



CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, NOVEMBER 16, 2005, 7:00 P.M.

Chairperson Scott Radway called the meeting to order at 7:30 p.m. Commission members present were, Chris Culbert, Scott Nielson, Charlotte Newby, Amy Ryan, Jonathan Whitney, and Robin Whitsell. Staff members present were Acting Development Coordinator Gene Poveromo and Planning Technician Kay Tapp.

RAYFIELD SUBDIVISION (FILE 7.52.6H)

(AKA FAIRWAY HILL SUBDIVISION)

A request for a Concept Plan Review for a four (4) lot subdivision located on the east side of Pinehurst Drive, between Burning Tree Drive and Driskel Court (see area map on back). The applicant is proposing to construct a new public street (cul-de-sac) and subdivide the current 5.1 acre site into four lots. The site is located in the Residential-1 (R-1) zoning district and is identified as Chapel Hill Township Tax Map 54B.D.4A.

CITIZEN COMMENTS

1. A citizen stated that although they were not opposed to the concept of subdividing the property, they expressed some concerns with the development of lot #1. In particular they stated concern with stormwater runoff, and uncontrolled drainage along the southern property line. Noting that the proposed lot include a large building envelope, they also expressed concern with the potential for clear-cutting. *Response: Runoff from this subdivision flows to the north away from the properties on Driskel and Simmerville Rd. Other than what is necessary to construct the road no clear cutting is proposed.*
2. The citizen recommended that the applicant consider relocating the proposed internal street to the north and subdivide the property into three lots. The citizen also recommended that the project include building and landscape standards similar to those currently used in the adjacent Meadowmont development *Response: We considered relocating the street as requested however the location finally chosen provides safe ingress and egress to the site and provides the best protection to the environment and RCD.*

COMMUNITY DESIGN COMMISSION COMMENTS

3. Commissioner Chris Culbreth stated that the proposal was a good use of the site and an appropriate transitional development adjacent to the Meadowmont development. He recommended that the applicant work with neighboring property owners and attempt to provide a public pedestrian path to the nearby Meadowmont soccer fields. *Response: We are proposing the subject path in the location that serves the most number of adjacent properties.*
4. Commissioner Jonathan Whitney expressed a concern with the applicant's proposal for stormwater management. In response to a question from Commissioner Whitney, the applicant stated that they were not planning to construct a detention pond and planned on employing best management practices including rain gardens and level spreaders. *Response: The applicant will meet or exceed all stormwater management requirements of the Town.*

5. Noting that the Community Design Commission recently reviewed the Pinehurst Drive subdivision on the adjoining property to the north, Commissioner Charlotte Newby recommended that the applicant consider a design that incorporates both sites into one subdivision with a single curb cut onto Pinehurst Drive. She also expressed concern with stormwater impacts and possible clear-cutting in order to construct large homes. *Response: Developing both projects was explored however no agreement was reached between the two developers. As to the stormwater issue, the applicant will meet or exceed all stormwater management requirements of the Town. Other than what is necessary to construct the road no clear cutting is proposed*
6. Commissioner Amy Ryan recommended that if the applicant pursues the idea of a pedestrian trail connection between Pinehurst Drive and the adjacent Meadowont soccer fields, on-street parking within the subdivision by park users must be addressed. *Response: Unless restricted by the Town on street parking will be allowed. We are proposing the subject path in the location that serves the most number of adjacent properties.*
7. Commissioner Robin Whitsell expressed a concern that the size of the homes within the proposed subdivision would be out of scale with the surrounding neighborhood. She recommended that the applicant consider restrictive covenants controlling the building mass and elevations, clearing-cutting and providing for the creation of preservation areas. *Response: All construction of homes will meet or exceed the set-back; height and other requirements of the Town.*
8. Commission Eleanor Howe expressed concern with traffic, vehicular circulation and connectivity to adjoining properties. She recommended that the applicant attempt to work with the adjacent property owner and submit a comprehensive subdivision design that incorporated both properties as a single unified development. *Response: Developing both projects was explored however no agreement was reached between the two developers.*
9. In summary, Chairperson Scott Radway restated the concerns expressed during the meeting; stormwater runoff, building scale, tree preservation, minimal clear-cutting, access to soccer fields, unwanted park traffic within the development, and lack of comprehensive planning with the proposed Pinehurst Drive subdivision on the adjoining property to the north.
10. Commissioner Radway recommended that the applicant reduce impervious surface areas and minimize new curb cuts on Pinehurst Drive by working with the adjoining property owner and proposing a design that incorporates the property to the north. *sResponse: Developing both projects was explored; however no agreement was reached between the two developers.*

Prepared for: Chairperson Scott Radway
Prepared by: Gene Poveromo, Planning Dept.