

STATEMENT OF JUSTIFICATION

CONDITIONAL USE REZONING REQUEST

ORANGE UNITED METHODIST CHURCH

This is a request for a conditional use re-zoning from R-2 to R-3C, Conditional for lands owned by the Orange United Methodist Church on the east side of Martin Luther King Jr. Boulevard, NC Hwy 86. This will enable the existing church and ministry facility to expand with the addition of a new worship facility, education building, administration building and gymnasium/fellowship building. This Conditional Use Permit is being requested to limit the possible uses which may be located on the R.-C portion of the site to those specified under this permit. This request will assist Orange United Methodist Church in achieving the purposes of the Comprehensive Plan.

Orange United Methodist Church is currently operating a church worship, education and outreach ministry facility at its Martin Luther King Jr. Boulevard location and has achieved the fundraising necessary to increase their facilities space to meet the growing needs of the community and their ministry. A Special Use Permit is required for a place of worship. The existing church facility and use of this site as a place of worship predates annexation into the Town of Chapel Hill. In order to increase the floor area capacity, Orange United Methodist Church must apply for a Special Use Permit to comply with the Town of Chapel Hill Land Use Management Ordinance for an existing use. The proposed increase in worship/ministry facilities capacity will exceed the allowable square footage for this site in this existing zone. For that reason, a Conditional Use re-zoning is requested so that this facility will remain in compliance.

The property for which this request is being made now supports the existing Orange United Methodist Church facility. A complete description of the proposed Orange United Methodist Church's phased expansion is included under the project description for the Special Use Permit that accompanies this Condition Use re-zoning request.

This existing R2 zoned land has access directly to, and frontage on Martin Luther King Jr. Boulevard, NC Hwy 86.

This request is being made to assist Orange United Methodist Church in achieving the purposes of the Town of Chapel Hill's Comprehensive Plan.

The Comprehensive Plan, within the Community Character section, defines the town's highly valued elements to include the history and traditions of the town, along with the sense of community reflected in civic participation and concern for other people. Orange United Methodist Church seeks to continue its 180 year tradition of serving the community and ministering to the needs of the people. This church has been actively participating in many community programs including the Inter-Faith Council and project Homestart, Boy and Girl Scout Troops, after school programs, as well as a host to many other community organizations. These are in addition to the Worship, Ministry and Christian Education programs of the church offers on a regular basis.

The Comprehensive Plan, within the Land Use and Development section, defines a goal for future land use to be an extension of the existing land use, and that of maintaining Chapel Hill's established community character. The goal of Orange United Methodist Church is in direct alignment with that of this section. To maintain the existing community character, while also providing for the expanding needs of the community.

In summary, the purposes of the Comprehensive Plan will be achieved through this Conditional Use re-zoning because:

- 1) It helps preserve the history and traditions of the town, and
- 2) It helps maintain the desired future pattern of land use in Chapel Hill.

The existing and proposed use for this property, Place of Worship, is a permitted use within this district, and will be compatible with the district in which it is located and with the conditions of the Comprehensive Plan.