

## SUMMARY OF PLANNING BOARD ACTION

- Subject:** Murray Hill at Meadowmont - Application for Special Use Permit
- Meeting Date:** February 16, 2010
- Recommendation:** That the Council approve the application for a Special Use Permit with the adoption of Resolution A as presented at the meeting with the following changes:
- In the stipulation concerning the notification of prospective buyers regarding the proximity to the transit corridor easement, adding specificity as to the number (3) of signs and the locations (one at each end of the easement on this property, and one at the midpoint)
  - For the affordable housing, acceptance of a full payment in lieu (\$191,250) and transfer fee (1%) instead of providing 2 units on-site and a partial payment-in-lieu
- Vote:** 6-1
- Ayes:** Michael Collins, John Ager, Jason Baker, George Cianciolo, Michael Gerhardt, and James Stroud
- Nay:** Del Snow (reasons: proximity of the site to the transit corridor easement, and traffic impact at the intersection of Sprunt Street and Meadowmont Lane)
- Issues Raised:**
- The Board emphasized the need for sufficient notification of prospective home buyers over the long term, and supported the stipulation in Resolution A calling for documents to be recorded which would alert home buyers as to the proximity of the site to the transit corridor easement.
  - The Board requested that staff to research the verbiage on current signs, and that the staff and developer coordinate with Triangle Transit on the wording of the new notification signs.
- Prepared by:** Michael Collins, Planning Board Chair  
Kendal Brown, Staff

## SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

- Subject:** Murray Hill Special Use Permit
- Meeting Date:** February 17, 2010
- Recommendation:** That the Council adopts Resolution B, (Resolution to Deny) included as Attachment 3 to the February 17, 2010 Staff Report, for the following reasons:
1. Too Much Density for the Site: The site is too tight for the amount of building proposed. The Commission stated that no pattern of density exists along Meadowmont Lane (in either direction) that makes the proposed density appropriate. They believe the development would “stick out like a sore thumb” along the gateway entrance to Meadowmont. Reduction in the number of dwelling units was recommended but the applicant was unwilling to reduce the number for the reason that it would be infeasible to construct with less dwelling units.
 

Most Commissioners supported retaining more trees on the site in exchange for less building.
  2. Traffic Safety: Both vehicular and pedestrian traffic movements are unsafe. Residents south of the proposed Meadowmont Lane median curb cut wanting to turn left will be going way out of their way to go north or make unsafe U-turns on Meadowmont Lane.
 

Pedestrian residents from The Cedars Retirement Center using the Meadowmont Lane crosswalk will be crossing very close the driveway entrance/exit proposed for seven of the units, creating potential unsafe pedestrian/vehicular interaction.
- Vote:** 8-3
- Ayes:** Mark Broadwell, Mary Margaret Carroll, Haig Khachatoorian, Patric Le Beau, Geordie Selkirk, Hank Rodenburg, Polly Van de Velde, and Kathryn James.
- Nay:** George Cianciolo Roger Badrock, and Augustus Cho
- Other Issues:** Transit Corridor Easement: Because the rails could be in a range of places within the 50 foot transit easement, the Commission was concerned about final rail location in relation to building setbacks.
- Prepared by:** George Cianciolo, Planning Board Chair  
Kay Pearlstein, Staff

MEMORANDUM

TO: Mayor and Town Council

FROM: Neal Bench, Chair,  
Parks and Recreation Commission

SUBJECT: Development Application: Murray Hill at Meadowmont (Application for Special Use Permit)

DATE: February 17, 2010

The Commission voted unanimously (6-0) to recommend that the Council adopt the proposed Resolution A.

Present: Neal Bench (Chair), Erin Crouse (Vice Chair), Betsey Anderson, Laney Eric Dale, Doug Heilig, and Kay Schlegel Pratt

**SUMMARY OF BICYCLE AND PEDESTRIAN ADVISORY BOARD ACTION**

**Subject:** Murray Hill at Meadowmont, 201 Meadowmont Lane - Application for Special Use Permit

**Meeting Date:** February 23, 2010

**Recommendation:** That the Council adopt Resolution A included as Attachment 3 to the February 23, 2010 Staff Report.

**Vote:** 7-0

**Ayes:** Dylan Sandler, Perri Morgan, Linda Gaines, Thomas Gremillion, Ray Magyar, Chris Clemmons, Douglas MacLean

**Nay:** None

**Prepared by:** Dylan Sandler, Vice Chair, Bicycle and Pedestrian Advisory Board (for Rainer Dammers, Chair)  
Ryan Mickles, Transportation Planner

**SUMMARY OF TRANSPORTATION BOARD ACTION**

**Subject:** Murray Hill at Meadowmont, 201 Meadowmont Lane - Application for Special Use Permit

**Meeting Date:** February 25, 2010

**Recommendation:** That the Council adopt Resolution A included as Attachment 3 to the February 25, 2010 Staff Report.

**Comments:**

- Provide safety improvements on roadways and intersections adjacent to the site in an effort to provide notice to drivers that they are entering high pedestrian/traffic area/intersection (i.e., traffic calming, watch for pedestrians/bicyclists signs, night time lighting, pedestrian signals).
- Additionally, that environmental, noise and safety issues be addressed to the extent possible.
- Some board members shared that more public awareness or information maybe needed on the future transit corridor in the area.

Vote: 8-0

Ayes: Augustus Cho, Carol Hazard, Melodie Parrish, Michael Parks, Mirta Mihovilovic, Matthew Scheer, Matthew Lubin, Sarah McIntee

Prepared by: Augustus Cho, Chair, Transportation Board  
Ryan Mickles, Transportation Planner