



# Summit Church

2<sup>nd</sup> Planning Board Meeting Presentation

October 1, 2024





# Rezoning Case Overview

## Rezoning Case Comparison





# General Rezoning Case



**Key Points for Consideration**

- Returning to R-1 meets the Comprehensive Plan and the Future Land Use Plan
- Parcels are uncoupled from original parcel assemblage as part of the Conditional Rezoning
- Neighborhood meeting is NOT required

General Rezoning (return to R1)



# Conditional Rezoning Case

## Key Points for Consideration

- Proposed Land Use meets the Comprehensive Plan and Future Land Use Map
- Parcels are uncoupled from original parcel assemblage
- CRZ Limits land use; Conditional Rezoning required if any other land use type is proposed
- Neighborhood meeting was completed in accordance with Chatham County Regulations 4/29/2024

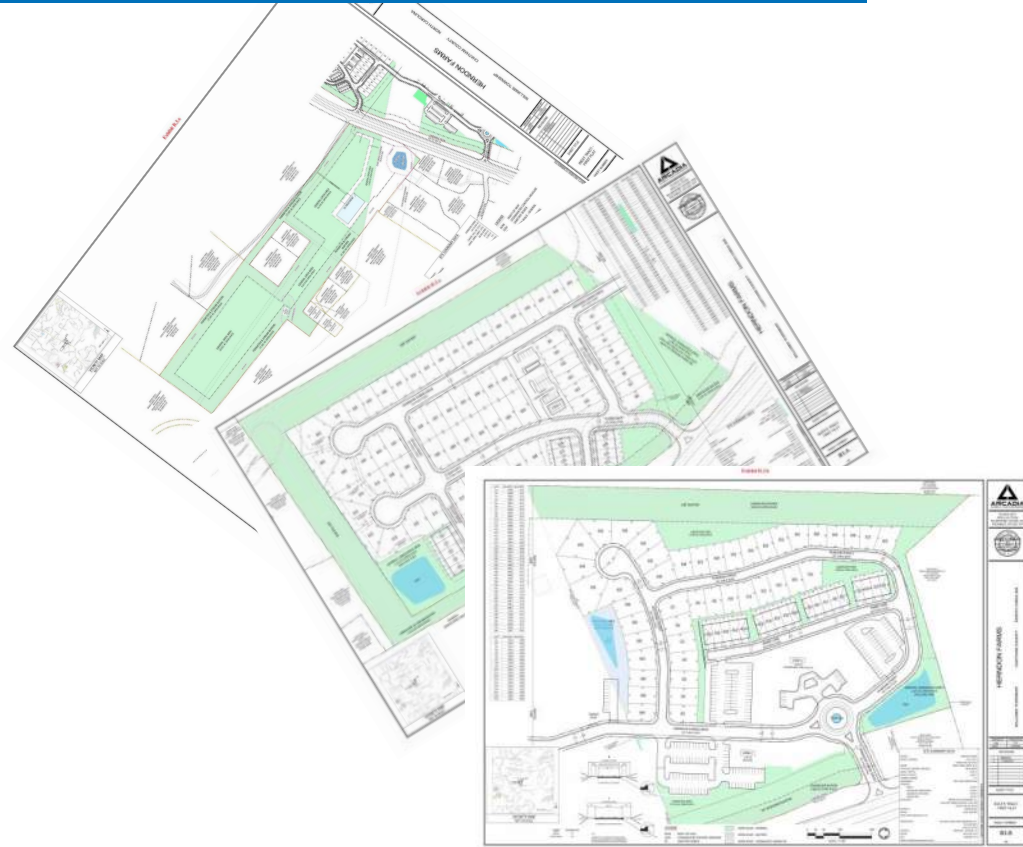


Conditional Rezoning to OI



# Potential Economic Impact

## Herndon Farms 1<sup>st</sup> Plat Submittal



## Summit Church Rezoning Cases

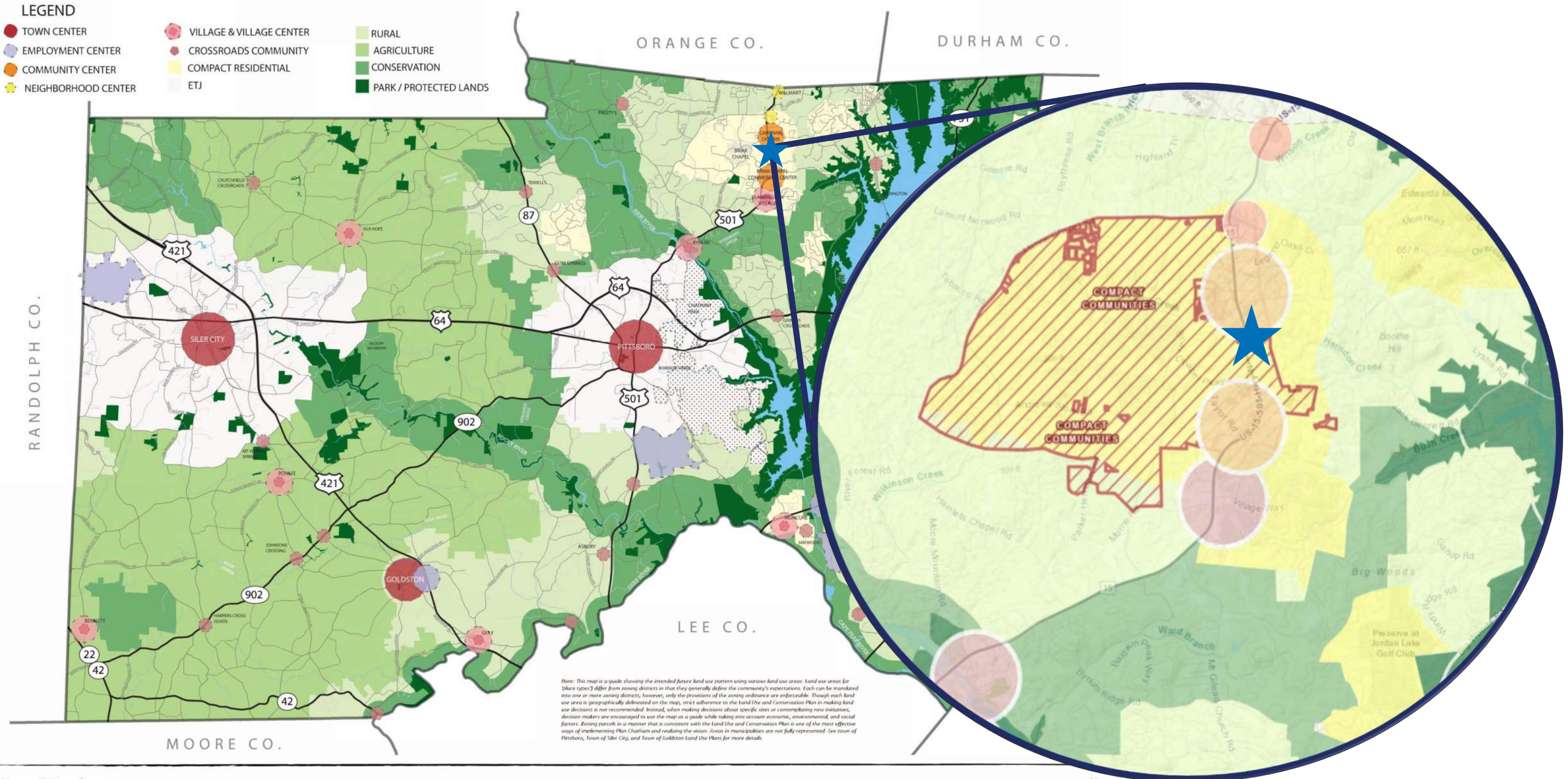


Herndon Farms 1st Plat Submittal	Summit Church Rezoning Cases
<b>Land Use Categories for Potential Tax Revenue</b>	
Tax Exempt Open Space= 53.630 ac ±	Tax Exempt= 50.117 ac
Commercial/office= 5.540 ac ±	R-1, Undeveloped=43.67 ac
Residential=15.231 ac ±	R-1, Developed=2.9 ac
<b>Potential Tax Revenue Sources</b>	
Property Taxes: North Chatham 107: \$0.853/ \$100 of Assessed Value, annually	
Sales Tax: 7% (State + County)	
Chatham County Manager's Office is focused on boosting sales tax Revenues to prevent boosting other taxes and fees	
Chatham County Sales tax revenues will support:	
<ul style="list-style-type: none"> <li>• Local schools</li> <li>• Law enforcement</li> <li>• Parks and recreation</li> <li>• Public libraries</li> <li>• Economic development</li> </ul>	
Chapel Hill Campus will relocate to this facility	
<ul style="list-style-type: none"> <li>• This will keep Chatham County parishioners in Chatham County</li> <li>• This will bring parishioners from immediate area to Chatham County, meeting The Summit Church vision of having a campus within 20 minutes of everyone in the Triangle</li> </ul>	
Supply and Demand when the facility is in use will drive consumerism	
Increased Consumerism will attract businesses to this corridor, further developing the compact community region shown on the Future Land Use Plan, while the project limits residential density, retains undisturbed open space, and limits overall traffic impacts	



