



TOWN OF CHAPEL HILL

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s), Orange United Methodist Church, having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was issued by the Town of Chapel Hill on February 11, 2002, the terms of which are as follows:

NAME OF PROJECT: Orange United Methodist Church

NAME OF DEVELOPER: Swanson and Associates

DESCRIPTION OF PREMISE

LOCATION: 1220 Airport Road on the east side of Airport Road, across from the Homestead Road intersection.

TAX MAP REFERENCE: The site is identified as Chapel Hill Township Tax Map 24, Lot 36 (PIN # 9880-30-0704), and Chapel Township Tax Map 24E, Block A, Lot 10 (PIN # 9880-30-2035).

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA:	607,134 s.f.	LIVABILITY SPACE:	557,239 s.f.
NUMBER OF BUILDINGS:	4	NUMBER OF PARKING SPACES:	Maximum of 131
OUTDOOR SPACE:	594,279 s.f.	NUMBER OF BICYCLE SPACES:	Minimum of 14
FLOOR AREA:	29,031 s.f.		

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated October 9, 2001, revised February 2, 2000 and May 15, 2000 and July 14, 2000 and June 28, 2001 (on file at the Chapel Hill Planning Department), and according to the special terms and conditions set forth below:

Stipulations Specific to the Development

1. That construction begin by February 11, 2012 (ten years from the date of Council approval) and be completed by February 11, 2014 (twelve years from the date of Council approval).
2. Land Use Intensity: This Special Use Permit Modification authorizes construction of a total of 9,900 square feet of additional floor area to include an addition to the log cabin and an education/preschool building for a total of 29,031 square feet of floor area.
3. Parking: That a maximum of 131 parking spaces shall be permitted on this site with standard parking dimensions.

Stipulations Related to Transportation Issues

4. Public Sidewalk: That the sidewalk located on the property's NC 86 frontage shall be dedicated as public-right-of-way.
5. Sidewalks: Internal, striped crosswalks shall be provided wherever pedestrian walkways cross vehicular traffic within the property from the external sidewalk and parking areas to the church facilities with locations approved by the Town Manager.
6. Bicycle Parking: That a minimum of 14 covered, illuminated and secure parking spaces shall be provided for bicycle parking spaces in accordance with the guidelines in the Design Manual.
7. Town Standards: That all parking lots, drive aisles and sidewalks associated with this development shall be constructed to Town standards.

Stipulations Related to Landscape and Architecture

8. Landscape Bufferyards: That the following landscape bufferyards shall be provided, and that if any existing vegetation is to be used to satisfy the buffer requirement, the vegetation shall be protected by fencing from adjacent construction:

<u>Location of Bufferyard</u>	<u>Type of Buffer Required</u>
Eastern Border (North Forest Neighborhood)	Minimum of 20' Type 'C' Buffer
Northern Border (Residential-2, undeveloped)	Minimum of 20' Type 'C' Buffer
Western Border (NC Hwy 86- Airport Road)	Minimum of 30' Type 'D' Buffer
Southern Border (Tar Heel Mobile Home Park)	Minimum of 20' Type 'C' Buffer

9. Fencing: That tree protection fencing be installed adjacent to the access and construction staging areas associated with the proposed construction.
10. Parking Planting: That additional planting be installed east of the proposed new parking area as needed to enhance the existing landscape bufferyard, subject to Town Manager approval.
11. Building Elevations: Detailed Building Elevations shall be approved by the Community Design Commission prior to the issuance of a Zoning Compliance Permit.
12. Lighting Plan: A detailed Lighting Plan shall be approved by the Community Design Commission prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to Environmental Issues

13. Stormwater Detention: That the plans show the maintenance access for the stormwater detention basin prior to the issuance of a Zoning Compliance Permit.
14. Stormwater Management Plan: That a Stormwater Management Plan including an operations and maintenance component, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. Based on 1 and 50-year storms, the post-development stormwater run-off rate shall not exceed the pre-development rate.
15. Erosion Control: That a detailed soil erosion and sedimentation control plan, including provision for a maintenance of facilities and modification of the plan if necessary, be approved by the Orange County Erosion Control Officer, and that a copy of the approval be provided to the Town Manager prior to issuance of a Zoning Compliance Permit.
16. Erosion Control Bond: If more than one acre of land is disturbed, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.
17. Parking Lot Paving: That the proposed new parking lot may be gravel, as proposed, or a porous pavement material subject to the discretion of the Church. A maintenance plan shall be approved by the Town Manager, prior to issuance of a Zoning Compliance Permit.

Stipulations related to Utility and Service Issues

18. Public Water and Sewer: That the development shall be connected to the public water and sewer system.
19. Utility Plans: That detailed utility plans be reviewed and approved by OWASA, Duke Power Company, BellSouth, Public Service, and the Town Manager prior to issuance of a Zoning Compliance Permit.
20. Underground Utilities: That all utility lines, other than 3-phase electric power distribution lines, shall be placed underground.
21. Fire Flow: That a fire flow report prepared by a registered professional engineer be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
22. Sprinkler System: That the education/preschool building shall have a sprinkler system in accordance with Town Code.
23. Heavy-Duty Paving: That all drive aisles that provide access to the compactors, dumpsters or recycling facilities, be constructed with heavy-duty pavement.
24. Dumpster Pad: That the angle of the proposed dumpster pad be adjusted to permit collection vehicles to turn around after servicing the dumpster.

- 25. Contacting Solid Waste Superintendent: That a note be placed on the final plans indicating that once the proposed dumpster pad is laid out but prior to construction the applicant will contact the Town's Solid Waste Superintendent.

Other Stipulations

- 26. Open Burning: That no open burning shall be permitted during construction of this development.
- 27. Building Elevations: That building elevations be approved by the Community Design Commission prior to issuance of a Zoning Compliance Permit.
- 28. Lighting Plan: That a lighting plan be approved by the Community Design Commission prior to issuance of a Zoning Compliance Permit.
- 29. Certificates of Occupancy: That no Certificates of Occupancy shall be issued until all required public improvements are complete, and that a note to this effect shall be placed on the final plat.
- 30. Detailed Plans: That the final detailed site plan, grading plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), and landscape plans shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit, and that such plans shall conform to the plans approved by this application and demonstrate compliance with all applicable conditions and design standards of the Development Ordinance and Design Manual.
- 31. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
- 32. Construction Sign Required: That the applicant post a construction sign that lists the property owner's representative, with a telephone number; the contractor's representative, with a telephone number; and a telephone number for regulatory information at the time of issuance of a Building Permit. The construction sign may have a maximum of 16 square feet of display area and may not exceed 6 feet in height. The sign shall be non-illuminated, and shall consist of light letters on a dark background.
- 33. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
- 34. Non-severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

