

Holy Trinity Anglican Church

Orange County PIN 9787008466

Concept Plan Application

29 August 2024

Developer's Program

Proposed Program:

The project is located on an irregularly shaped +/- 12-acre parcel on the north side of Old Lystra Road with access to the Wave Road right of way on the property's northwest corner.

The church proposes to build an approximately 10,000 sf worship facility with parking for 70+ cars and access to both Old Lystra Road and Wave Road. They would like the opportunity to have some residential on the property. This may take the form of a subdivision of up to three residential lots, and / or development of small homes on the main church facility parcel to be used to support the church's desire to provide affordable housing to the community.

The parcel is currently zoned R-LD-1 allowing 1 residential unit per acre.

Natural Features:

The forested property has a stream and buffer at the southeast corner. The determination was completed in December 2020 and the streams and wetlands were flagged at that time. The project is not served by OWASA and therefore the project would rely on well and septic fields to provide water and sanitary sewer service.

The NC Flood maps indicate no floodplain on site, but a floodplain is indicated approximately 450' to the west of the project site. Base flood elevation at that point is 394.7. First floor elevation of the proposed church building is expected to be approximately 460.

Access, Circulation, and Mitigation of Traffic Impacts:

The project site has access from Old Lystra Road at the south end, and also from the end of the Wave Road right of way at the northwest corner of the parcel. Access to the church is expected to be from both points. A transportation impact analysis (TIA) will be completed during the conditional zoning process.

Parking on site will be located in a single lot for the church. Any homes on the site or on subdivided parcels would have their own driveways.

Pedestrian improvements to be made as part of this project include sidewalks from the end of Wave Road to the parking lot and church building, and between the parking lot and church building.

The project is not near existing Chapel Hill Transit routes or other public transportation. The church building will be approximately 1/3 mile from US 15/501 along Wave Road, a street with no sidewalks.

Arrangement and Orientation of Buildings:

The arrangement of the church buildings on site is set on a fairly flat stretch of hillside and is based on accessibility to septic fields. Two lots to be subdivided for residential use will be accessed off Old Lystra Road. They will be serviced with wells and septic and therefore will be on lots of at least an acre in size.

Additional small homes may be proposed for the church parcel as septic and well is available.

Natural Vegetation and Landscaping:

The property is forested. The project intends to meet tree coverage requirements with retained tree cover in the stream buffer areas and other select areas. New plantings will be installed for parking areas and buffers to meet code requirements.

Impact on Neighboring Properties:

The surrounding properties are residential and vacant residential. The proposed lots fronting Old Lystra Road will be single family one-acre properties which is smaller than many neighbors but will easily fit in with the surrounding sparse residential development. Properties on Wave Road are single family on lots of .5 to 1 acre. The church development will be set back from the property line with retained forest, so visually is not expected to have a negative impact on Wave Road neighbors. There will be some increase of vehicular traffic on both Wave Road and on Old Lystra Road. A TIA will be completed during the conditional zoning process.

Erosion, Sedimentation, and Stormwater Control:

Erosion and sedimentation control will be applicable only during the construction phase of the development. An erosion control plan will be designed and used to obtain a land disturbance permit through Orange County. Erosion control measures will be installed and maintained as part of the construction process.

The site has no impervious existing on site. Proposed stormwater from new impervious surfaces will be collected and treated in a surface pond for quantity and quality to meet

State codes. Any development on smaller subdivided residential lots will be responsible for their own stormwater mitigation.

Affordable Housing Statement:

The project proposes subdivision of 2-3 market rate parcels. Within the church parcel itself, the church would like to build a small number of affordable homes, but that would likely be a future consideration. And affordable homes on the church parcel would remain the property of the church and would be rented out through an affordable housing partner and/or rented and used by those in need within the extended church community.

As the proposed development is not a residential subdivision, provision of affordable housing will not be a requirement.

CLIMATE ACTION PLAN

The contract purchaser will work with the Town Sustainability office to provide for sustainable development.