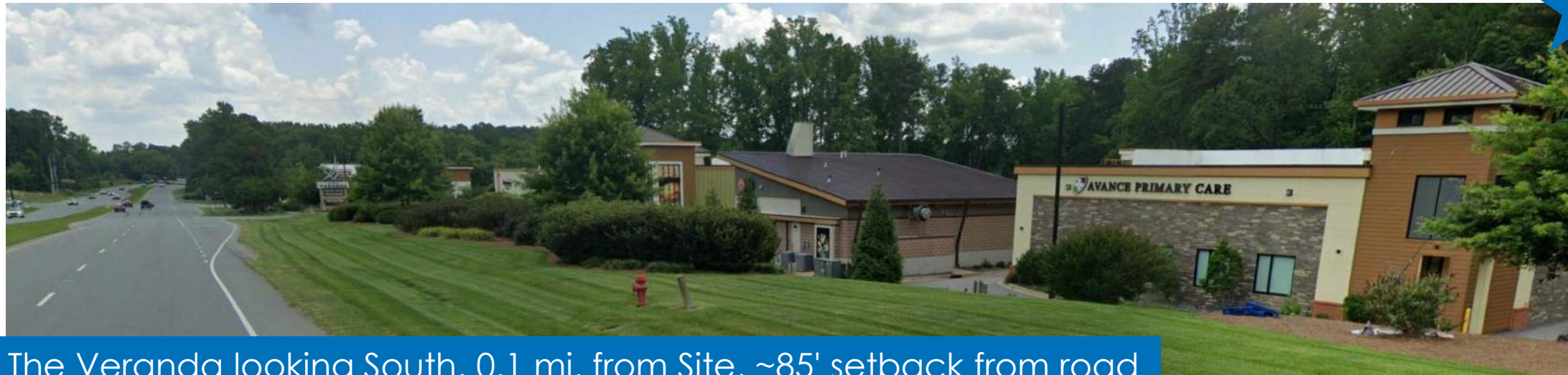
# Conditional Rezoning

## Rural Character Defined

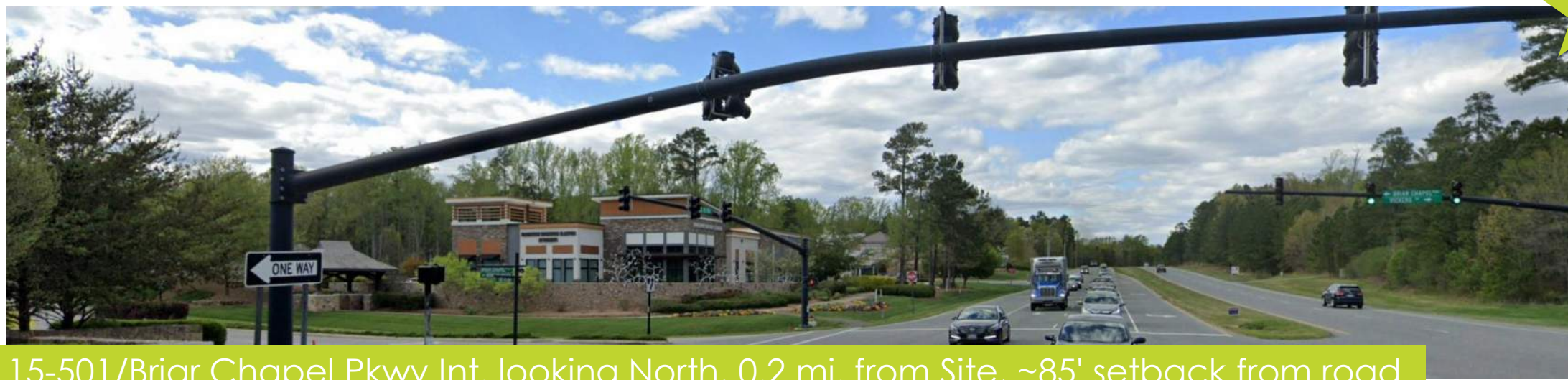




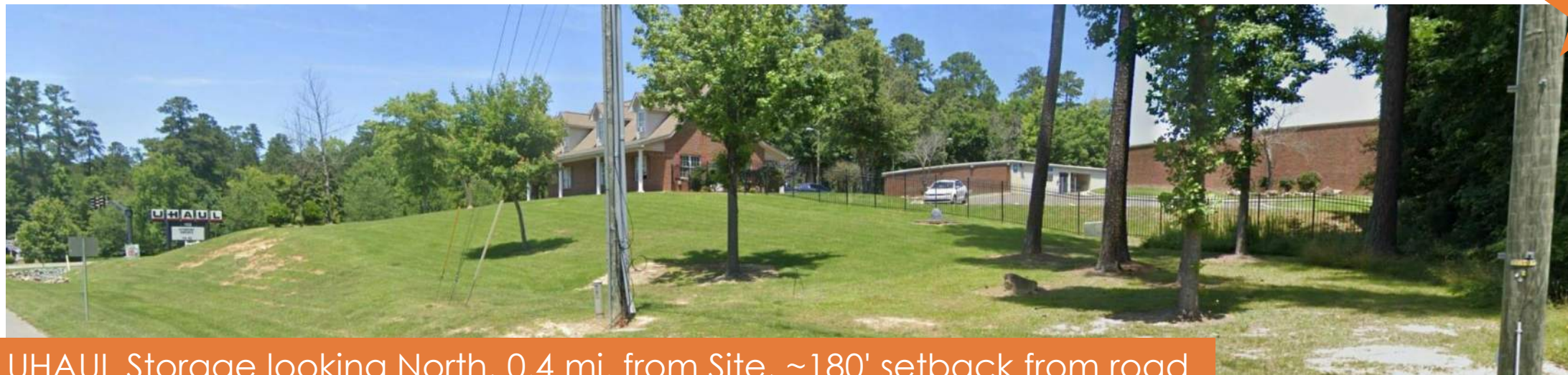
# Rural Character: Viewsheds Adjacent to Site Along 15/501



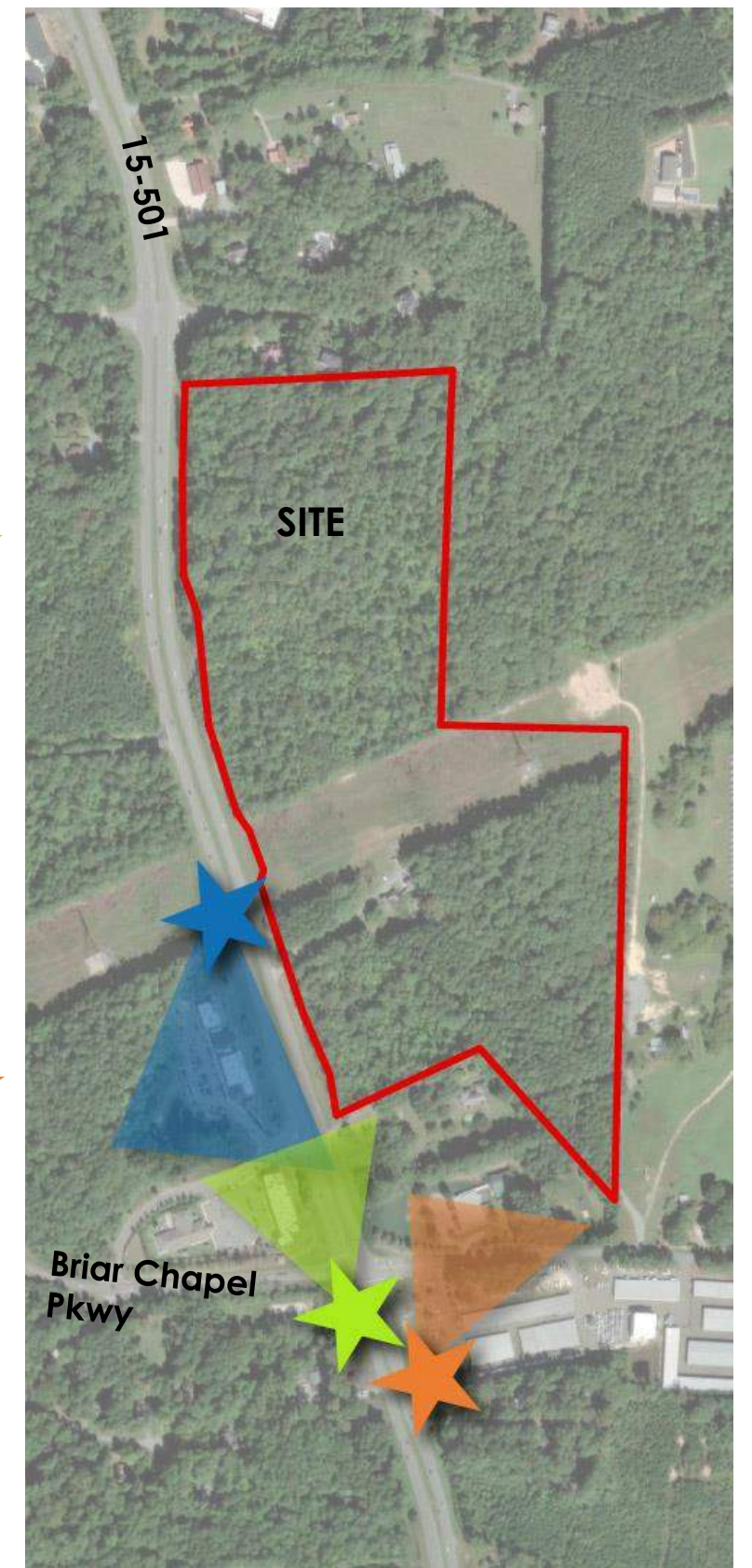
The Veranda looking South, 0.1 mi. from Site, ~85' setback from road



