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PLANNING
Town of Chapel Hill
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**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, MAY 17, 2006, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.p.m. Commission members present were George Cianciolo, Gretchen MacNair, Laura King Moore, Scott Nilsen, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein, and Senior Planning Technician Kay Tapp.

CHAPEL HILL COUNTRY CLUB (File 7.52..6B, 52..6C, 479A-05-002, 479B-03-010)

A request for a Concept Plan has been submitted to the Town which proposes changes to Chapel Hill Country Club. The changes include a proposal to renovate a covered entrance, construct an outdoor pavilion, add 4,200 square feet of floor area to the Clubhouse, construct two additions (493 square feet and 192 square feet of additional floor area) to the Bathhouse, and parking lot renovations. The development is proposed on the northwest corner of Lancaster Drive and Newcastle Drive on the Chapel Hill Country Club property (see area map on back). The 155.54-acre site is located in the Residential-1A and Residential-1 zoning districts. The site is identified as Chapel Hill Township, Tax Map 52, Lots 6B, 6C and Durham County, Tax Map 479A-05-002 and 479B-03-010.

CONCEPT PLAN PRESENTATION

A 4-member design team from the John R. McAdams Company made a presentation to the Commission. A member from the community endorsed the project as part of the presentation and made the following comments:

CITIZEN COMMENTS

A long-term resident of the community believes this proposal is not an expansion but an improvement to facilities. He stated that that this is not incompatible with the neighborhood but an integral part of the neighborhood. He believes that it is in the best interest of the community to improve the facilities.

COMMISSION COMMENTS AND QUESTIONS

1. Commissioner George Cianciolo asked where the water for the irrigation will come from. The applicant replied that the landscape is irrigated with water from a pond. The applicant was encouraged to consider roof collection for rain water for plant irrigation.

2. Commissioner Laura Moore endorsed the addition of the open-air pavilion on the northwest corner.
3. Commissioner Scott Nilsen thought the addition was well-integrated with the site.
4. Commissioner Robin Whitsell appreciated the aesthetics. She expressed concern for the amount of construction traffic in the residential neighborhood and debris falling off trucks.

Prepared by: Jonathan Whitney, Chair *KP for JW*
Kay Pearlstein, Planning Staff