

TO: Mayor Kevin Foy and Town Council Members
FROM: Members of the Beechridge Homeowners Association
SUBJECT: Request for Amendment to the Beechridge Housing Development
Special Use Permit
DATE: February 04, 2004

Dear Mayor Foy and Members of the Council,

We are writing to you, under the advisement of the Chapel Hill Planning Department, to request that you consider an amendment to the Special Use Permit approved by the Town Council several years ago for the Beechridge Housing Development. This Permit specifies, among other things, that our neighborhood include a recreation space, to be controlled and maintained by and for the exclusive use of Beechridge Homeowner Association members.

While the majority of the improvements stipulated for this recreational area are not at issue, we are concerned with the stipulation that this area include both grills and a gravel access road to these grills for emergency vehicles. As an Association, we are opposed to grills being placed in our woods because of the serious fire threat that they pose to both the woods and to homes backed directly on these woods. Furthermore, the presence of these grills would necessitate the construction of a gravel road on a very steep slope into the recreation area. Many trees would have to be destroyed to construct this road, and the potential for subsequent drainage/flooding problems is great.

Alternatively, our Association would like to see our recreation area maintained in a more natural state. The developer has already constructed mulched walking trails, with bridges where necessary, throughout this area, allowing it to be enjoyed as a park and nature path. We have voted unanimously as an Association to ask that the requirement for grills (and an access road made necessary by those grills) be removed from the special use permit. We feel that, under the circumstances, grills and a road on such a steep slope would be problematic and unnecessarily destructive of this beautiful wooded area. Petitions to this effect have been signed by every homeowner and accompany this letter. Upon courtesy review, the Chapel Hill Parks and Recreation Commission supports our request (please note reference in attached Quick Report).

In our discussions with the Planning Department, we have been advised that, in order to facilitate this change, it may, unfortunately, be necessary to submit a Special Use Permit Modification Application. Should this be the only possible way to make this minor adjustment to our Permit, this would normally require a \$5,000 application fee, and approvals can take over a year to complete. We are a small group of only a couple of dozen homes and simply cannot afford this type of fee. Furthermore, as homeowners we are in the process of taking over the Association from the developer and would like to clarify his responsibilities as regards the recreation area as soon as possible. For these reasons, and because our request is unanimous, relatively straightforward, and supported by the Parks and Recreation Commission, we would like to request that, should the modification application indeed be required, the normal fee be waived or reduced and the Council vote expedited. (It is our understanding that the city was able to arrange a greatly reduced fee for a recent applicant, Village Plaza Theatre, in a situation similar to our own.)

We deeply appreciate your consideration of our request.

Sincerely,

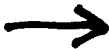
Ann D. Packman
Officer, Beechridge HOA

A QUICK REPORT

DATE: January 22, 2004
TO: W. Calvin Horton, Town Manager
FROM: Kathryn Spatz, Parks and Recreation Director
SUBJECT: Quick Report: Parks and Recreation Commission
January 21, 2004

Present: Pam Hemminger, Chair; Terri Tyson, Vice-Chair; Terry Blalock; Bob Broad; Cory Brooks; Paul Caldwell; Faith Nager; Jerry Neville; Pete Schwartz; Diane VandenBroek Absent: Andrea Rohrbacher

Parks and Recreation Commission Public Forum – The Commission held a public forum at the beginning of the meeting. Despite newspaper advertisements and announcements and the distribution of flyers through various department programs, one citizen attended the meeting and the Commission received one written petition from a citizen. Topics raised by these two citizens included: increased programming for individuals with disabilities, the need for some type of volleyball program, and a review of the current fee reduction policy.



Request to Modify the Special Use Permit (SUP) for Beechridge Development – The Commission vote unanimously (10-0) to recommend that the changes requested by the residents be allowed as long as none of the residents object.