Statement of Compliance with Comprehensive Plan

COMPLIANCE WITH COMPREHENSIVE PLAN

Chapel Hill 2020 Comprehensive Plan

The project responds to the applicable Themes and Goals chapter in the following ways:

1. A Place for Everyone - This project provides a welcoming service to residents of Chapel Hill.
2. Community Prosperity and Engagement - This development is a use that supports the residents of Chapel Hill.
3. Getting Around - This development is located at the edge of Chapel Hill and will not significantly add to the transportation network.
4. Good Places, New Spaces - The project will provide a place for community worship for use by the entire Chapel Hill community.
5. Nurturing Our Community - The project will manage stormwater and will contribute to retention of the Town's forest canopy.
6. Town and Gown Collaboration - The project does not contradict this goal.

The Chapel Hill 2020 Comprehensive Plan was updated in December 2020 as a guide to strategies and goals for future land use and development. The document lays out 10 guiding statements for development. The project is not located within any focus areas. The project responds to the guiding statements as follows:

1. Demonstrate the Town's commitment to effectively respond to the threats associated with climate changes as well as environmental stewardship and resiliency.

The project retains more forest area than called for in the LUMO and will control increased stormwater on the parcel.

2. Ensure equitable planning and development.

The project will not displace any residents and will provide a service available to the community.

3. Encourage a diversity of housing types.

The project may include some small housing available for use by those in need of temporary more affordable housing in the community.

4. Promote distinctive, safe, and attractive neighborhoods.

The project will be a church facility. Any lots subdivided off the main parcel will be used for private housing at a density supported by the existing neighborhoods.

5. Cultivate a vibrant and inclusive community.

Holy Trinity Anglican Church of Chapel Hill will continue to be a socially active and conscious member of the Chapel Hill community. It will continue to help feed the food insecure in the Chapel Hill and Orange County area through its vibrant produce and non-perishable food donation ministries. It will continue to serve the young and the old through its children and campus ministries as well as its alms programs for those in need. HTC is hopeful that it can add the "tiny homes" ministry to help any and all of those who may be in need of temporary housing.

6. Direct investment along key transportation corridors and promote construction of transit and multi-modal transportation options in concert with the Town's regional transportation partners.

The church project would be located approximately 1/3 mile walk from 15/501.

There are no current sidewalks or bike lanes connecting to bus and multi-modal trails.

7. Support and facilitate economic development, including the development of flexible and varied types of retail and office spaces, job creation, innovation and entrepreneurship through redevelopment and infill development in order to expand and diversify the Town's tax base to enable the Town's fiscal resiliency.

Holy Trinity Church employs full and part-time clergy and staff. It is expected that with the increased facility size it will create new jobs, both full- and part-time over the coming years. It is expected that such employees will add to the local Chapel Hill economy.

8. Provide appropriate transitions between land uses and buildings of different scales.

Church uses are an appropriate addition to residential uses, especially a small church located with wide buffers.

9. Preserve and maintain Chapel Hill's appearance and create the quality of design and development the Town desires.

The project will be low density and not visible from adjacent rights of way. The project will retain forest buffers.

10. Cooperate and collaborate with all of the Town's regional partners especially the university of North Carolina at Chapel Hill and UNC Health.

Holy Trinity Church provides a vibrant campus ministry to UNC undergraduate and graduate students in partnership with the North Carolina Study Center.

Complete Community Strategy

The proposed church project is not part of a larger or residential development.

The anatomy of a complete community specifies 8 components.

- Diversity of housing types
- Living, working, learning, and playing mixed use
- Abundant active transportation and transit connections
- Diversity of tenures
- Designed for walking and cycling
- Parking lots are secondary
- "Eyes on the street" design
- Buildings with multiple uses

The project will not contain any residential components in its initial phase. It is located south of existing public transit and alternate transit facilities though there will be a pedestrian connection between the church facility and the Wave Road right of way.

Future Land Use Map

The future land use map calls for the site to be developed as rural residential at a density of 1 unit/acre. The church use and possible small number of residential units on well and septic would comply with this use.

Mapped Transportation Features/ Greenways Plan, and Connected Roads Plan

The proposed development is beyond the limits addressed in the greenways plan, though a future greenway along the east side of 15/501 is in the master plan. This project is located approximately 1/3 mile from 15/501 corridor and will provide a pedestrian connection to the Wave Road right of way.

Climate Action and Response Plan

The owner will work with the Town's Sustainability office to create a sustainable project.

Small Area Plan

There are no small area plans addressing this area.