SUMMARY OF COMMUNITY DESIGN COMMISSION
CONCEPT PLAN PROPOSAL

Subject: Mackowiak Subdivision (aka Pinehurst Court Subdivision) - Concept Plan Proposal

Meeting Date: August 17, 2005

Recommendation: That comments from the Commission be forwarded to the applicant.

Vote: Unanimous to forward comments by members present: Mark Broadwell, George Cianciolo, Dale Coker, Chris Culbreth, Eleanor Howe, Laura King Moore, Charlotte Newby, Scott Nilsen, Glen Parks, Scott Radway (Chair), Amy Ryan, Jonathan Whitney, Robin Whitsell.

One citizen spoke on this Concept Plan at the meeting. The issue raised by the citizen at the meeting is as follows:

ø The proposed cul-de-sac is a good proposal and additional homes are good for the surrounding neighborhood.

The Community Design Commission reviewed the conceptual development plan submittal and discussed the following topics:

Access and Circulation
1. One Commission member wondered if the proposed subdivision road would be public and private and noted that street lighting was not proposed.
2. Several Commission members wanted connectivity between this subdivision and the vacant land adjacent on the south (Rayfield property).
3. One Commission member asked if the existing driveway would be incorporated in to the plan and was a new driveway to the existing house proposed off the proposed cul-de-sac.
4. One Commission member inquired if an internal sidewalk was proposed.

Tree Protection
5. One Commission member was concerned about tree preservation and asked the applicant to show the proposed building orientations on the lots with accompanying driveways. The Commissioner also suggested that the applicant prepare a sketch of the immediate surrounding neighborhood.

Stormwater
6. Several Commission members were concerned with stormwater impacts with the existing topography.

Prepared for: Scott Radway, Chair
Prepared by: Gene Poveromo and Kay Pearlstein, **Staff**