

Mark Acuff, Pastor/Teaching & Community Outreach  
Tim Conder, Pastor/Young Adults & University  
Randy Russell, Pastor/Leadership & Ministry  
Carlye Clark, Youth Minister  
Rob Fisher, Youth Minister

Nathaniel Stine, Worship/Music Minister  
Brent Clark, Church Administrator  
Cindy Broderius, Ministry Mobilization Coordinator  
Hank Tarlton, International Student Coordinator

April 29, 2002

Town Council  
Town of Chapel Hill  
306 North Columbia Street  
Chapel Hill, NC, 27516

Dear Mayor Foy and Town Council Members,

We seek the Town's approval for the Chapel Hill Bible Church to construct 319 additional parking spaces as provided in our Special Use Permit and approved site plan, approved by the Town Council on October 12, 1998.

The Special Use Permit, which the Chapel Hill Bible Church sought for our new property on the corner of Erwin and Sage Roads, approved a "Place of Worship" including the following:

1. four buildings and a storage shed
2. Sanctuary seating 2,400
3. 150,000 square feet of total floor area,
4. 1,408,994 square feet of outdoor space
5. 1,040,605 square feet of livability space, and
6. 500 parking spaces "authorized for construction initially."

In our original master plan application, we sought 860 parking spaces, which was subsequently reduced through our negotiations with the Town Council to 803 to meet the minimum parking requirements. With the approval of 500 parking spaces, the permit provided that "the remaining parking may be subsequently constructed upon demonstration to the Town Council that need for such spaces exists, followed by a Council resolution approving construction. Demonstration of need shall take the form of surveys of lot utilization, recorded incidence of the lot being full, and documentation of overflow parking on adjacent streets/properties."

In August 2001 we completed construction on the initial phase of our new church facility, including a 1,200-seat auditorium ("sanctuary") 27 classrooms, 12 administrative offices and 484 parking places. The classrooms and offices are used for educational programs and worship on Sunday mornings while the main worship service is in the auditorium. We have a potential capacity of 2,000 persons at each of our two services on Sunday morning (1,200 people at the worship service; 150 worship leaders, choir and orchestra; 300 adults and 350+ infants, children, and youth in Sunday morning classrooms).

Our worship attendance has grown by about 30% during the first 8 months of our occupancy of the new facility. Our classroom space is at capacity most weeks. Almost every Sunday, we have



overflow parking within the facility as well as on adjoining streets. Photos documenting the overflow parking are enclosed (Attachment A). Note that the parking on Old Sterling Road sometimes occurs on both sides of the street, which we foresee creating a traffic hazard as the newly built condominiums are occupied (View 11, Attachment A).

Our deacons currently count the number of cars parked in and out of marked spaces during each of our two worship services (Attachment B). While we allow a 30-45 minute break between the end of our earlier service and the beginning of our later service, traffic congestion occurs most Sunday mornings as those attending the second service tend to arrive prior to the time that many of those leaving the first service (after visiting with other members and picking up children from the classrooms) vacate a parking place. The counts on Attachment B do not reflect this congestion as the counts are made after all cars have been parked for both services.

While we estimate that an additional 200 spaces would meet the Town's minimum parking requirements as well as our near term needs, it seems prudent to complete the construction of all of the master plan parking at this time (303 spaces). Engineering drawings prepared by the John R. McAdams Company (the original site engineer) have been completed (Attachment C) for the complete build-out of the parking provided in the master plan. As you can imagine, there are cost savings to the members of the congregation to complete the additional parking in one project. In addition to providing needed parking, this project has a positive impact relating to our management of storm water runoff and erosion control.

All storm water will be channeled through our retaining pond where it is recycled as irrigation water to our lawns, trees, and athletic fields. We can water the athletic fields at a rate of 50 gallons per minute, allowing us to draw down the pond while accumulating additional storm water runoff. Due to current space constraints and our anticipated continued growth, space in our facility is already very tight on Sundays, and growing more tight during the week. We are looking forward to the next phase of our master plan build-out, which may be a gym to serve the athletic programs during the week and provide for **more worship space on Sundays**. By completing the additional parking before further construction begins, we will have a hard surface staging area which will preclude most erosion that normally takes place during a construction project. The additional parking would help to control silt and eliminate the "mud on the street problem" that can occur as we build the additional buildings provided for by the Special Use Permit.

