

CONCEPT PLAN PROPOSAL

TO: Roger L. Stancil, Town Manager

FROM: J. B. Culpepper, Planning Director
Gene Poveromo, Development Coordinator

SUBJECT: Concept Plan: New Life Fellowship Seventh-day Adventist Church of Chapel Hill

DATE: October 18, 2006

INTRODUCTION

Attached is a proposal for Concept Plan review which proposes construction of a place of worship on a 3.85-acres site. The site is located on the east side of Weaver Dairy Road about 300 feet north of Sedgfield Road. The property is in the Residential-2 (R-2) zoning district with a portion in Resource Conservation District (RCD). The property is located in Orange County and is identified as Parcel Identifier Number 9890-32-8068.

PROCEDURAL BACKGROUND

On January 27, 2003, the Council enacted a Land Use Management Ordinance requiring that the Council conduct a Concept Plan Review for proposed development meeting specific land or floor area thresholds. Applications (other than in Town Center) meeting any of the minimum thresholds as shown below require Town Council review in addition to the Community Design Commission review:

Characteristic	Threshold Triggering Council Review
Land Area	5 acre
Floor Area	100,000 square feet
# of Dwelling Units	50 dwelling units

The Council has the opportunity tonight to hear this applicant's presentation, receive a set of comments from the Community Design Commission, hear public comment, and offer suggestions to the applicant for consideration as further plans are drawn. At the conclusion of the evening's discussion, we recommend that the Council adopt a resolution (attached) transmitting comments to the applicant.

An excerpt for the Land Use Management Ordinance with a description of the process for Concept Plans is attached.

This Concept Plan does not meet the land use intensity thresholds requiring Concept Plan review by the Council. An applicant may request that the Council review a Concept Plan, even though

the proposal does not meet the threshold requiring Council review. We have received a request from the applicant requesting that the Council review the Concept Plan. We recommend that Council review the Concept Plan proposal and forward comments to the applicant.

The Concept Plan review process does not involve staff evaluation of the proposal. Review of the Concept Plan submitted is conducted by the Community Design Commission and, in some instances, Town Council, as noted above or when requested by the applicant.

BACKGROUND

The Community Design Commission heard a Concept Plan for the New Life Fellowship Seventh-day Adventist Church of Chapel Hill on June 28, 2006 and forwarded comments to the Council.

ELEMENTS OF REVIEW

A Concept Plan is a preliminary step toward preparation of a formal development plan and application. The Land Use Management Ordinance states that design and construction of site elements should include:

- Appropriate descriptions and explanations of the relationships and balances among site elements;
- The relationship of the development to natural features, neighboring developments, and undeveloped land;
- Access and circulation systems;
- Retention of natural vegetation, minimal alteration of natural topography, mitigation of erosion and sedimentation, mitigation of stormwater drainage and flooding;
- Arrangement and orientation of buildings and amenities in relation to each other and to neighboring developments and streets;
- Landscaping, preservation or enhancements of vistas, and
- Mitigation of traffic impacts.

The Town Council and Community Design Commission, in examining development applications, are to consider the various aspects of design, with special emphasis on whether the proposed development is consistent with the Town's Design Guidelines, and the Goals and Objectives of the Town's Comprehensive Plan. A work sheet for review of Concept Plans is attached for the Council's use with this memorandum (Attachment 1).

Tonight's Concept Plan was reviewed by the Community Design Commission on June 28, 2006. A copy of the Commission's comments from the June 28th meeting is attached to this memorandum.

DESCRIPTION OF THE PROPOSAL

This Concept Plan proposal is for construction of a place of worship for the New Life Fellowship Seventh-day Adventist Church of Chapel Hill. The existing 3.85-acre site contains a single family dwelling, two manufactured homes, and several outbuildings. All but the single family home are proposed to be removed or demolished. The site is located on the eastern side of Weaver Dairy Road. The property to the east, west, and south is developed as single family homes.

The proposed development involves construction of a gym/fellowship building that includes a kitchen, meeting rooms, offices, and a 400 seat sanctuary. The total amount of floor area proposed is 14,300 square feet. Parking is proposed for 100 cars. A driveway to Weaver Dairy Road is proposed. A second future driveway is proposed on Sage Road Extension across from Dry Creek Road.

The Land Use Plan, a component of the Comprehensive Plan, identifies this site as Low Residential 1-4 units per acre. The site is located in the Residential-2 (R-2) zoning district. The property contains Resource Conservation District (RCD) and is located inside the Town limits. The property is located in Orange County and is identified as Chapel Hill Township PIN 9890-31-8954.

RECOMMENDATION

We recommend that the Council review this Concept Plan, receive comments from citizens, and adopt a resolution transmitting comments to the applicant.

ATTACHMENTS

1. Worksheet for Concept Plan Review (p.).
2. Excerpt from Land Use Management Ordinance of Concept Plan procedures (p.).
3. June 28, 2006 Community Design Commission Concept Plan Summary Comments (p.).
4. Area Map (p.).
5. Concept Plan application materials (p.).
6. Reduced Plans (p.).

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE NEW LIFE FELLOWSHIP SEVENTH-DAY ADVENTIST CHURCH OF CHAPEL HILL (2006-10-18/R-)

WHEREAS, a Concept Plan has been submitted for review by the Council of the Town of Chapel Hill, for the New Life Fellowship Seventh-day Adventist Church of Chapel Hill; and

WHEREAS, the Council has heard presentations from the applicant, and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussions on October 18, 2006, and reflected in minutes of that meeting.

This the 18th day of October, 2006.