

SUMMARY OF PLANNING BOARD ACTION

Subject: Rusch Hollow - Application for Special Use Permit

Meeting Date: August 5, 2003

Recommendation: That the Council approves the Special Use Permit 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: 8-0

Aye: Rebecca Boyles, Coleman Day, Timothy Dempsey, Nancy Gabriel, Sally Greene, Suzanne Haff, Nancy Milio, Ruby Sinreich

Nay: None

Issue: The Board supported the applicant's objective to design a project with affordable housing, a recreation area, the preservation of wetlands and compliance with stormwater management regulations. The Board stated that all possible creative solutions should be explored by the applicant and Town Council in order to balance these objectives.

Prepared by: Sally Greene, Chapel Hill Planning Board
Gene Poveromo, Staff

CP For SG