

SUMMIT CHURCH | CHATHAM CAMPUS
VISUAL IMPACT ANALYSIS MEMO

US 15 – 501 N
Chapel Hill, Chatham County, North Carolina
Qunity Project Number: 2339
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1 Introduction

Visual Impact assessments (VIA) document the existing visual quality of the surrounding environment and evaluate the expected visual change caused by a project, assess public reaction to the expected change, identify visual impacts, and recommend measures to avoid, minimize or mitigate adverse visual impacts to protect and preserve scenic, aesthetic, and environmental resources.

The purpose of this VIA memorandum is to document potential visual change in the Area of Visual Effect (AVE) for the Summit Church | Chatham County.

2 Site Inventory

2.1 Location and Description

The proposed project is located at 9780 US 15-501 N, Chape Hill, NC, between Vickers Rd and Hidden Oaks Dr in Chatham County, North Carolina. The project assigned Chatham County PIDs 0018750, 0018896, and 0018897 and subject to the Chatham County Jurisdictional requirements. This parcel assemblage is located approximately 10 miles north of the center of Pittsboro NC and 7.5 miles south of the center of Chapel Hill, NC.

2.2 Existing Site Summary

The parcel assemblage is located within the Jordan Lake Watershed or the Cape Fear River Basin. The current land uses are residential and tree farming. The site is primarily wooded, with an electrical power easement dissects the site east/west. The parcels largely slope to the easement and west toward US 15-501N. An existing farmhouse with out buildings is present south of the electrical easement. A buffered stream is present in the northeast corner.

2.3 Existing Visual Impacts

The existing landscape is characterized by undulating, rolling topography that is primarily wooded. There is approximately 80 feet of vertical change in the area of development. There are no visually dominant landforms. The surrounding area is rural.

3 Project Description

3.1 Proposed Project

The proposed project includes a 1,200 seat church with outdoor gathering area(s), playgrounds, paved sport court, maintenance shed, open field area, required utility infrastructure, required stormwater control measure(s), and provision for a future accessory structure.

3.2 Proposed Visual Impacts

The proposed church structure sits back from the road to best fit in within the fabric of the surrounding community, reduce the visual impact of the massing/scale of the building, and placement of the sanitary sewer infrastructure where soil percolation allows. Building facade materials and color pallet have been intentionally selected to blend in with the rural aesthetic.

The proposed site development strategically responds to the challenging existing site topography, minimizes environmental impacts, and maximizes the use of existing trees. Natural perimeter buffers will be utilized to the extent possible. These buffers will be augmented with native plants as needed, to ensure a natural transition to neighboring properties. Where possible,

existing specimen quality trees will be relocated to support this effort. Any areas of the perimeter buffers that require augmentation will be planted with native tree species. These areas will be maintained to achieve a natural, yet well vegetative transition to neighboring properties.

Parking has been positioned to surround the proposed building to reduce site walls and maximize pedestrian safety. Vehicle Use and Site Lighting is preliminarily shown, in keeping with the required Chatham County lighting requirements and matching with the building materials. The Developer is committed to providing lighting and fixtures that suit the developments aesthetic and make the proposed project safe with as little impact as possible on offsite wildlife and neighboring properties.

Monument sign locations are identified on the Site Plan. The proposed monument sign meet the Chatham County Sign Ordinance requirements and will be aesthetically consistent with the proposed builds and the surrounding community.

4 Visual Impact Assessment Conclusions

The following are standard VIA considerations;

The project's aesthetic approach appear to be consistent with applicable laws, ordinances, regulations, policies, or standards? The current design strategically considered landform, environmental preservation, and screening through the site development and conceptual layout phases. The final site plan meets the intent of the Chatham County UDO.

Will permits be required by outside regulatory agencies (i.e., federal, state, or local)? An existing US Army Corps of Engineering Jurisdictional Stream Determination was founded in July 2021. NCDOT Encroachment Agreements are anticipated.

Will the project character be compatible with the visual character of the existing landscape? The design team has taken steps to utilize the existing landscape and limit environmental impacts to the extent practical. Additionally, the team has considered the building placement, materiality and visual consistency and relationships with those of the surrounding area.

Will the project contrast adversely with the memorability (vividness), natural harmony and/or cultural order (unity) of the existing landscape? The design team has taken steps to utilize the existing landscape and limit environmental impacts to the extent practical. Additionally, the team has considered the building placement, materiality and visual consistency and relationships with those of the surrounding area.

Will the project, when viewed together with other past or foreseeable projects, result in a cumulative adverse change in the visual quality or character of the existing landscape? The design team has taken steps to utilize the existing landscape and limit environmental impacts to the extent practical. Additionally, the team has considered the building placement, materiality and visual consistency and relationships with those of the surrounding area. There are no known new projects adjacent to the site.

Will the project produce a new source of substantial light or glare, which will adversely affect daytime or nighttime views within the area? Final site lighting will be in accordance with the Chatham County UDO will be included as part of this project.

What is the potential that the project proposal will be controversial within the community? Based on the current feedback from the Pre-Application Meeting held with the Chatham County Reviewers and current discussions with surrounding neighbors, little to no public objection is anticipated. The neighborhood meeting is scheduled for 4/29.

How sensitive are potential key stakeholder likely to be regarding visible changes proposed by the project? Based on the current feedback from the Pre-Application Meeting held with the Chatham County Reviewers and current discussions with surrounding neighbors, little to no public objection is anticipated. The neighborhood meeting is scheduled for 4/29.

What level of local concern is there for the types of specific project features and construction impacts that are proposed? There are no known concerns with the proposed land use or current design. The current design strategically considered landform, environmental preservation, and screening through the site development and conceptual layout phases of this site plan.

Are there federally, state, locally designated scenic or historic resources, or other visual resources within the project area of visual effect (i.e., viewshed)? None

Will the public benefit from a more detailed visual analysis in order to help reach consensus on a course of action to address potential visual impacts? The design team has worked diligently to reduce any visual or environmental impacts, within the requirements of the UDO.

Will the project likely require design changes to reduce the extent of visual resource impacts? The design team has worked diligently to reduce any visual or environmental impacts, within the requirements of the UDO.

Based on the information presented above, there are no visual resource related regulatory requirements. No or negligible visual changes to the environment are proposed. None or minimal public concern has been identified. It is our professional opinion that all Visual Impacts have been mitigated to the extent practical.