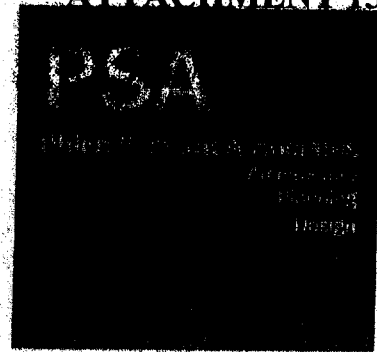


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November 26, 2003

Town of Chapel Hill
 306 N. Columbia Street
 Chapel Hill, NC. 37516

Re: Statement of Justification, Olin T. Binkley Memorial Baptist Church
 Tax map 50, Block D, Lot 2

Binkley Baptist Church's Special Use Permit application includes 5,315 sq. ft. of new construction, (new prayer chapel at 1,815 sq. ft., general office at 1,330 sq. ft., two new classrooms at 1,280 sq. ft., and storage at 890 sq. ft.) additional parking (88 spaces total), and a new main entrance/drive, which creates a formal entrance to the church.

Finding #1:

- A) The proposed development has received an exemption from the full traffic impact analysis, since daily trip generation will be less than 500.
- B) Utilities and services such as sewer, water, electric, garbage collection, and fire protection are currently provided to the site and are adequate for the proposed addition.
- C) The proposed drainage plans include an underground storage culvert which would be used to supplement the irrigation of landscaping, and a dry detention storage area to meet a 25 year peak run off rate.
- D) The entire site is above elevation 264' and is, therefore, not in the Resource Conservation District. (ref. to survey)
- E) Typical Activities Anticipated on Site:

Weekly during the day:

- 4 daycare classes (20 children per class)
- 1 playschool class (20 children)
- 10 caregivers for the 5 classes
- 3 office employees
- 1 pastor
- 1 associate pastor
- 15 cars parked during day

Weekly during the evening:

80 different groups and associations reserve meeting space in the church. 30 people is the average number of people meeting on any given evening.

Saturday:

Weddings and group meetings

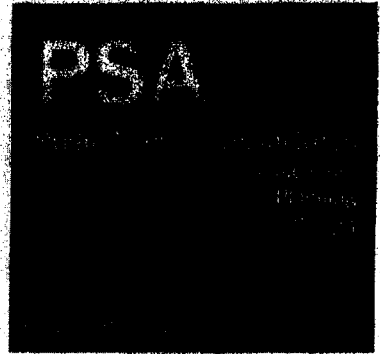
Sunday:

- Summer- 200 people in two services
- Fall - 275 people in two services
- Winter - 300 people in two services (Christmas 400 people)
- Spring - 225 people in two services (Easter 500 people)

Finding #2:

- A) The proposed development complies with landscape buffer requirements (type "A" buffer), setbacks, height restrictions, parking requirements, and intensity regulations.

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- B) No additional recreation or open space is being provided with the proposed development. There is 22,000 sq.ft. of recreation space and a solar setback of 140' existing on the site and will remain with the proposed development.
- C) A typical weekday, at the church, will include 4-5 daycare classrooms with 80-100 children and 10-15 caregivers. There are also 2 office personnel, 1 pastor, and 1 associate pastor at the church all week. Parking requirements during the day will be 15-20 cars. In the evening, the church is used as a community center with regular gatherings of 20-40 people. Parking requirements during the evening will be 20-40 cars.

Finding #3:

- A) The proposed development has increased its paved parking to a total of 88 spaces.
- B) The proposed development is in conformance with the Zoning Atlas and the Comprehensive Plan for development of Chapel Hill.
- C) Refurbishing the existing church and creating a new front entrance, recognizable from 15/501, will enhance surrounding property value.
- D) The proposed development is a public necessity since it merges the existing church entrance with the University Mall entrance, which are currently less than 20' apart, by adding a new turn lane to the University Mall entrance. There is also a proposed new entrance for the church, 150' from the church/Mall entrance.

Finding #4:

- A) The proposed use and development conforms with all of the general plans for the physical development of the town.
- B) The Resource Conservation District map indicates that the corner of the Olin T. Binkley Church site is in the RCD, we have however obtained a survey which indicates that the entire site is above elevation 264 and is therefore not in the RCD.

Landscaping:

- A) The existing site has a total of 403 trees (106 - 10" plus diameter pine trees and 80 - 10" plus diameter hardwood trees)
The proposed turning lane and new entrance/drive necessitate the removal of 86 trees (12 - 10" plus diameter pine trees, 22 - 10" plus diameter hardwood trees, 52 trees removed are less than 10" diameter).
- B) The proposed development includes an alternative bufferyard along Willow Drive and Fordham Blvd., these bufferyards will include the required small and large trees but would not contain the required 6 shrubs per 100'. The reason for this request is to maintain the existing open wooded character of the site.
- C) The proposed development will maintain site lines at the new entrance by creating low planting beds.
- D) 6,529 sq.ft. of pavement is removed from the existing site, there is 22,099 sq.ft. of new pavement, which creates a net add of 15,570 sq.ft.
- E) All new parking spaces will have parking screening, existing parking screens will have new plants as required to repair existing screens.

Thank you,
Philip Szosta