



## TOWN OF CHAPEL HILL

January 8, 2002

Ms. Nancy D. Suttentfield  
Vice Chancellor for Finance and Administration  
The University of North Carolina at Chapel Hill  
CB #1000, 300 South Building  
Chapel Hill, NC 27599-1000

Dear Ms. Suttentfield:

I have your December 20 letter, in which you inform me of the University's intent to enter into an arrangement with the Chapel Hill Bible Church. You state in your letter that your objective is to expand the parking lot at the Bible Church, with the agreement of the Church, for the University's use as a park and ride lot.

We are pleased to hear of your pursuit of park and ride opportunities. As you state in your letter, this was a key consideration as the Town Council reviewed and approved your Development Plan for the main campus.

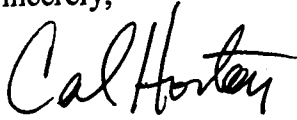
As you continue to discuss this idea with the Chapel Hill Bible Church, it will be important to coordinate your plans with the existing Special Use Permit for that site which the Town Council approved on October 12, 1998. I attach here a copy of the conditions of approval for that Special Use Permit. Most notable are the following:

- The permit authorized development of a Place of Worship in a residential zoning district.
- The initial proposal from the Bible Church included 860 parking spaces.
- 500 parking spaces were authorized (487 subsequently constructed).
- The permit carried this restriction: "500 parking spaces [are] authorized for construction initially. The remaining parking may be subsequently constructed upon demonstration to the Town Council that need for additional spaces exists, followed by a Council resolution approving construction of additional parking. 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."

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- A park-and-ride lot is a different use than that authorized; in order for a park-and-ride lot to be developed on this property, the existing Special Use Permit would need to be modified by the Town Council.

After review of these facts, it is evident that the University and the Church will need approvals of the Town Council in order to construct a park and ride lot on this property. We would be pleased to discuss procedural options with you or members of your staff. Please contact me or our Planning Director, Roger Waldon (968-2728) if you wish additional information or assistance.

Sincerely,



W. Calvin Horton  
Town Manager

Attachment: Chapel Hill Bible Church Special Use Permit

c: Brent Clark, Chapel Hill Bible Church