Due to the lack of public transportation on Sunday mornings, the church provides van transportation service to and from the UNC campus. We operate two 15-passenger vans on multiple trips each Sunday during the academic year that UNC students are on campus.

The engineering drawings are very close to our original plans and incorporate all the recommendations of the various town advisory committees and the council during our 1998 process. We would be happy to review these drawings in detail with the Town staff.

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We are hopeful that the Town will respond quickly to our request for approval to construct these additional spaces. We would like to begin construction this spring to take advantage of the good summer weather to complete the project.

If you have any questions, require any additional information, or would like to visit the Chapel Hill Bible Church at any time, please call me at 919 408-0310, extension 119. We would be delighted to have any members of the Town Council or staff visit us, particularly on a Sunday morning., if you have any questions or require any further information.

Sincerely,



Brent M. Clark  
Church Administrator  
[brent@biblechurch.org](mailto:brent@biblechurch.org)

cc: Cal Horton, Town Manager  
Ralph Karpinos, Town Attorney  
Roger Waldon, Director of Planning (original + 2 additional copies)

Attachments:

Attachment A: Photographs of parking and overflow (Fall 2001)  
Attachment B: Weekly Vehicle Counts  
Attachment C: Site Engineering Drawings

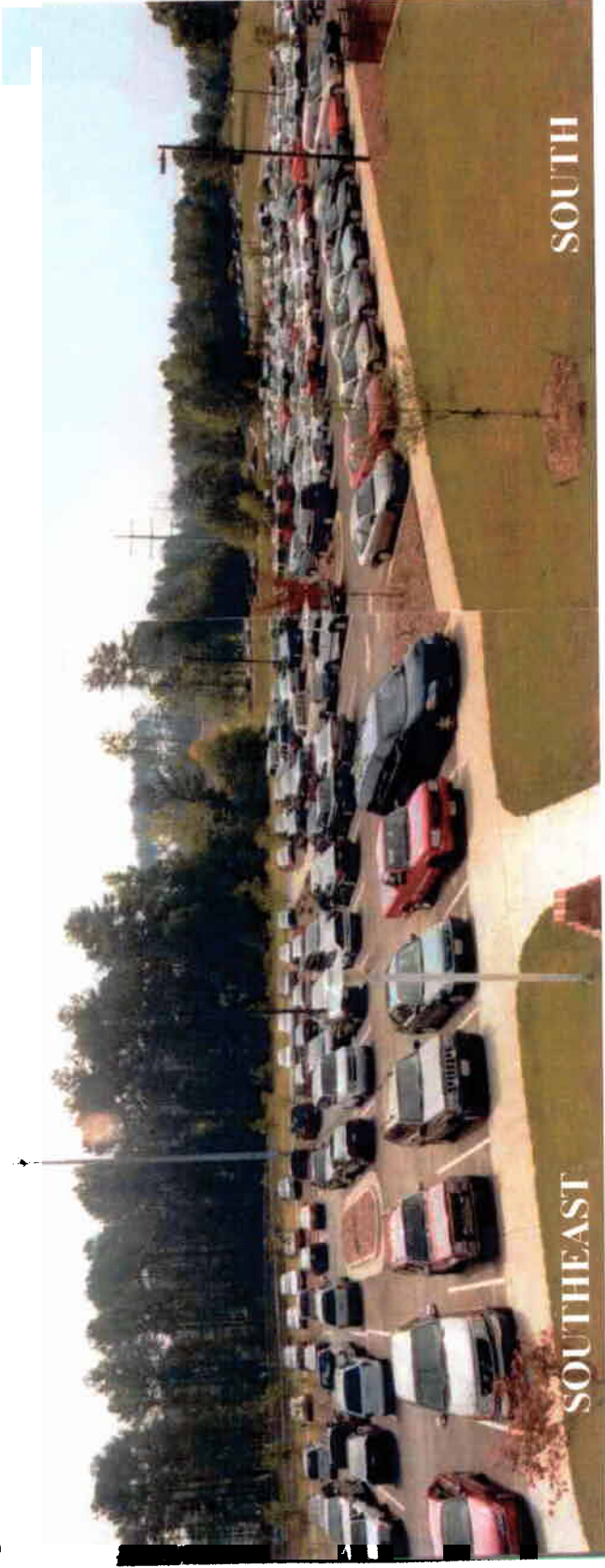
VIEW 1



VIEW 2



VIEW 3

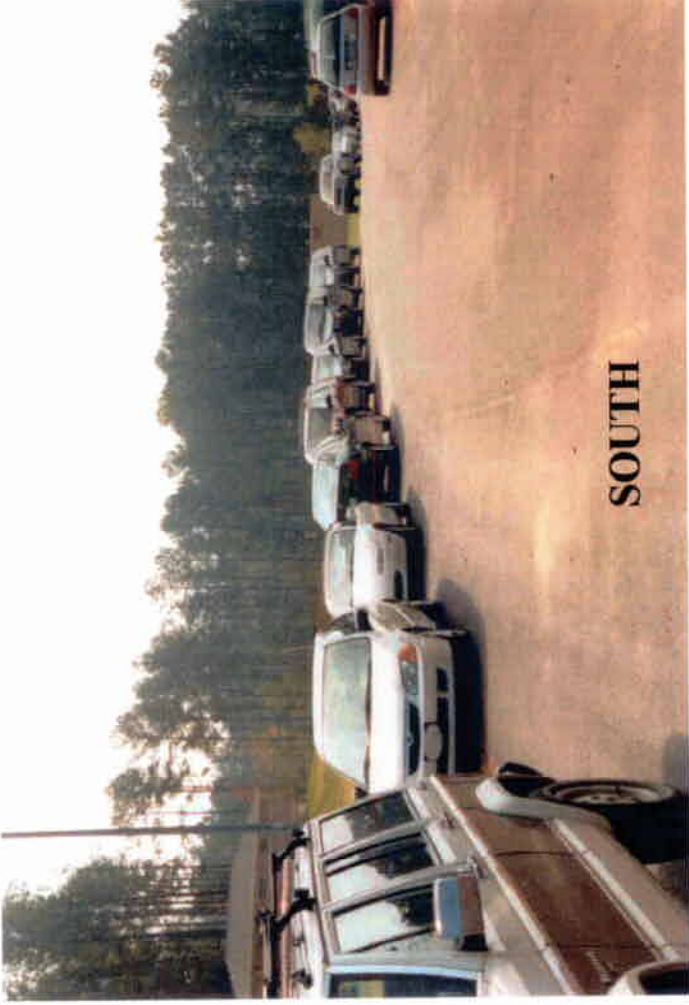


②

VIEW 4

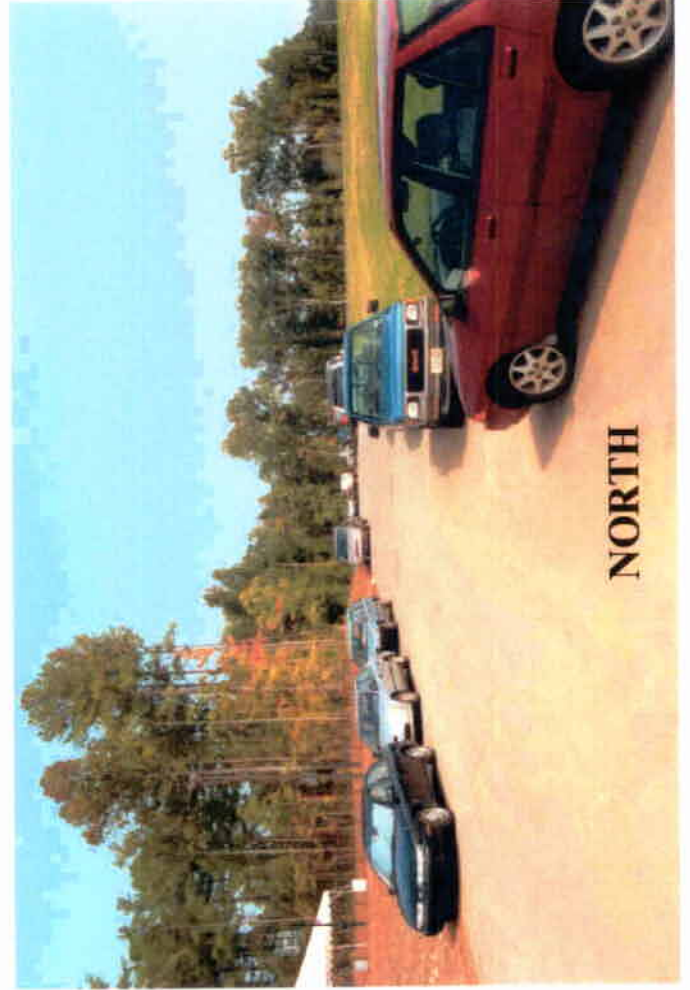


