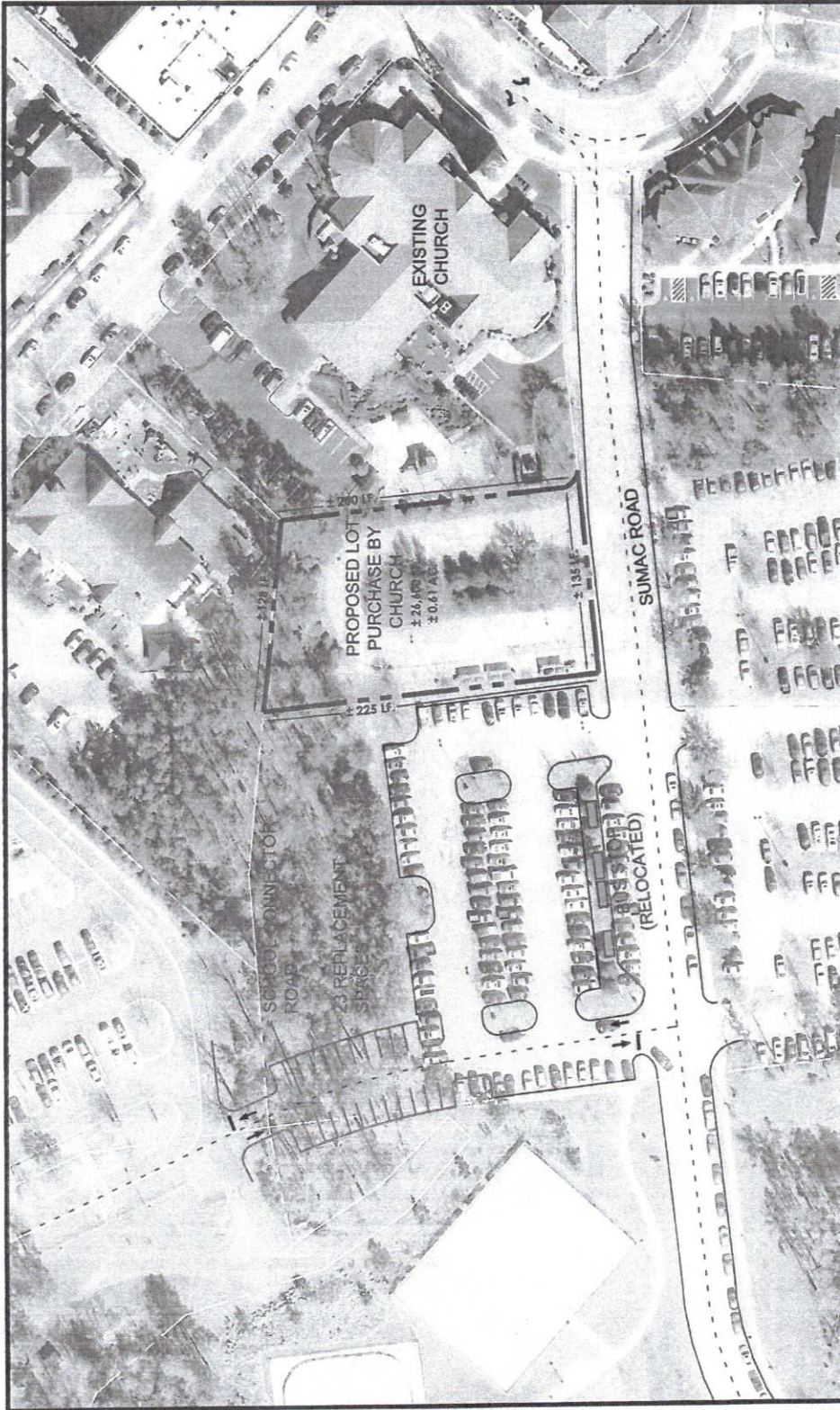


PROPOSED PARCEL ACQUISITION BY  
CHRIST METHODIST CHURCH

CHURCH HILL, NC  
JULY 28, 2015







INSET

PROPOSED PARCEL ACQUISITION BY  
CHRIST METHODIST CHURCH

CHAPEL HILL, NC  
JULY 2, 2015



SECURITY MAP