

**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, SEPTEMBER 18, 2006 AT 7:00 P.M.**

Mayor Kevin Foy called the meeting to order at 7:00 p.m.

Council members present were Laurin Easthom, Sally Greene, Ed Harrison, Cam Hill, Mark Kleinschmidt, Bill Strom, Bill Thorpe, and Jim Ward.

Staff members present were Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Assistant Town Manager Bruce Heflin, Town Attorney Ralph Karpinos, Town Information Officer Catherine Lazorko, Planning Director J. B. Culpepper, Development Coordinator Gene Poveromo, Senior Planner Kay Pearlstein, and Deputy Town Clerk Sandy Cook.

Mayor Foy announced that the agenda would be modified to include a Closed Session at the end of the meeting. Also, he said, Gene Poveromo wanted to make a clarification about an item that was on the agenda.

Item 4 – Concept Plan: Chapel Hill Country Club

Mr. Poveromo stated that this was a consideration for renovations and construction at the Chapel Hill Country Club. He said the site was located on the corner of Lancaster Drive and New Castle Drive. He said the applicant was proposing an outdoor pavilion, an addition to the existing clubhouse, two additions to the bathhouse and parking lot renovations to the 155.54-acre site. Mr. Poveromo displayed an area map and an aerial photograph of the site.

Ed Kiser, speaking on behalf of the Country Club, provided some background on the Concept Plan:

They propose to renovate and expand the existing clubhouse and bathhouse – to upgrade the facilities to serve the existing membership and to modernize appearances so that the facilities were more compatible with the surrounding neighborhood.

The Country Club is not currently encumbered by an SUP.

A recent survey of the 700+ members indicated that over 90 percent agreed with plans for the planned renovations and additions.

The intent of the improvements is to fulfill the needs of the existing members.

Mr. Kiser said regarding the clubhouse, they plan to add 4,200 square feet to the eastern façade, 2,100 to each floor, to include enlarging the dining hall and enlarging the changing rooms. He said they plan to add an open-air pavilion to the northwest corner, and renovate the porte cochere. Regarding the bathhouse, Mr. Kiser said they plan to add 493 square feet to the north façade and add 192 square feet to the south façade. He said these additions would expand the changing rooms and allow for a lifeguard station, check-in counter, and storage at the south end.

Mr. Kiser noted several important points as determined by the Country Club:

- The perimeter landscaping yards would not be altered or changed.
- The existing parking areas would not be changed, although a small 15-space area near the pool would be re-striped.
- Renovation of the porte cochere included much needed ADA improvements for handicap access from the parking lot.
- The natural areas would not be impacted by the proposed changes.
- An increase of membership was not intended or anticipated.
- The traffic patterns would not be changed, and it was anticipated that the current traffic volume would not increase.
- The proposed changes should have no effect on housing values.
- No significant increase or draw on municipal services was anticipated.
- The CDC on May 17 had voted unanimously for the proposed renovations and improvements.

Mr. Kiser exhibited a site plan of the existing Country Club, and pointed out the location of planned renovations and additions. He displayed photos of existing roadways and structures, pointing out their plans for improvements.

Council Member Ward said he did not believe there were any obvious conflicts in what had been presented. He asked that the Country Club ensure that the daily lives of those living near the facilities be disrupted in the least possible manner during the renovations and construction.

COUNCIL MEMBER WARD MOVED, SECONDED BY COUNCIL MEMBER KLEINSCHMIDT, ADOPTION OF RESOLUTION R-3. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).



32

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MEMORANDUM

October 17, 2006

To: Chapel Hill Planning Department

From: Mike Klein, Land Planning Group

Re: **Chapel Hill Country Club (7.52..6B) –
Summary of 9/18/06 Council Review of Concept Plan
CHC-05000**

All Council Members present.

Staff members present were Planning Director J.B. Culpepper and Development Coordinator Gene Poveromo.

CONCEPT PLAN PRESENTATION

Ed Kaiser made a presentation on behalf of the Chapel Hill Country Club.

CITIZEN COMMENTS

No citizens spoke either for or against the proposed renovation.

COUNCIL COMMENTS AND QUESTIONS

Council Member Bill Strom suggested that the Country Club manage construction activity so as to minimize impact to the neighborhood during the renovation/expansion.

The Council voiced no other comments or questions.

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