VIEW 5

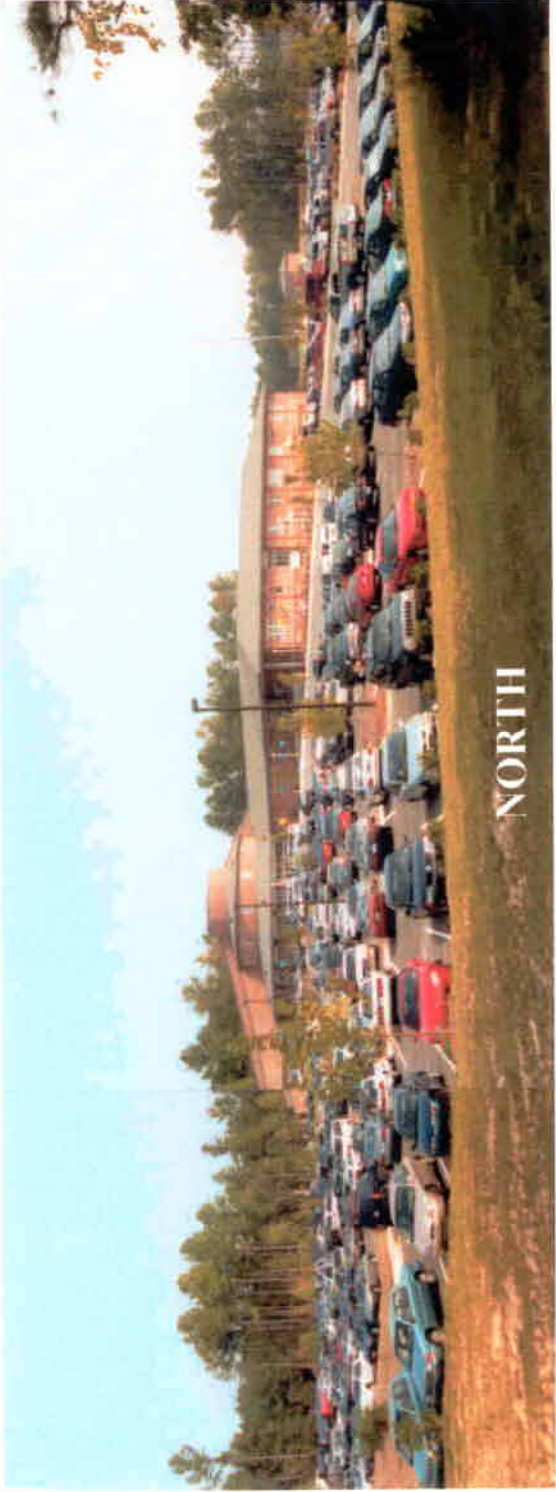


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VIEW 6

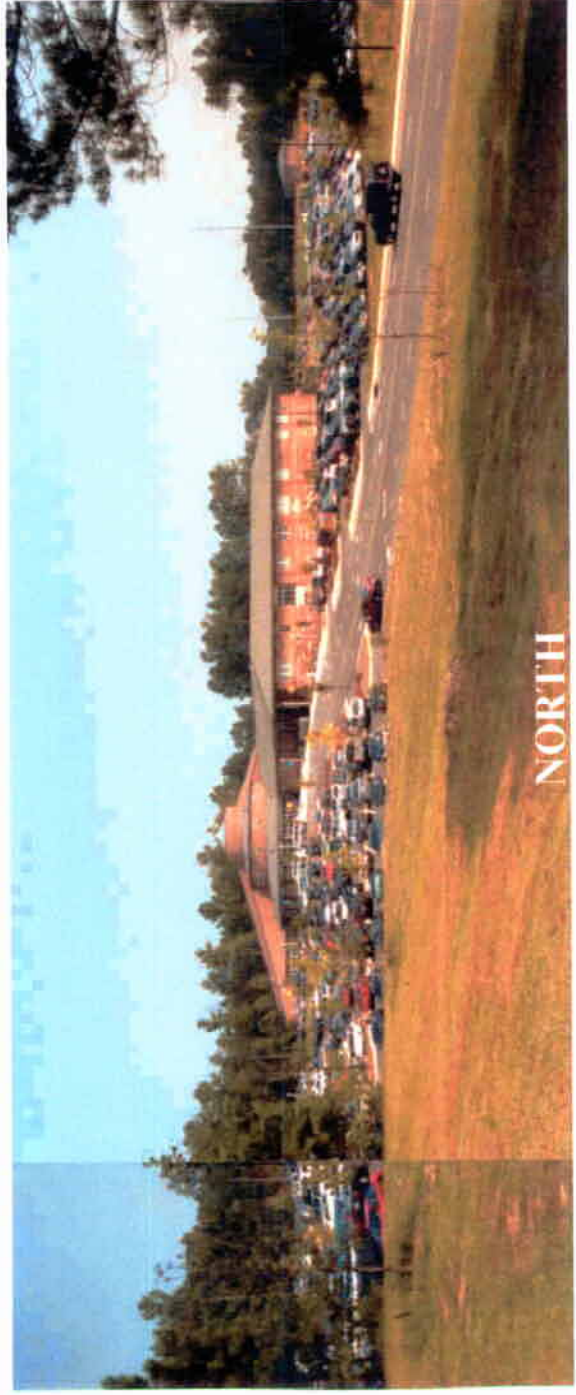


VIEW 7

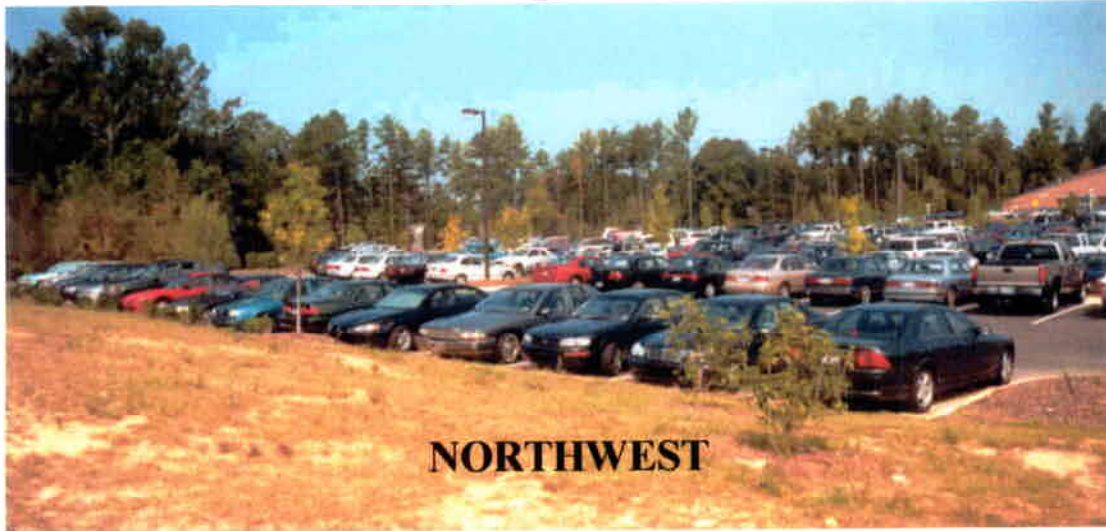


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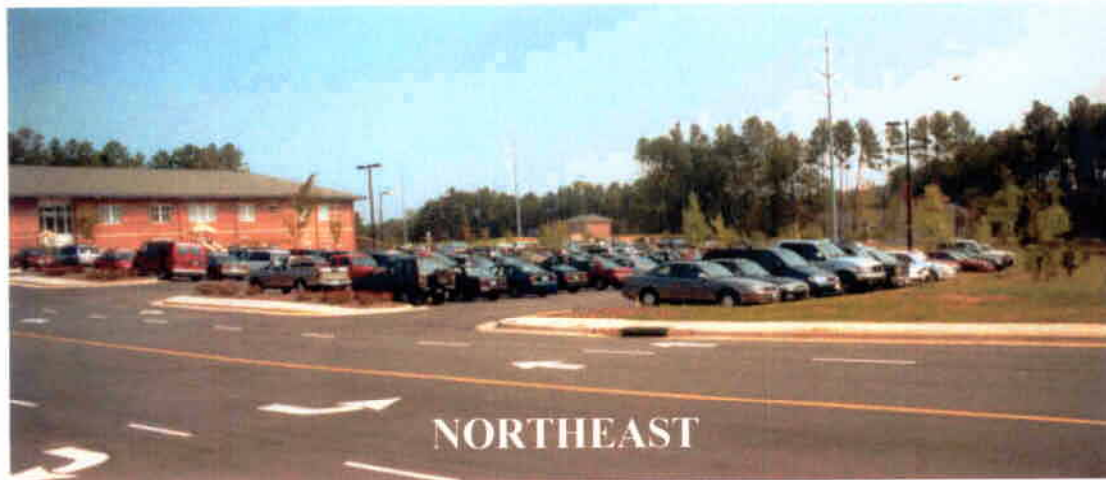
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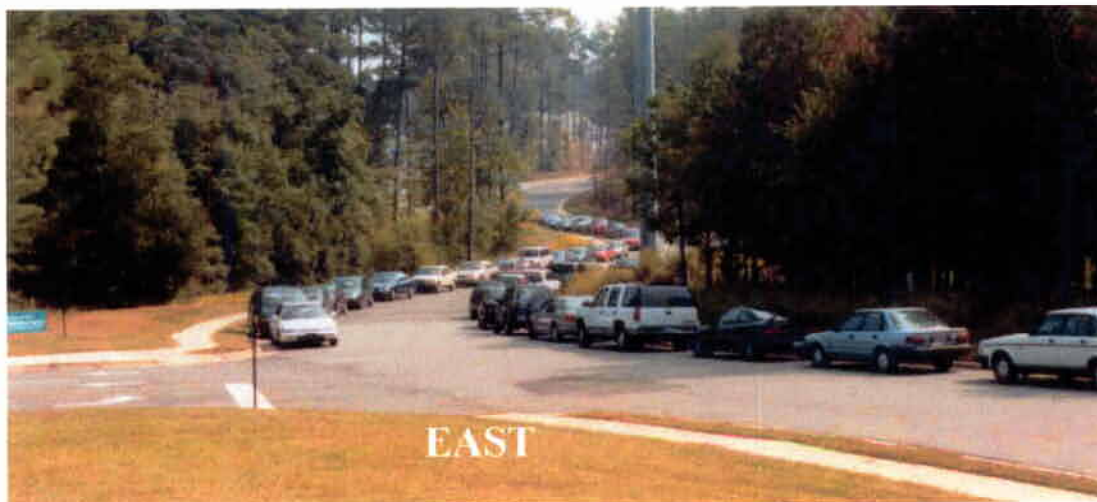
VIEW 9