15-501/Briar Chapel Pkwy Int. looking North, 0.2 mi. from Site, ~85' setback from road

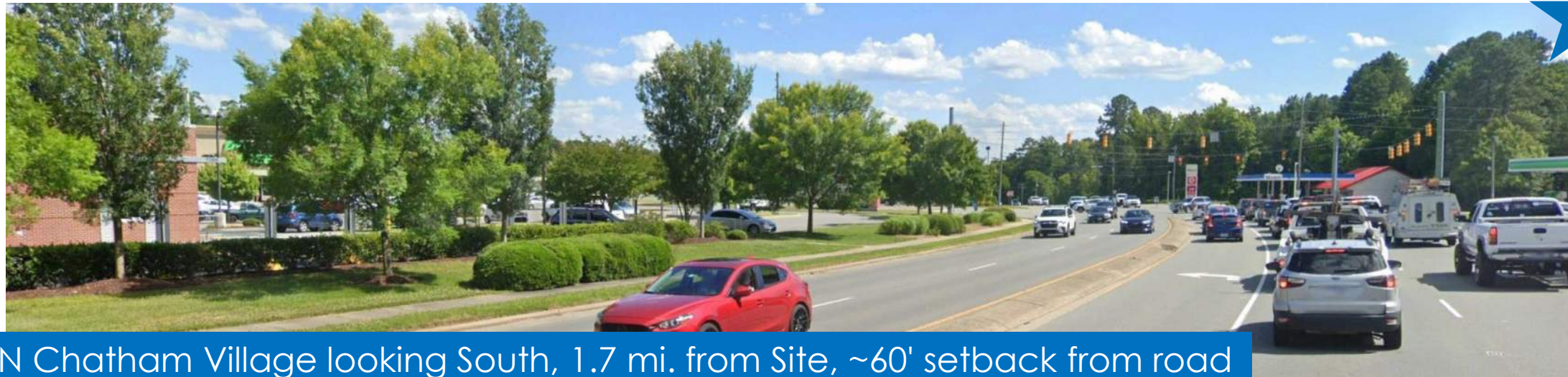


UHAUL Storage looking North, 0.4 mi. from Site, ~180' setback from road





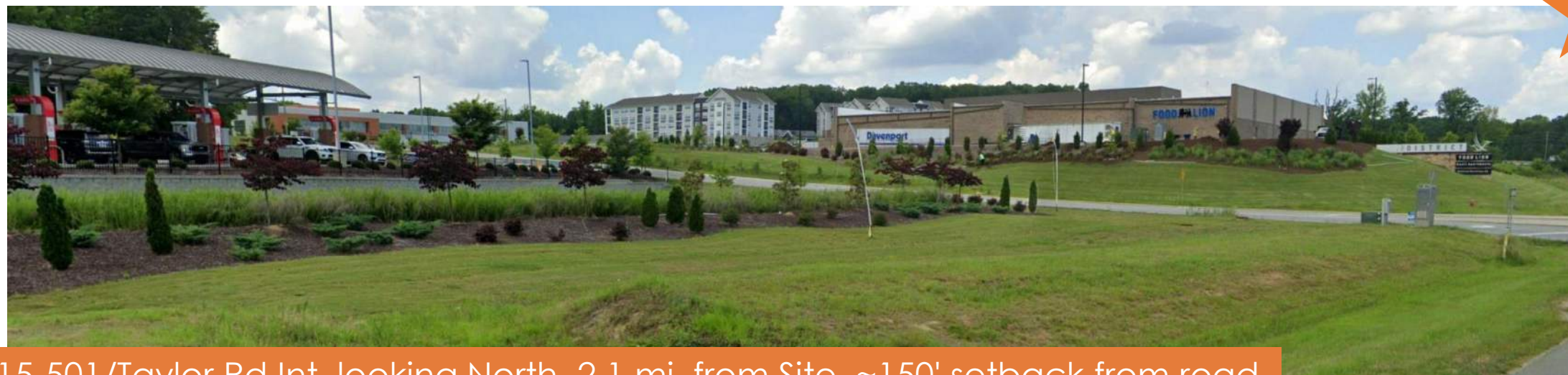
# Rural Character: Viewsheds within 2 Miles from Site along 15/501



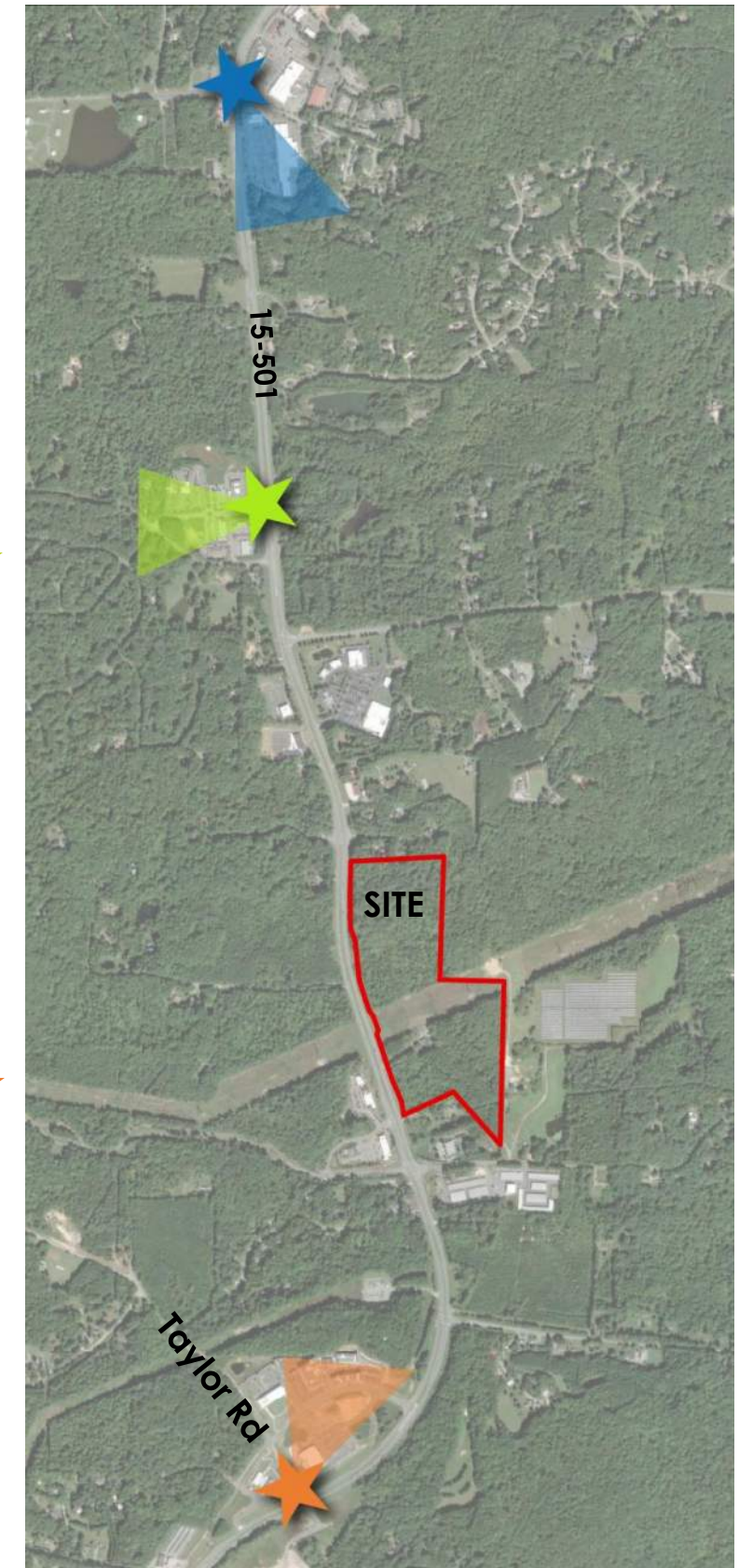
N Chatham Village looking South, 1.7 mi. from Site, ~60' setback from road



