

**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
JANUARY 24, 2007, 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, Gretchen MacNair, Laura King Moore, Amy Ryan, Jonathan Whitney, Chair, and Robin Whitsell. Staff members present were Senior Planner Kay Pearlstein and Planning Technician Kay Tapp.

GATEWAY BANK AND TRUST COMPANY AT MEADOWMONT
(File No. 9798-04-72-5845)

The Town has received a request for a Concept Plan Review which proposes to construct a 2-story bank and office building with 9,000 square feet of floor area. The proposal also includes a drive through window and 42 parking spaces. Vehicular access is proposed from Barbee Chapel Road and from Friday Center Drive across a shared driveway on the Courtyard at Marriott Hotel. The site is located on the southwest corner of Barbee Chapel Road and Hwy 54, and is adjacent to Finley Forest on the south (see area map on back). The 2.34-acre site is located in the Residential-5 (R-5) zoning district and is encumbered by the Meadowmont Master Land Use Plan. The site is identified as Durham County, Parcel Identifier Number 9798-04-72-5845.

CONCEPT PLAN PRESENTATION

The Concept Plan presentation for the project was by Richard Gurlitz.

CITIZEN COMMENTS

No citizens spoke.

COMMISSIONER COMMENTS AND QUESTIONS

1. Commissioner George Cianciolo asked if sidewalks were proposed from the proposed Woodmont development. He wanted to see connection of the Hwy. 54 bike and pedestrian path. He did not like the view from Hwy 54 of the bank drive thru. He stated that this is a gateway into Chapel Hill and should provide additional landscaping to screen the drive thru. He stated that it was a nice plan.
2. Commissioner Gretchen MacNair supported the concerns of the view from Hwy 54 and also recommended that landscaping be used to screen the bank's drive thru window.
3. Commissioner Laura King Moore supported the architecture of the building and the use of the tower feature but thought that the building should be brought closer to the road with parking in the back. She suggested that the applicant work on additional ways to hide the drive thru window and parking areas.
4. Commissioner Chris Culbreth did not like the signage and believed that the logo appeared too commercial. He did like the use of the brick material but suggested that some additional detailing like bracketing be done on the tower to make it appear less boxy.