2004 Meeting with the Town Council – The Commission finalized its plans for discussion items when meeting with the Council on February 19. The Commission will focus on:

- Small Parks Improvement (CIP) funding
- Protection of Capital Resources, including recent successful renovation of the Hargraves Center and the on-going needs at the Community Center
- Update on expanded programming for individuals with disabilities and other initiatives

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10. B. That a pedestrian corridor be provided as a continuous strip between Lots 24 and 25, continuing along the northern boundary of Lot 24, and continuing along the lot line separating Lots 15 and 16, so that residents west of the RCD can walk east to the proposed Beechridge Court; and that a clear pedestrian connection, as well as a vehicular maintenance access, be shown from Beechridge Court to the proposed recreation space between Lots 6 and 7. The vehicular access shall include a gravel access drive for maintenance vehicles.


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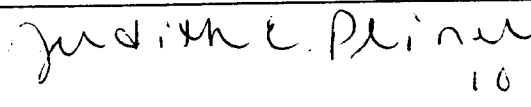
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Lot # 1

Owner(s) Signature(s)

 10/18/03 R.A. Olmsted

 10/14/03

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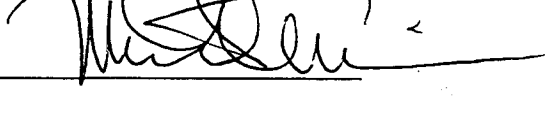
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Lot # 2 416 Bayberry Dr.

Owner(s) Signature(s) Rose O'Mahony 

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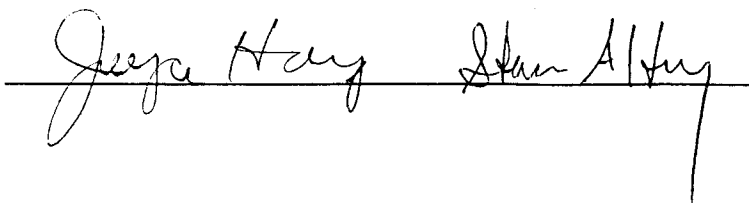
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Owner(s) Signature(s)



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Lot # 6

Owner(s) Signature(s) *Don H. Hackman*

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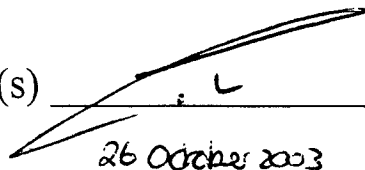
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Lot # 7

Owner(s) Signature(s)


26 October 2003

Graham D. Turner
10-27-2003

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Lot # 8

Owner(s) Signature(s) William Franklin Lamm 10-18-03

Sara Jane Lamm 10-18-03

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Lot # 9

Owner(s) Signature(s) Cathy Henderson

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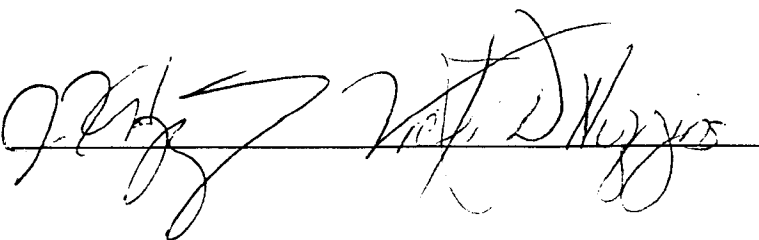
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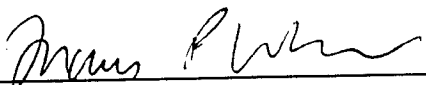
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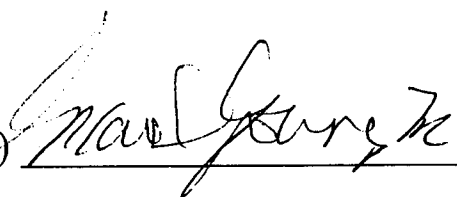
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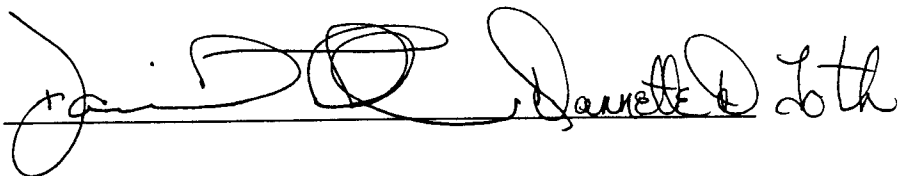
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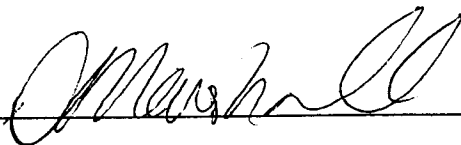
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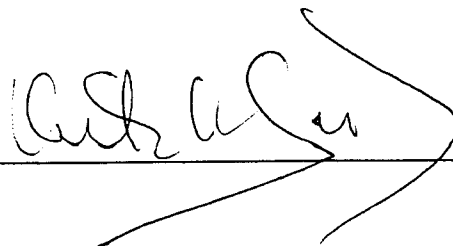
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Lot # 16