Polks Village looking West, 1 mi. from Site, ~150' setback from road

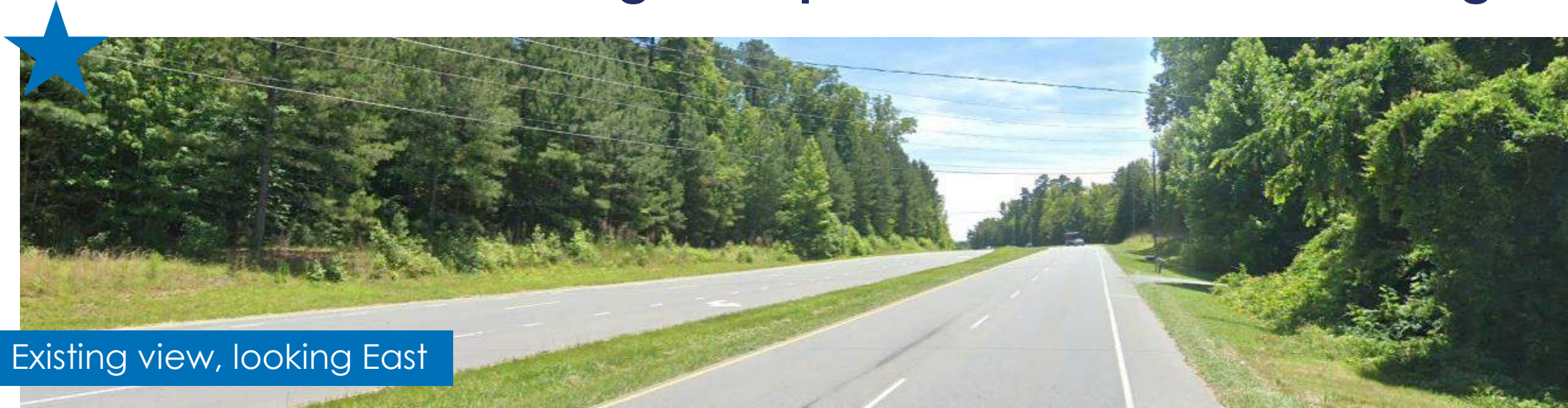


15-501/Taylor Rd Int. looking North, 2.1 mi. from Site, ~150' setback from road





# Rural Character: Existing & Proposed Viewsheds Traveling South on 15/501



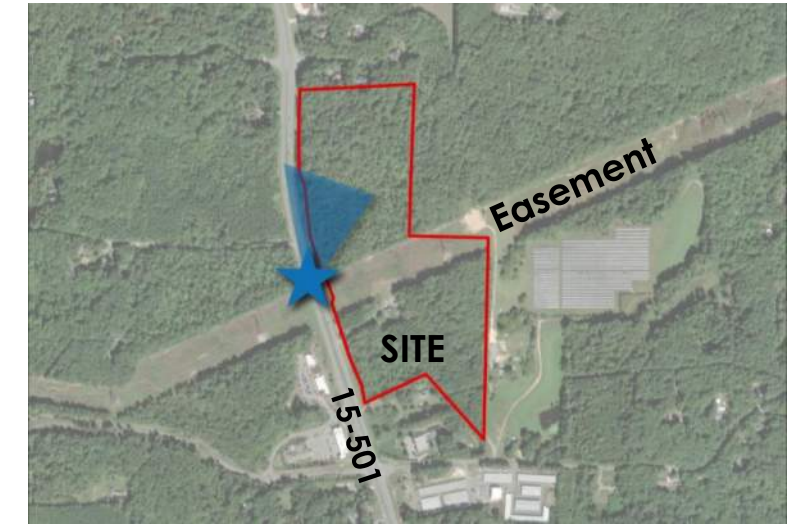
Existing view, looking East



Proposed view, looking East



# Rural Character: Existing & Proposed Viewsheds Traveling North on 15/501

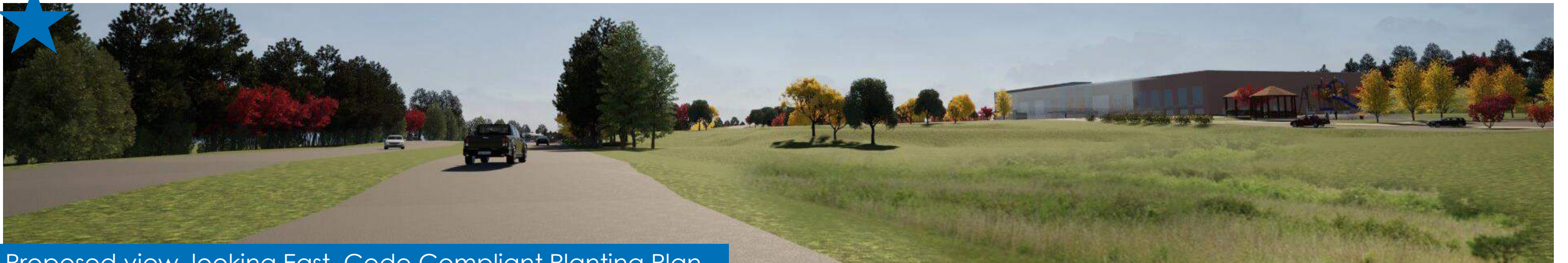




# Rural Character: Easement Viewsheds



Existing view, looking East



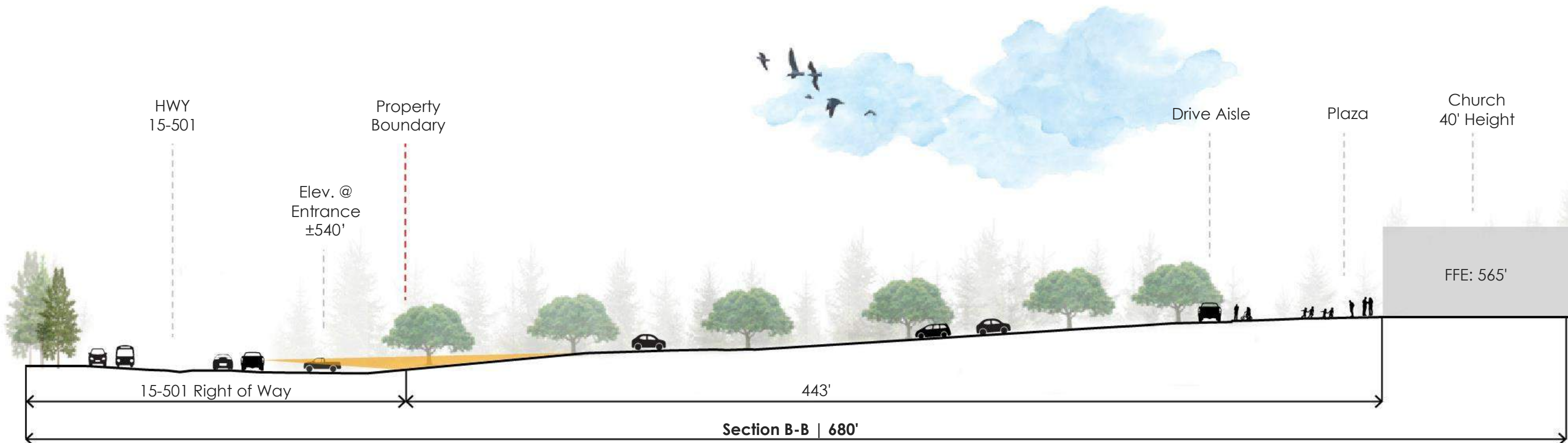
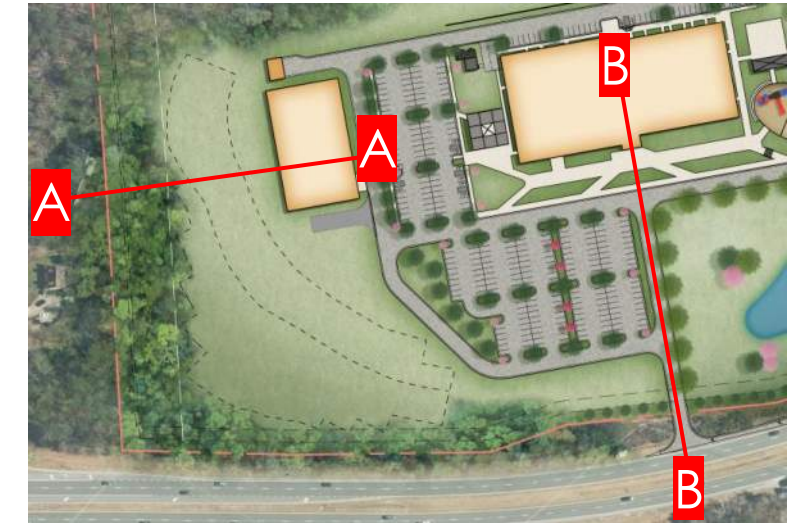
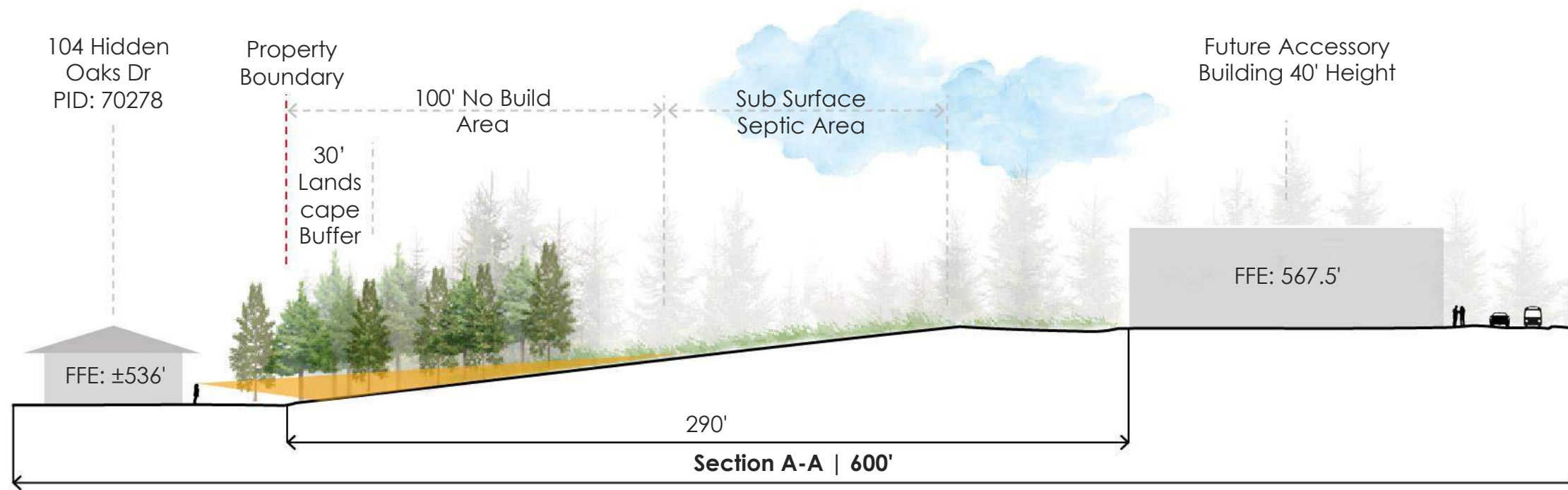
Proposed view, looking East, Code Compliant Planting Plan



