

**SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, MARCH 15, 2004, AT 7:00 P.M.**

**Item 3 - Concept Plan Review: Proposed Softball Field
Complex at UNC at the University of North Carolina**

Ms. Culpepper outlined the proposal for a 3,280 square foot team building and restroom facility on a 4.83-acre area lot. She recommended that the Council review the Concept Plan, receive comments from the Community Design Commission and citizens, and adopt Resolution R-2 transmitting comments to the applicant.

Mike Hammersley, of Corley Redfoot Zack, represented the applicant along with Glen Corley and Willy Scroggs, from UNC's Athletic Department. Mr. Hammersley described the project as an upgrade of the existing facility. He showed slides of current projects, including the playing fields, the parking lot, bioretention areas, and plantings. Mr. Hammersley presented an overall site plan that included two new buildings and a landscaped plaza area. He emphasized that the softball team had been waiting for this and that there had been some recent response from donors. So, Mr. Hammersley explained, they would like to move as quickly as possible on this proposal.

Council Member Strom, explaining that he often walks through that area with his dogs, expressed concern about stormwater problems. He said he had noticed a "tremendous amount" of sedimentation and erosion in the RCD, that silt was collecting, and that materials were being stored along the fence by St. Thomas More. Council Member Strom described the pond as constantly filled to the pipe so that water shoots back into the creek. "So, its clear that there is limited storage for that very large area," he said. Council Member Strom asked that the Engineering staff carefully assess the stormwater conditions. He requested that the applicant address these issues comprehensively as improvements are made. Mr. Hammersley agreed to do so.

Council Member Ward noted that reducing impervious surface through the use of porous pavement would address the erosion issue.

Mayor Foy asked Mr. Hammersley for his reaction to the CDC's comment about the use of permeable surfaces. Mr. Hammersley replied that the CDC's comments had been similar to what Council Member Ward had just said. He pointed out that some of the area at the center of the parking lot would be landscaped.

Council Member Hill asked if the applicant had given any thought to access to the area beyond this site and how it would be obtained. Mr. Hammersley offered to ask the University about that.

Council Member Greene noted the CDC's suggestion that the applicant consider opening use of the field complex to various community groups. UNC Coach Willy Scroggs replied that the field had been made available to East Chapel Hill High, Chapel Hill High School, and the staff, which

runs summer softball programs for community youth. It will continue to be used this way, said Coach Scroggs.

Mr. Hammersley requested that the project be moved along as quickly as possible in order to get it in place while people were interested in supporting it. Mayor Foy suggested making that a petition for expedited review.

COUNCIL MEMBER STROM MOVED, SECONDED BY COUNCIL MEMBER KLEINSCHMIDT, TO RECEIVE AND REFER THE PETITION FROM THE APPLICANT FOR EXPEDITED REVIEW TO THE MANAGER AND ATTORNEY. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

COUNCIL MEMBER KLEINSCHMIDT MOVED, SECONDED BY COUNCIL MEMBER STROM, TO ADOPT R-2 REFERRING COMMENTS TO THE APPLICANT. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR THE SOFTBALL FIELDS COMPLEX AT THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL (2004-03-15/R-2)

WHEREAS, a Concept Plan has been submitted for review by the Council for the Softball Fields Complex at the University of North Carolina at Chapel Hill; and

WHEREAS, the Council has heard presentations for the applicant, and citizens; and

WHEREAS, the Council has discussed the proposal, with Council members offering reactions and suggestions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council transmits comments to the applicant regarding this proposal, as expressed by Council members during discussion on March 15, 2004, and reflected in minutes of that meeting.

This the 15th day of March, 2004.