

**SUMMARY OF ACTION
ROGERS ROAD SMALL AREA PLAN TASK FORCE**

Subject: Purefoy Drive Development – Application for Special Use Permit,
Planned Development –Housing

Meeting Date: September 27, 2007

The task force considers that new development ought not leave the neighborhood "behind" and recommends that the Council consider how the application addresses the following guiding principles which have been prepared by the task force, and refers to the task force [interim report](#) received by the Council June 27, 2007.

- *Provide alternative road access into and out of the neighborhood*
- *Improve transportation access through all modes (vehicles, bicycle and pedestrian, transit).*
- *Manage existing and through traffic*
- *Maintain affordable living to current residents*
- *Preserve the environment and cultural heritage of the area*
- *Foster a sense of community amongst the residents*
- *Encourage rehabilitation of declining residential properties*
- *Encourage a full range of services for existing and future residents (don't leave the existing residents behind)*
- *Provide utilities to meet community needs*
- *Encourage well built, affordable, smaller homes*
- *Improve the standard of facilities for the community*

The task force endorsed the concerns outlined in a memo from James Stroud dated September 27, 2007

By consensus: Mayor Pro Tem Bill Strom (Co-Chair), Council Member Mark Kleinschmidt (Co-Chair), Bonnie Norwood, Robert Dowling, Ruby Sinreich, Barbara Hopkins, Robert Campbell, Nelo Barbee-Jones, Delores Bailey, James Stroud and Timothy Peppers

Prepared by: Co Chairs Mayor Pro Tem Bill Strom and Council Member Mark Kleinschmidt
Gordon Sutherland, Principal Planner

**Rogers Road Small Area Plan Task Force
Meeting Summary—September 27, 2007**

Members Present: Mayor Pro Tem Bill Strom (Co-Chair), Council Member Mark Kleinschmidt (Co-Chair), Bonnie Norwood, Robert Dowling, Susan Levy, Ruby Sinreich, Barbara Hopkins, Robert Campbell, Neola Barbee-Jones, Delores Bailey, James Stroud and Timothy Peppers

Staff Present: Gordon Sutherland, Anne Patrone (Intern)

I. Next Steps

Staff will meet with the Durham Area Designers on October 2nd to discuss the possibility of holding a design work shop(s) with the task force in November. The workshop would be to help the task force envision and draw indicative layout plans for the study area. Layout plans would identify how the study area could be laid out with uses such as housing and recreation and community uses and facilities (including but not limited to roads, greenway and sidewalks) to serve those uses. After the workshops, feedback from the community could be sought at a community open house. The layouts could become a key component of the final small area plan.

After the workshops staff will draft a plan document for review with the task force.

II. Purefoy Drive Development – Application for Special Use Permit, Planned Development – Housing

The task force viewed a 3 dimensional model of the development application which had been prepared by the Planning Department.

Individual task force members made the following comments about the proposal and the subject of development in the area in general:

Bonnie Norwood:

- There should be no development until there is another way out of the neighborhood.
- Concerned about the scale and changes this will bring to Purefoy Road and to the existing way of life.
- Protecting the existing residents should be the focus.
- Concerned about the adequacy of the proposed 10 foot landscape buffer for the Habitat application
- If this and other development occurs at the same time, can noise and disturbance be controlled?

Neola Barbee Jones:

- Concerned about changes to the proposed school bus stop location.
- Concerns about adequacy of road access, and the proposed stormwater management plan
- The Town should consider how the development relates to the task force guiding principles

Robert Campbell:

- Considered that the spraying of the Duke Power easement with herbicide over many years is a health issue.
- Hearsay is that there will be no improvements for the neighborhood without approval to the transfer station
- Has concern about the current notification procedure for development applications. In reference to the proposed waste transfer station, when development is proposed the whole neighborhood should be notified, not just those within a certain distance

Ruby Sinreich:

- No services should be provided without providing those services to the rest of the neighborhood. Habitat will likely receive funding from the County for infrastructure. The County should provide funding for service to all of the area.

Bill Strom:

- Boards and Commissions should be referred to the Task Force Interim Report.
- A process should be established to provide services to the Rogers Road Neighborhood.
- In the same way that Southern Village was planned, the Small Area Plan can define a vision for the future of the area, development proposals can be judged against the plan for appropriateness
- A benefit of a plan is that the communities can remind decision makers about what the plan envisions.
- The Town and the County should come together to effectively serve the area

Mark Kleinschmidt:

- This is an opportunity to get improvements for the existing residents as part of new development
- The task force should be advised how property in the area can be subdivided without any additional approval from the Council

Tim Peppers:

- We need someone to coordinate and oversee that as development moves forward it respects and address the principles that the task force has identified.

James Stroud: Outlined the contents of a memorandum he had prepared to the task force in his role as liaison from the Planning Board. The task force endorsed the contents of the memo.

Follow up action

Staff advised that developments which are approved are normally subject to stipulations which can be enforced if not fulfilled.

The task force would like to know:

- How property in the area can be subdivided without any additional approval from the Council?
- The current procedure for notifying residents about development applications in the joint Planning Area

The meeting was adjourned at 9:05 p.m.