Proposed view, looking East, with supplemental trees



# Rural Character: Proposed Site Sections

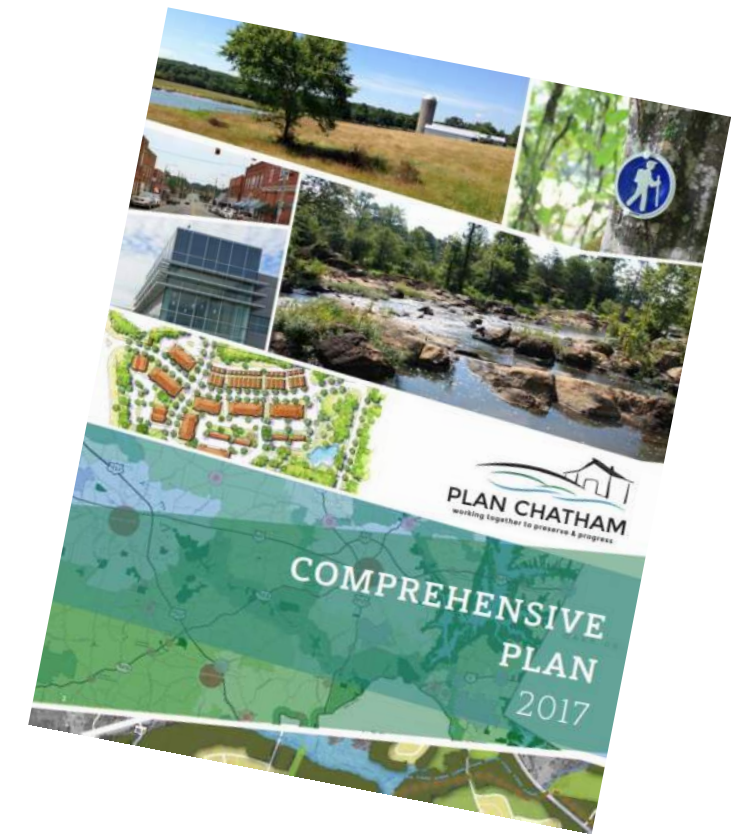




# Rural Character: Comprehensive Plan 2017 & Proposed Development

The comprehensive plan equally promotes two distinct types of development for this site.

Plan Chatham Comprehensive Plan 2017	
High Density Development	Summit Church Development
<b>Chapter 3 Goals &amp; Objectives Pg. 41-42</b>	
Goal 3 Goal 4 Goal 9	Goal 1      Goal 6 Goal 3      Goal 10 Goal 5
<b>Chatham Future Land Use Descriptions Pg. 47</b>	
Site within both Compact Residential & Community Center	Churchs are listed as part of the fabric
<b>Chapter 4 Plan Elements Pg. 51</b>	
Economic Development Pg. 53 Strategy 2.2	Economic Development Pg. 53 Strategy 3.4
Land Use Pg. 61 Strategy 2.1 Strategy 2.2 Strategy 6.1 Strategy 6.2 Strategy 6.3 Strategy 6.4	Land Use Pg. 61 Side Bar Description Strategy 2.1 Strategy 5.1 Strategy 6.4 Strategy 10.2
Natural Resources Pg. 103 Strategy 3.3	Natural Resources Pg. 103 Strategy 1.1 Strategy 2.1 Strategy 2.2 Strategy 3.2
Agriculture Pg. 93 Strategy 5.2	
Housing Pg. 71 Strategy 1.1 Strategy 2.1	Parks and Recreation Pg. 117 Primary Goal Strategy 4.1



**Promotes**

- Larger scale developments within existing nodes
- Shopping centers and commercial development adjacent to highways
- Density transfer exiting nodes to protect green infrastructure

**Promotes**

- A range of complimentary uses in existing nodes
- Context sensitive development/Design
- Incentivize conservation design
- Preserve unique natural features & forest cover



# Rural Character: Current UDO, Proposed Development & Recode Chatham



## August 2024 UDO Final Draft Comparison

Section 2.2.7 R1 Section 2.2.9 OI Section 2.2.11 CB Section 2.2.12 RB Section 8.4.1 Watershed Intensity

	Current Regulations	Proposed Plan	Future Recommended Zonings
	OI Zoning	OI Zoning	OI, CB, RB, R1 zoning
Building Setbacks	Front- 40 Ft. Side- 25 Ft. Rear- 25 Ft.	Front ≥ 440 Ft. Side ≥ 295 Ft. Rear ≥ 155 Ft.	Along 15/501- 75Ft. OI/RB : Side- 25 Ft. Rear- 25 Ft. CB/RB: Side- 25 Ft. Rear- 20 Ft.
Height Maximum	60 Ft.	40 Ft.	★ 75 Ft.
Watershed Built Upon Area	36%	< 36%	★ Compact Residential 50% Community Center 60%

**More Buildable Area = Less Trees Saved**  
**Larger Heights = Greater Visual Impact**



# Land Use: Planned Use Clarifications

- The Chapel Hill Campus will transition to using this building (currently meet at Chapel Hill High School)
- The Summit Church does not offer its facilities as rental space
- Facility use is limited by traffic improvements and wastewater treatment design
- Determined a 100 ft no build setback from northern parcels can be achieved while meeting wastewater treatment requirements
- Public access is proposed for playground, sport court, and open field

