

**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, AUGUST 16, 2006, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.m. Commissions attending the meeting were Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Gretchen MacNair, Scott Nilsen, Amy Ryan, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein and Planning Technician Kay Tapp.

THE OLDHAM PROPERTY
(File No.128.B.23: PIN # 9776-89-7469)

A request for a Concept Plan has been submitted for a 22 single-family dwelling unit subdivision. All lots are proposed to be served by individual wells and septic systems. The development is proposed to be located on the east side of U.S. 15-501 across from Cole Drive. A single access road is proposed to serve the site from U.S. 15-501 South. The 39-acre site is located in the Residential-Low Density 1 (R-LD1) zoning district with portions in the Resource Conservation District. The property is outside the Town limits and Urban Services Area. The proposal is located in Chapel Hill's Extraterritorial Jurisdiction Area and Chapel Hill/Orange County Joint Planning Area. The site is identified as Chapel Hill Township Tax Map 128, Block B, Lot 23.

APPLICANT PRESENTATION

The applicant presented a Concept Plan for a major subdivision for 22 lots on a 39-acres site.

CITIZEN QUESTIONS AND COMMENTS

An adjacent property owner was concerned about the minimum lot size proposed with the subdivision and believed that the lots should be larger.

COMMISSIONER COMMENTS AND QUESTIONS

Affordable Housing

1. A Commissioner asked how the applicant was proposing to meet the affordable housing component. The applicant was unsure how that would be accomplished.

Stormwater

2. The applicant was asked how stormwater was proposed to be managed on the site. The applicant responded that a retention pond was proposed on Homeowner's Association Land in the northeast corner of the site.

The applicant stated that stormwater runoff from the subdivision road is proposed in swales, in keeping with the rural nature of the area.

Subdivision Layout

3. A Commissioner suggested that the subdivision road line up with Cole Road across Hwy 15-501. The applicant responded that the slopes are steep in that area and NCDOT would likely require a guard rail in that location.

4. A Commissioner noted that Lot 15 contains large areas of RCD and looked like house citing could be a problem.
5. Commissioners noted that additional buffering for lots abutting Hwy. 15-501 would require landscape buffering for noise and a fence would not be a good solution.
6. It was suggested that the entrance to the subdivision should be in keeping with the surroundings and decorations should not be “splashy.”
7. A Commissioner asked if the septic tank proposed on Lot 11 is pumping up hill to Lot 10. The applicant replied that it was.
8. It was noted that the slopes on the proposed subdivision road were not available and asked how that was to be managed. The applicant did not have a completed Grading Plan and was working on the plan.

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