VIEW 10



VIEW 11

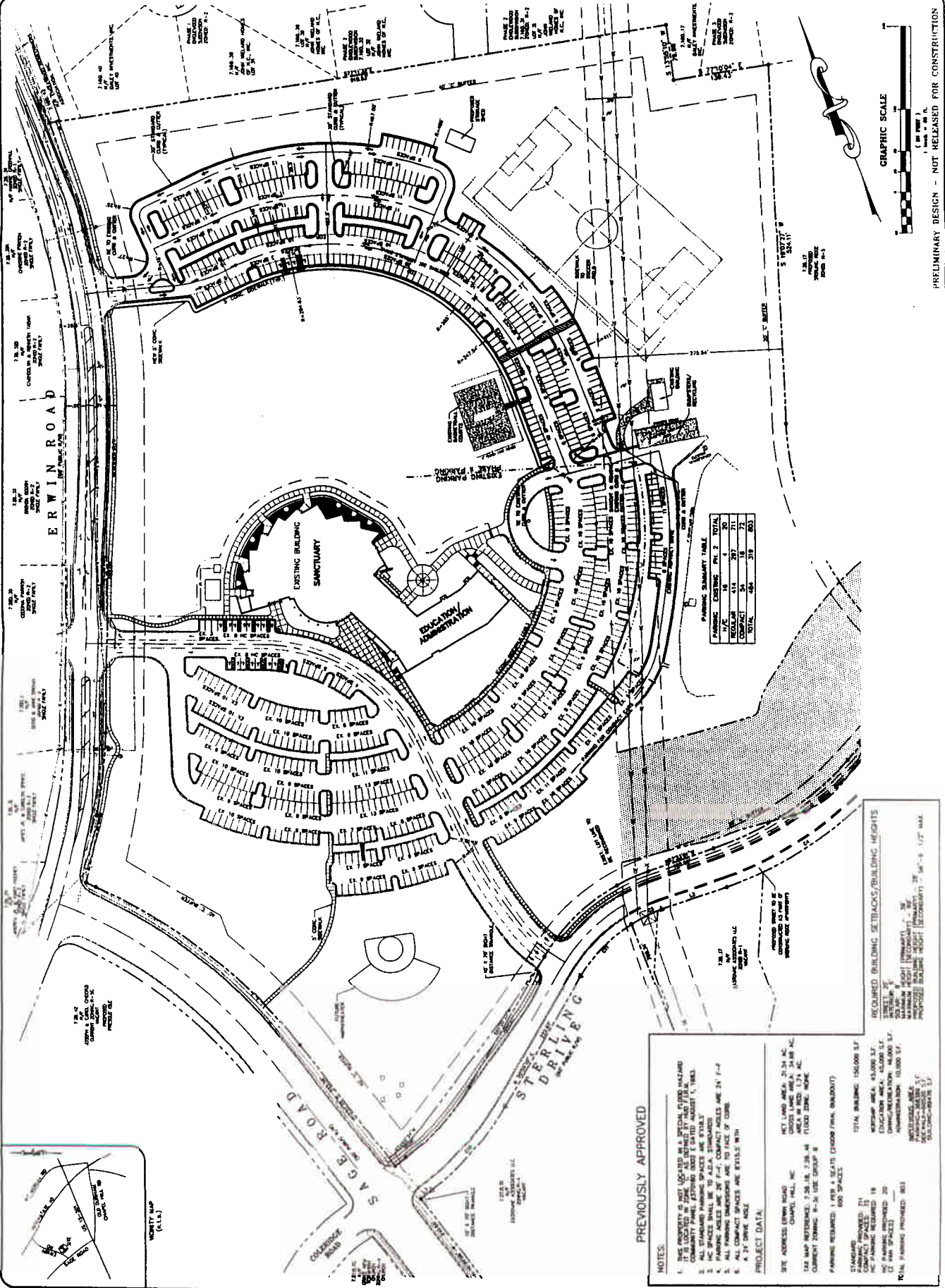




Chapel Hill Bible Church  
 Sunday Service Vehicle Count  
 (People excludes those not in the auditorium - Sunday School, fellowship)