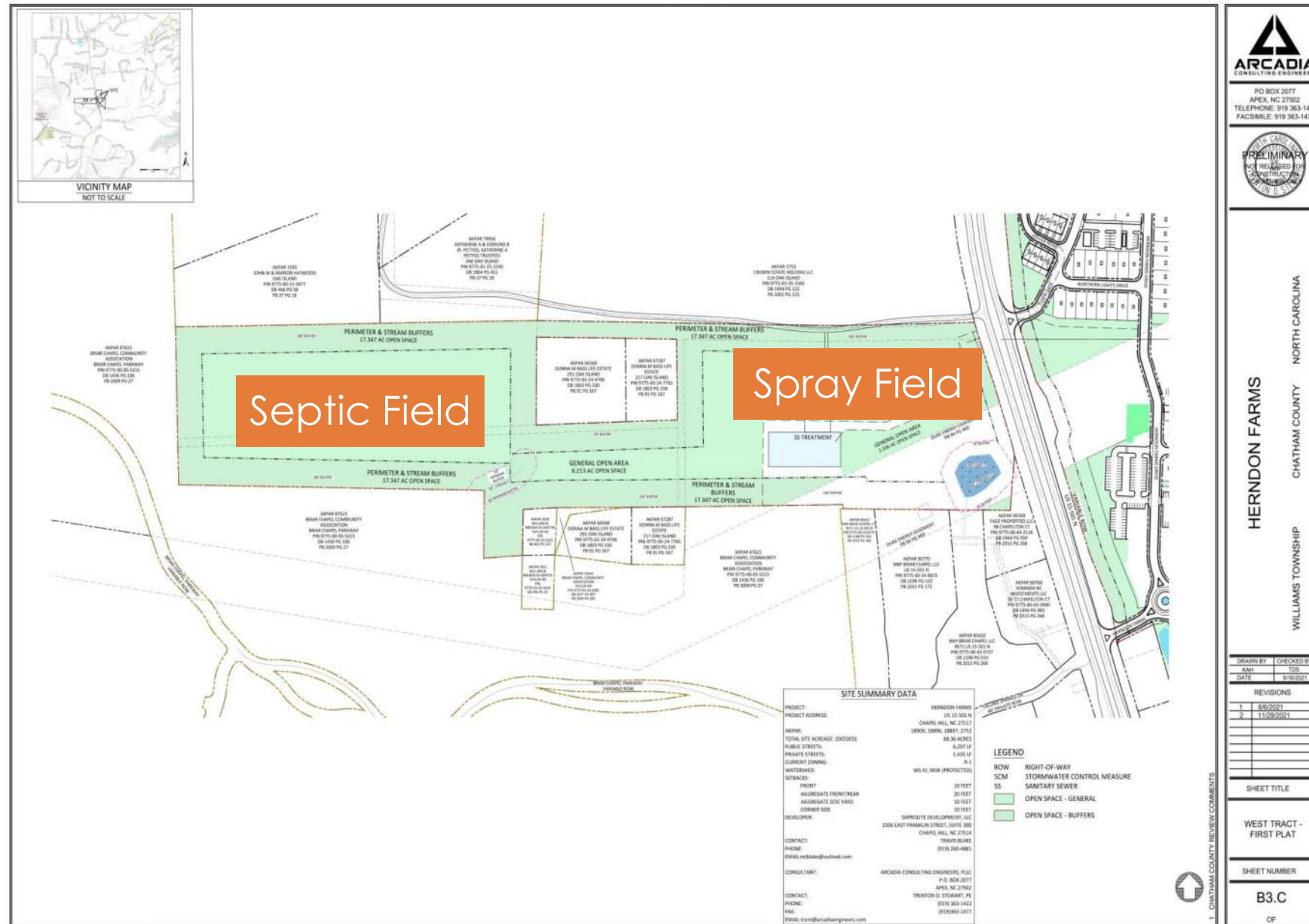




# Land Use: Wastewater Clarifications

## Herndon Farms 1<sup>st</sup> Plat Submittal

Exhibit B.3.x



**ARCADIA**  
CONSULTING ENGINEERS

PO BOX 2077  
APEX, NC 27502  
TELEPHONE: 919 363-1422  
FACSIMILE: 919 363-1477

**PRELIMINARY**  
NOT RELEASED FOR  
CONSTRUCTION

HERNDON FARMS  
CHATHAM COUNTY  
NORTH CAROLINA  
WILLIAMS TOWNSHIP

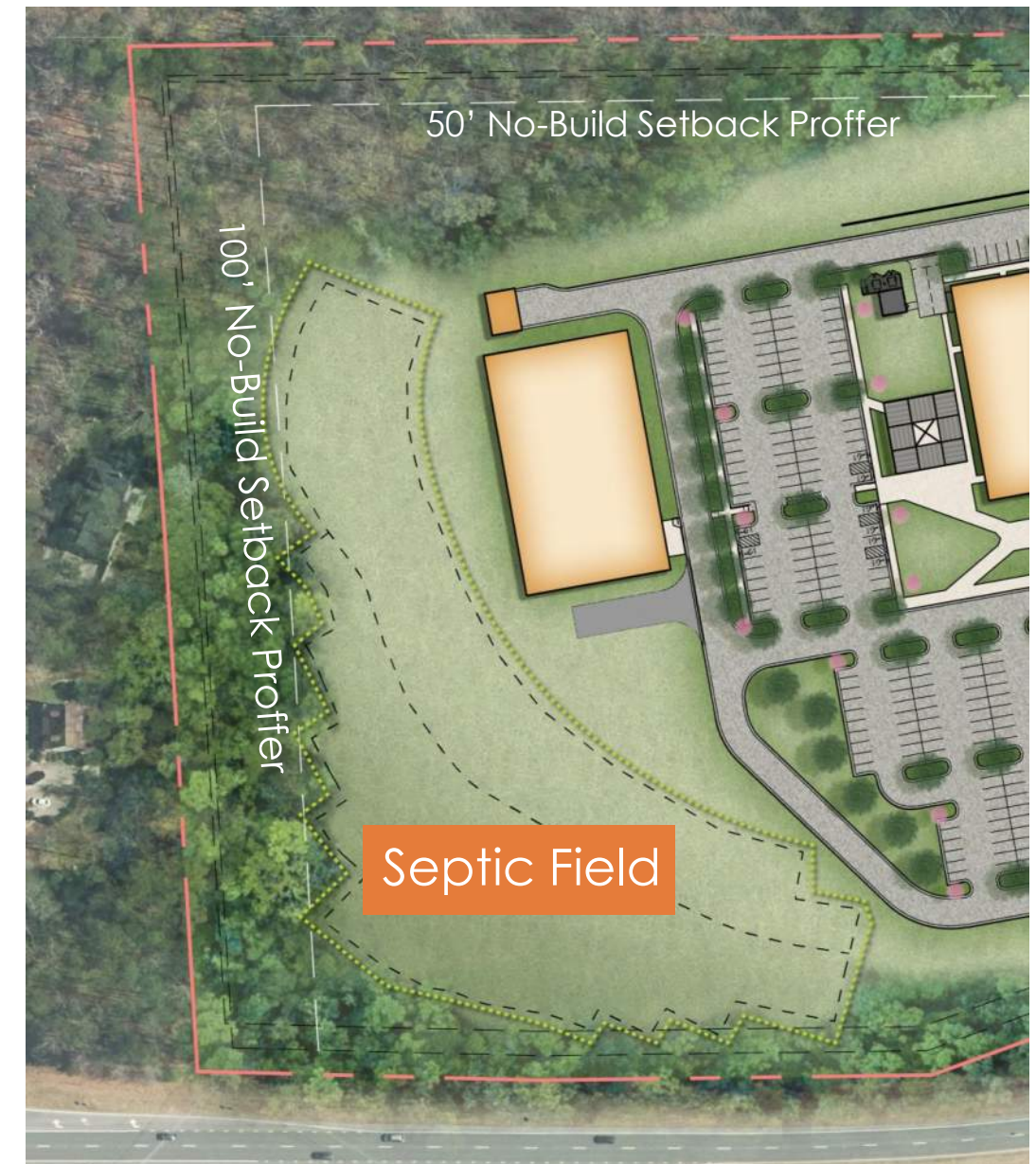
DRAWN BY	CHECKED BY
RAH	TOS
DATE	REVISION
	1 8/6/2017
	2 10/26/2017

SHEET TITLE  
WEST TRACT - FIRST PLAT

SHEET NUMBER  
B3.C

OF

## Summit Church Development



### Site Adjacent Wastewater Treatment Plant

- Aboveground holding pond(s)
- Aboveground spray field and subsurface septic field (drip system)
- Monthly maintenance/sludge removal

### On-site Wastewater Treatment Facility

- Subsurface holding tanks
- Subsurface septic field (drip system)
- Flow equalization methodology limits use



# Land Use: Traffic Analysis Clarifications

**Baohong Wan, PhD, PE**

Senior Project Manager, Carolinas Highway Group - Traffic Team Lead

## Traffic Study Timeline

- A Traffic Summary Letter (outlining trip generation results and adjacent roadway conditions) was completed on 5/20/2024 as part of the rezoning application submittal for staff review.
- Gannett Fleming started TIA scoping coordination with NCDOT in July 2024. The final TIA scoping document (MOU, dated 8/9/2024) was approved by NCDOT on August 12, 2024.
- The Summit Church Traffic Impact Analysis was completed on 8/16/2024 and submitted to the County and NCDOT for review and comment. NCDOT issued preliminary review on 9/13/2024, indicating the TIA substantially meet DOT's criteria for further review and comments
- In addition to preparing the TIA, Gannett Fleming staff attended public hearings:
  - 8/19 Chatham County Board of Commissioners (BOC) meeting
  - 9/3 Planning Board (PB) meeting



One Glenwood Avenue  
Suite 900  
Raleigh, NC 27603  
919-420-7660  
NC Lic. No. F-0270


**MEMORANDUM**

**Date:** May 20, 2024

**To:** Jael Wagoner, PLA, ASLA  
Qunity

**From:** Baohong Wan, PhD, PE  
Gannett Fleming

**RE:** Summit Church Chatham County Traffic Summary Letter



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NC Lic. No. F-0270

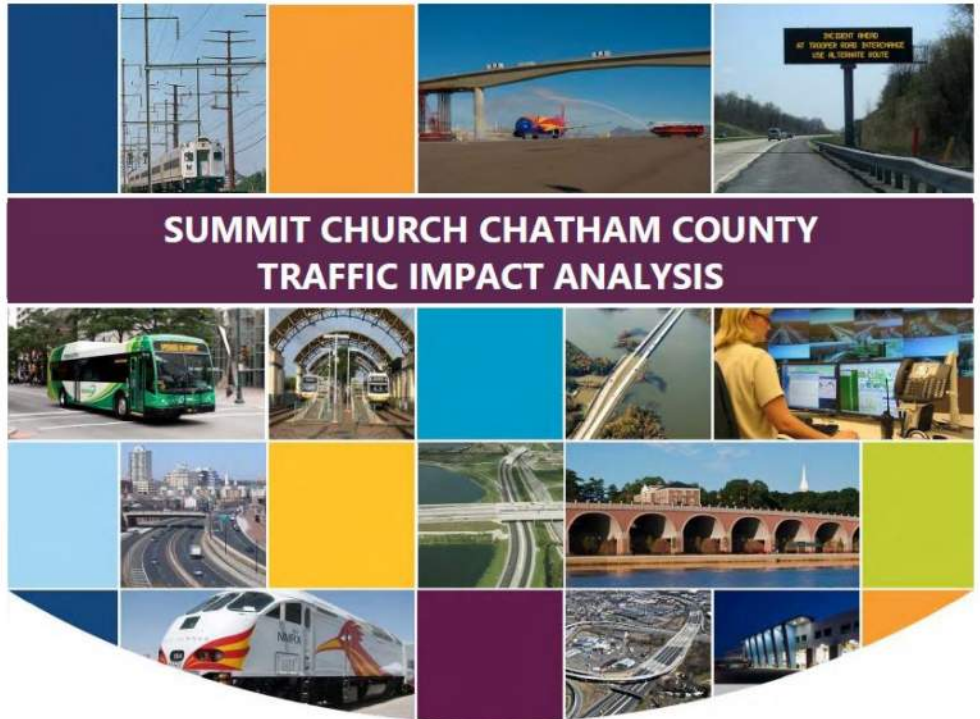
**MEMORANDUM**

**Date:** August 9, 2024


**To:** R. J. "Jeron" Monroe, NCDOT Highway Division 8 District 1  
Nick Lineberger, NCDOT Congestion Management Central Region

