



DURHAM CITY-COUNTY PLANNING DEPARTMENT
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July 8, 2008

J.B. Culpepper, Planning Director
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Subject: Aydan Court Special Use Permit and Zoning Atlas Amendment: Courtesy Review
(File No. 9788-04-5193)

Dear Ms. Culpepper:

We have reviewed the materials that you sent us related to the Ayden Court multi-family development proposal that is currently being reviewed by the Town of Chapel Hill. We wish to make the following courtesy comments on the project.

The entire site is located with the Little Creek Bottomlands, which is identified as an inventory site on the *Durham County Inventory of Important Natural Areas, Plants, and Wildlife (The Inventory)*. This area is a large tract of bottomland hardwood forest that provides habitat to regionally-rare species such as the marsh rabbit (*Sylvilagus palustris*), bowfin (*Amia calva*), and flier sunfish (*Centrarchus macropterus*). The conservation recommendations of *The Inventory* indicate that the preservation of upland buffers along the edges of the bottomlands should be given high priority, as these slopes “provide denning areas for terrestrial species, as well as refuges during periods of high water.”

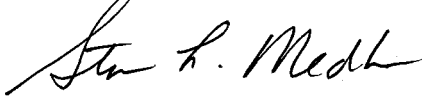
The proposed project is also adjacent to the US Army Corps of Engineers land. This land is managed by the North Carolina Wildlife Resources Commission as a waterfowl sub-impoundment, which allows public hunting and fishing on the site. The US Army Corps of Engineers routinely requests a 100 foot buffer for sites adjacent to waterfowl sub-impoundment areas in Durham.

All of the land to the east of this site in Durham, west of NC 55, is in the Falls of the Neuse/Jordan Lake Watershed Protected Area (F/J-B). Development in this watershed area is restricted to 24% impervious surface area unless stormwater controls manage the first inch of runoff, in which case the impervious surface limit is 70%. Additionally, the northern tip of the site is covered by the FEMA AE flood zone, an area subject to inundation from the 1% annual chance flood.

The 2001 *Durham Trails and Greenways Master Plan* and the 2006 *Durham Comprehensive Bicycle Transportation Plan* propose a greenway trail fronting on both sides of NC 54. The greenway trail would be constructed on a development/opportunity basis.

Thank you for the opportunity to comment on this proposed project. I hope that this information proves helpful in your review. Please call me at 560-4137, ext. 223 if you have additional questions.

Sincerely,

A handwritten signature in black ink that reads "Steven L. Medlin". The signature is written in a cursive style with a large, stylized initial 'S'.

Steven L. Medlin, AICP
Planning Director

c.c. Ed Harrison, Chapel Hill Town Council