

SUMMARY OF PLANNING BOARD ACTION

Subject: Castalia at Meadowmont – Application for a Special Use Permit

Meeting Date: April 4, 2006

Recommendation: That the Council approves the Castalia at Meadowmont Special Use Permit with the adoption of Resolution A, included as Attachment 3 to the April 4, 2006 Staff Report with the following changes:

Insert the following stipulations:

1. Construction Activity-Hours of Operation: That construction activity associated with this development shall not occur prior to 7:00 am or after 7:00 pm, unless approved by the Town Manager.
2. Lighting Plan: That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit site plans and other required documents to satisfy the lighting requirements of Section 5.11 including the submission of a lighting plan sealed by a Professional Engineer.

General Comment: The Board strongly recommended that the applicant reduced the number of on-site parking spaces. The Board suggested that the applicant attempt to relocate more parking under the building, use porous pavement for the parking areas and consider a redesign that minimizes the number of on-site parking spaces.

Vote: *4-3

Aye : Rebecca Boyles, Margaret Campion, Timothy Dempsey, James Stroud

*Prior to voting on this item, Planning Board Member Dempsey withdrew from the meeting room without being excused by the Board and therefore, as provided for in the Chapel Hill Planning Board Rules of Procedures, his absence was recorded as an affirmative vote.

Nay: George Cianciolo, Ruby Sinreich (Chair), Tom Jensen

**Minority Report
Dissenting Vote:**

Speaking for members voting in opposition, Board Member Cianciolo stated that the major criticism concerned the excessive amount of parking and the suburban nature of the project. Recognizing that the site was a challenge for the proposed development, Member Cianciolo stated that the site plan does not attempt to minimize parking. A design that incorporates parking along the street edge and situates the building away from the street creates a suburban type development that is out of character with the urban style of Meadowmont. He recommended that the applicant consider a redesign that is more creative, greatly reduces parking, and focuses on an urban style that is in more in step with the objectives and goals of the mixed-use development envisioned when the Meadowmont concept was initially presented to the community.

Prepared by:

Ruby Sinreich, Chair
Gene Poveromo, Staff *GP for RS*