**From:** Baohong Wan, PhD, PE, Gannett Fleming

**RE:** Docusign Envelope ID: E290CCB7-AECD-45B5-9846-EE5F7A8FA717



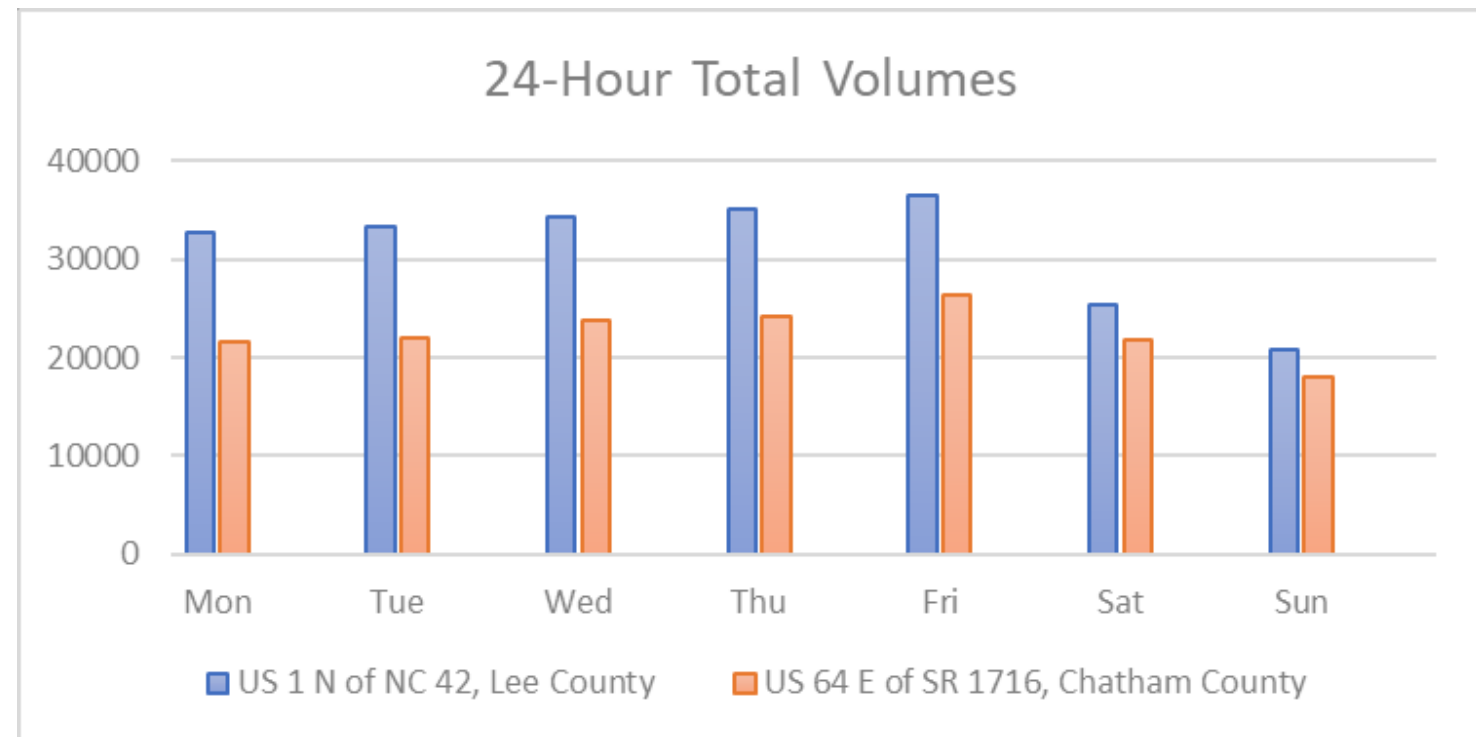
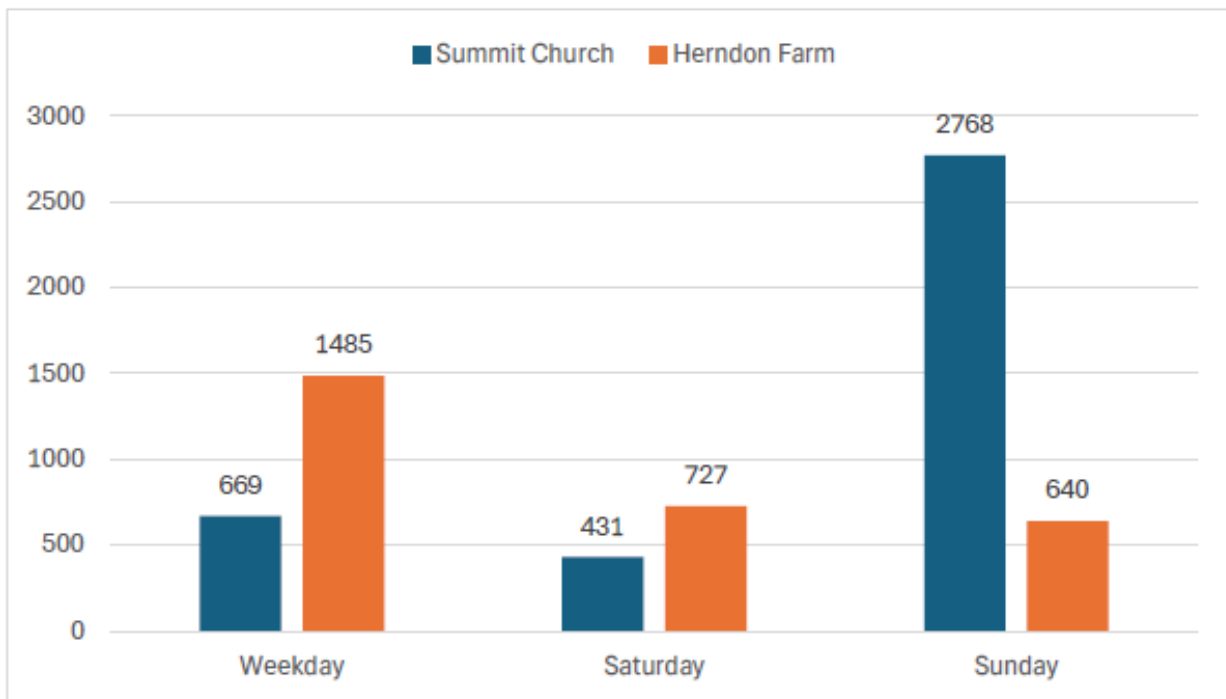
Submitted to: Qunity  
16 Consultant Place, Suite 201  
Durham, North Carolina 27707

Submitted by:  One Glenwood Avenue  
Suite 900  
Raleigh, NC 27603  
919-420-7660



# Trip Generation Results

Project	Land Use	Weekday			Sunday	
		Daily	AM	PM	Daily	Peak
Summit Church	88.5 KSF church	669	28	43	2768	912
Herndon Farm (CDCC)	170 SA Housing, 125 Cong Care, 10 ksf Daycare	1616	192	209	640	74
Womble Parcel (Catalyst)	243 MF, 15 ksf MOB	1653	139	153	933	81
Vickers Village TIA	225 SF, 25 ksf Office, 50 ksf Commercial	6230	375	402	4060	428
Vickers Village Site Plan	189 SF, 25 ksf Commercial	2283	159	283	2463	252