Sunday	Cars parked:		Comments	# Cars >
	9:00 service	10:45 service		spaces
				484
Aug	#1	350	418	-
Aug	#2			-
Aug	#3	350	510	26
Aug	#4	386	501	17
Sep	#1	314	404	-
Sep	#2	449	510	26
Sep	#3	459	625	141
Sep	#4	541	623	139
Oct	#1	413	538	54
Oct	#2	385	521	37
Oct	#3	427	515	31
Oct	#4	295	384	-
Oct	#5	467	524	Fall Break 40
Nov	#1	477	482	-
Nov	#2	410	515	Men's retreat 31
Nov	#3	337	500	16
Nov	#4	295	374	Thanksgiving -
Dec	#1	440	711	First Sun -Advent 227
Dec	#2	429	541	57
Dec	#3	362	437	-
Dec	#4	330	298	-
Dec	#5	195	295	-
Jan	#1	230	327	Snow -
Jan	#2	434	549	65
Jan	#3	345	461	-
Jan	#4	316	561	77
Feb	#1	400	576	92
Feb	#2	366	529	45
Feb	#3	387	544	60
Feb	#4	409	463	-
Mar	#1	360	563	79
Mar	#2	392	383	UNC Spring Break -
Mar	#3	281	463	UNC Spring Break -
Mar	#4	426	557	73
Mar	#5	432	438	Easter -
Apr	#1	315	446	CHPS Spring Break -
Apr	#2	398	503	19
Apr	#3	415	503	19
Count	37		# Sundays w/ overflow:	22
Average		379		59%
Hi		541		
Lo		195		

<p>THE JOHN R. McADAMS COMPANY, INC.          ENGINEERING, PLANNING, ARCHITECTURE          701 BOX 1008          RICHMOND, VIRGINIA 23210          (813) 281-2000</p>	<p>THE CHAPEL HILL BIBLE CHURCH          C/O HALEY MASON          1801 BURNING TREE DRIVE          CHAPEL HILL, NORTH CAROLINA 27514</p>	<p>SITE PLAN          CHAPEL HILL, NORTH CAROLINA          PHASE 2 PARKING          CHAPEL HILL BIBLE CHURCH</p>	<p>DATE: 02-13-92          DRAWN BY: J.M. HAYES          CHECKED BY: J.M. HAYES          SCALE: 1" = 40' 0"</p>
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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

**PREVIOUSLY APPROVED**

NOTES:  
 1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 15010-01-0001, DATED 08/01/83.  
 2. ALL STANDARD PARKING SPACES ARE 24' x 10'.  
 3. ALL SPACES SHALL BE TO A.D.A. STANDARDS.  
 4. PARKING SPACES ARE 24' x 10'. COMPACT SPACES ARE 9' x 5'.  
 5. ALL COMPACT SPACES ARE 9' x 5' WITH A 3' DRIVE AISLE.

**PROJECT DATA:**  
 SITE ADDRESS: ERWIN ROAD, CHAPEL HILL, NC  
 CROSS LOT AREA: 24,488 AC.  
 AREA IN REZ. 17A: 1.79 AC.  
 CURRENT ZONING: R-3A (USE GROUP 3)  
 PARKING REQUIRED: 1 PER 4 SEATS (1000 FROM GARAGE) 800 SPACES  
 PARKING PROVIDED: 319  
 COMPACT SPACES: 18  
 HC PARKING PROVIDED: 20  
 (2 PER SPACES)  
 TOTAL PARKING PROVIDED: 357

**REQUIRED BUILDING SETBACKS/BUILDING HEIGHTS:**  
 SETBACK: 5'  
 MAXIMUM BUILDING HEIGHT (STORYS): 30'  
 PROPOSED BUILDING HEIGHT (SECONDARY): 28'-0" 1/2" MAX.

