

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

- Subject:** Rusch Hollow – Application for a Special Use Permit
- Meeting Date:** August 20, 2003
- Recommendation:** That the Town Council approves the Special Use Permit application for Rusch Hollow with the adoption of Resolution A, as recommended in the Staff Report dated August 5, 2003, subject to the following changes.

Insert the following stipulations:

1. Construction in Wetlands: Construction of public or private improvements shall be prohibited on the portions of the wetlands within the proposed right-of-way in front of lots 10 and 11. Future construction of public or private improvements within this area shall be prohibited unless authorized by Town Council action.
2. Access to Lot 10 and 11: Access to lot 10 shall be through a private access easement across lot 11, unless the Town Council authorizes construction across the wetland area in front of lots 10 and 11.
3. Resource Conservation District Landscape Bufferyard: A minimum 6-foot wide landscape bufferyard, including trees, shall be provided on this proposed development site along a portion of the east property line. The bufferyard shall separate the proposed stormwater management area and recreation space from the adjacent Resource Conservation District located on the neighboring property to the east. Existing vegetation may be used to satisfy the buffer requirement.

Modify the following stipulation:

4. Recreation Area Improvements: Delete the requirement for a 6 foot high wooden privacy fence between the recreation area and the adjoining residential lot.

Vote: 8 - 2

Aye: George Cianciolo, Chris Culbreth Thatcher Freund, Laura King Moore, Scott Nilsen, Charlotte Newby (Acting Chair), Weezie Oldenburg, Amy Ryan

Nay: Dale Coker, Polly Van de Velde.

Reason for Dissent:

Dissenting members believed that the stormwater management plan should incorporate a synthetic wetlands design. One member stated that there should be a greater clustering of lots and more open space.

Prepared by: Charlotte Newby Vice Chair, Community Design Commission
Gene Poveromo, Staff