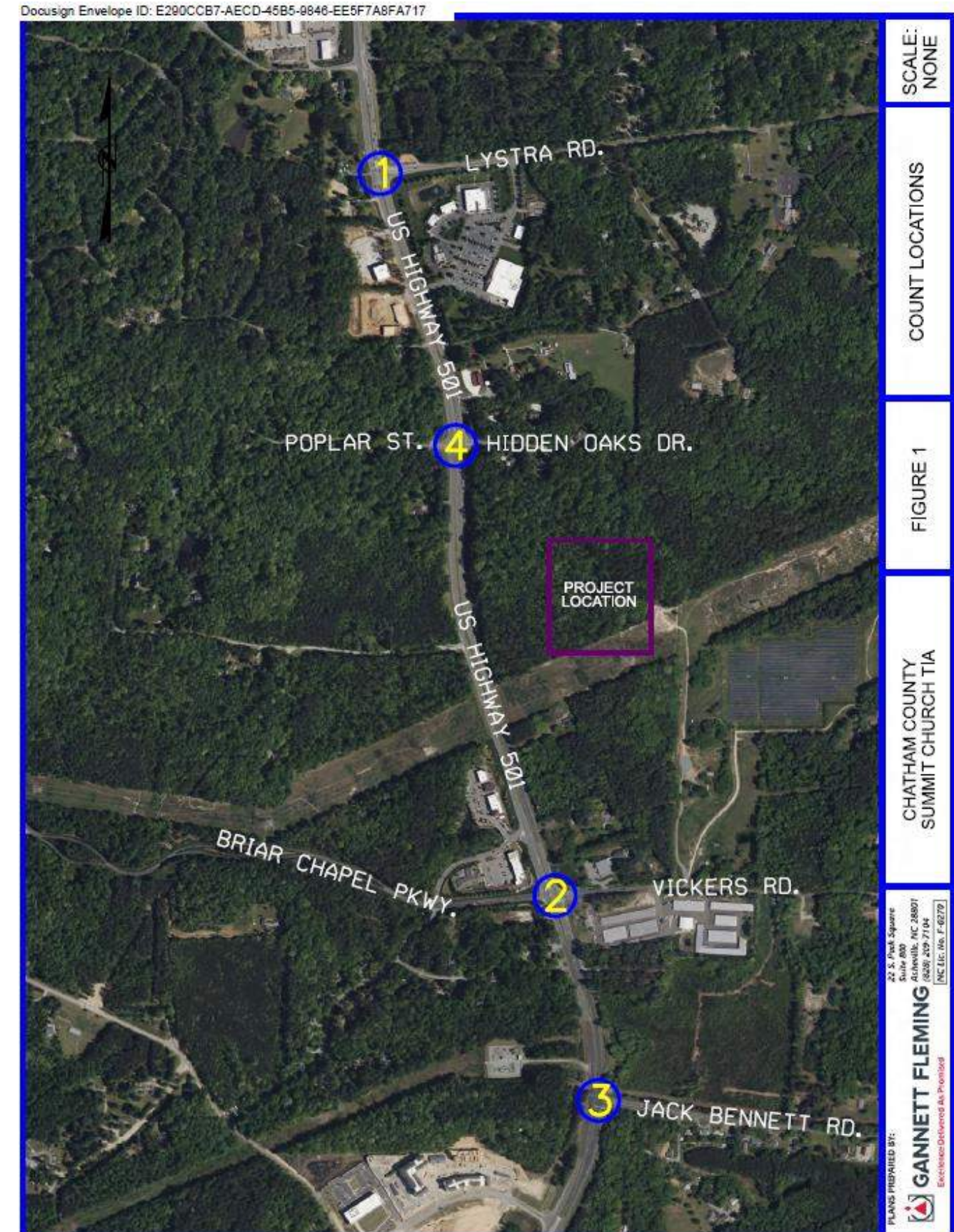
# Capacity Analysis Results

## 2026 Project Buildout Analysis – Sunday Peak Hour

- US 15-501 at Lystra Road: existing geometrics/signal control, LOS B No-Build, LOS C Build
- **US 15-501 at Briar Chapel Parkway/Vickers Road: existing geometrics/signal control, LOS B with or without the proposed Summit Church**
- US 15-501 at Jack Bennett Road: RCI improvements to be constructed with Vickers Village, LOS A with or without the proposed Summit Church.
- US 15-501 at Poplar Street and Hidden Oaks Court, existing geometrics and STOP control, LOS F at the stop-controlled approaches under the Build conditions.
  - A traffic signal is not expected to be warranted.
  - Dedicate turn lanes are already in place, and the storage lengths appear sufficient.
  - No feasible improvements were not identified through the TIA.
  - **Potential traffic management strategies during large events.**
- Site accesses: right-in/right-out, LOS C under the Buildout conditions
  - **Dedicated right-turn lanes are recommended at both site accesses**

## 2036 TIP Analysis – Weekday AM and PM Peak Hours

- No significant delay or LOS changes with RCI corridor
- A supplement analysis was conducted to address traffic conditions in case small group activities are planned during weekdays. No significant impact was found.
- **Coordination with the NCDOT is recommended to ensure design consistencies**





## List of Recommendations

### US 15-501 at Site Access #1 (future right-in/right-out)

- Construct Site Access #1 with one inbound and one outbound lane under STOP control.
- Provide a dedicated right-turn lane with 150 feet of storage and appropriate taper along northbound US 15-501 at this location.
- Provide sufficient internal protection stem length at Site Access #1.

### US 15-501 at Site Access #2 (future right-in/right-out)

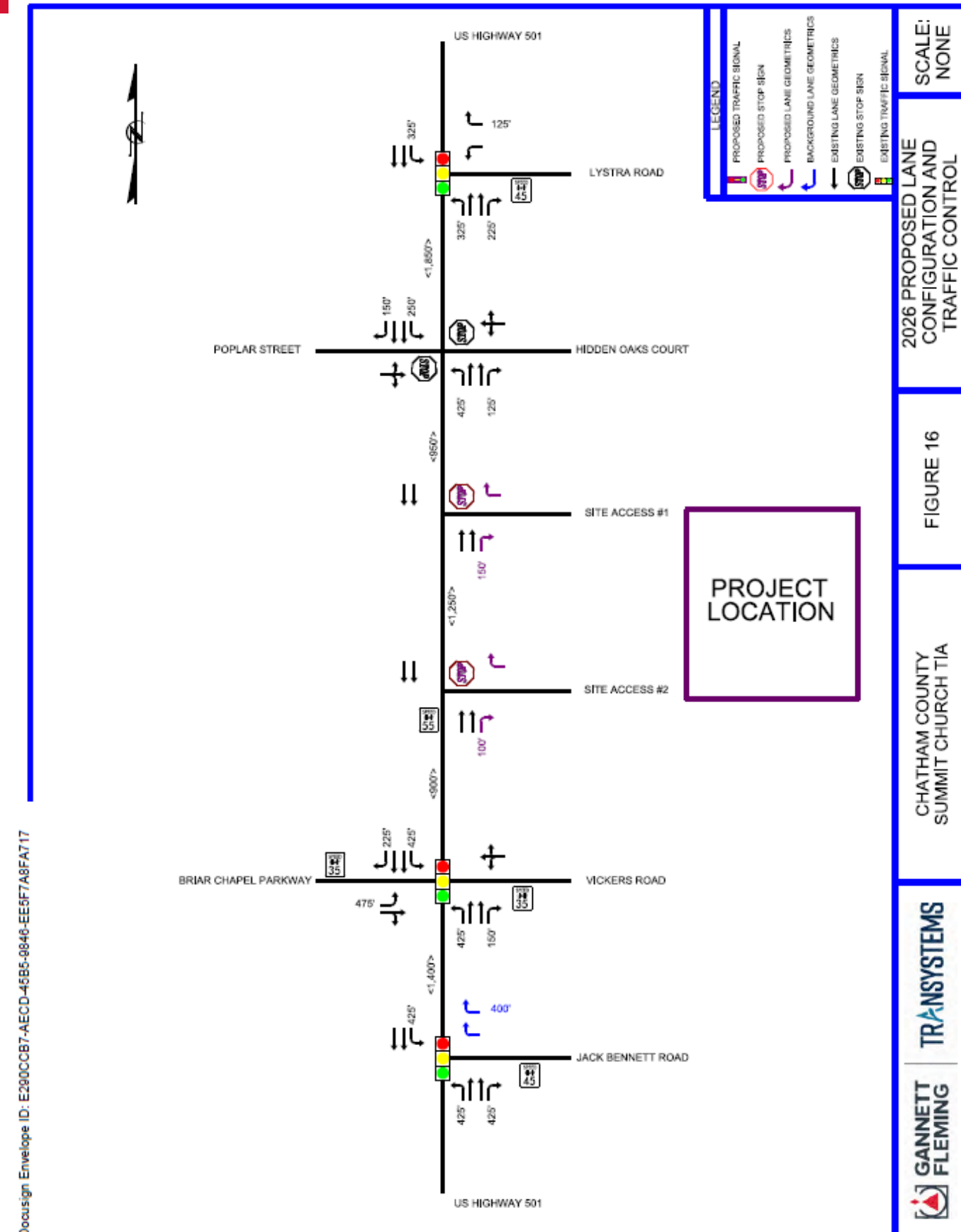
- Construct Site Access #2 with one inbound and one outbound lane under STOP control.
- Provide a dedicated right-turn lane with 100 feet of storage and appropriate taper along northbound US 15-501 at this location.
- Provide sufficient internal protection stem length at Site Access #2.

### Coordination with NCDOT TIP

- Gannett Fleming recommends the proposed development coordinate with the NCDOT to ensure consistent design between this project and the roadway improvements planned by TIP U-6192.

### Potential traffic management strategies

- Transportation demand management (TDM) strategies, including carpooling and ridesharing
- Providing signage ahead of large events
- Implementation of traffic management measures and station traffic control staff at key locations.





# Update Summary

## UPDATES BASED ON FEEDBACK HEARD IN PLANNING BOARD MEETING #1 & THE JOINT PUBLIC HEARING

- Further developed the wastewater treatment design to hone minimum treatment area
- Determined a 100 ft no build setback from northern parcels can be achieved while meeting wastewater treatment requirements
- Assessed additional screening options, prepared to include additional plantings to screen building if desired
- Committed to providing public access to playground, sport court, and open field
- Developed Summit Chapel Hill Community Impact Overview for clarity (Summit Chapel Hill will relocate to the proposed Chatham County Facility)
- Developed Summit Chapel Hill Public Statement offering clarity for the mission of the overall church and campus
- Revised TIA Memo to concisely summarize requirements, study area, and recommendations while refining calculations based on updated programming commitments