Owner(s) Signature(s) _____

A handwritten signature in black ink, appearing to read "Curtis", is written over a horizontal line. The signature is stylized and extends slightly above and below the line.

**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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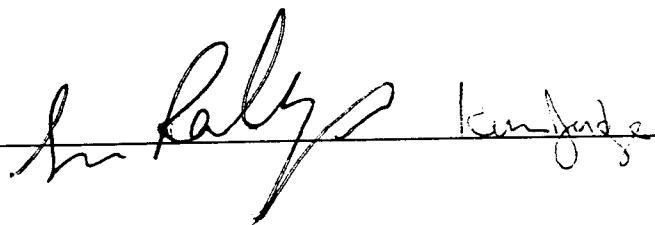
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Lot # 17

Owner(s) Signature(s) _____



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Town Council from the Beechridge Homeowners Association**

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Lot # 18, 22, 26

*Melville C. Butcher, Esq.
Law.*

Owner(s) Signature(s) _____

James B. Melville

**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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Lot # 19

Owner(s) Signature(s) Wilkins Const. Co. by L. A. Rely
Secretary

**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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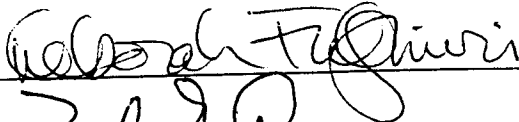
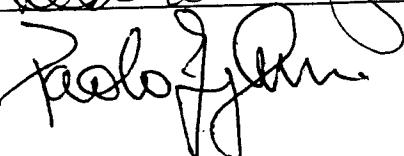
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Lot # 20

Owner(s) Signature(s) 


**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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Lot # 21

T Bent Voelkel

10/31/03

Owner(s) Signature(s)

Mary Voelkel

10/31/03

**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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Lot # 23 (216 Copper Beech Court)

Owner(s) Signature(s) Andrea Kupka, [Signature]

**Petition to the Mayor and Members of the Chapel Hill
Town Council from the Beechridge Homeowners Association**

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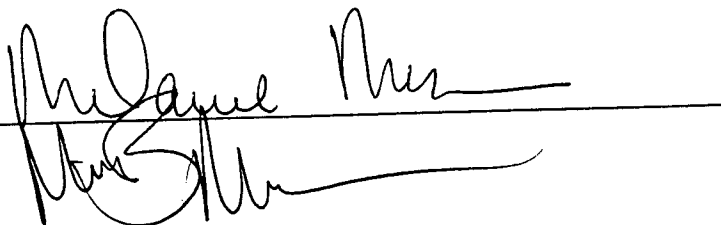
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Lot # 24

Owner(s) Signature(s)



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Lot # 25 + 27

Owner(s) Signature(s)


Zina Design Build