

SUMMARY OF PLANNING BOARD ACTION

Subject: Chapel Hill Country Club Special Use Permit

Meeting Date: February 6, 2007

Recommendation: The Planning Board recommends that the Town Council approve the Chapel Hill Country Club Special Use Permit, with the adoption of Resolution A, as included in the February 6, 2007 staff report, with the following amended stipulation:

- 7. **Required Buffers:** That a 20-foot Type “C” landscape buffers be provided around the entire site to be encumbered by this Special Use Permit with the exception of 1) the tennis courts frontage on New Castle Drive and on the north side of the northernmost tennis court, and 2) the vegetated buffer at the corner of Lancaster Drive and New Castle Drive is allowed to be set back from the property line to accommodate the cart path which runs between the tree line and the property line. That for those remaining buffer areas that do not comply with the minimum buffer width, that the applicant either obtain alternate bufferyard approval from the Community Design Commission or secure a modification of the bufferyard regulations from the Town Council.

Vote: 6-0

Ayes: George Cianciolo, Margaret Campion, Thomas Jensen, David Johnson, Gene Pease, and Judy Weseman

Nay: None

OTHER ISSUES

The Planning Board unanimously recommended that the Town Council encourage the applicant to use the most energy efficient options available for upgrading the mechanical systems, including mechanical systems associated with the reconstruction of the fire damaged clubhouse.

Prepared by: George Cianciolo, Vice-Chair
Renee Zimmennann, Staff