



**Applicant Information**

Name: Beechridge Homeowners Association, Inc.  
Address: c/o Ava Nackman 101 Beechridge Court  
City: Chapel Hill State: NC Zip: 27517  
Phone (Work): (919) 960-0026 FAX: None E-Mail: ava@nackman.com

**Property Owner Information (included as attachment if more than one owner)**

Name: Beechridge Homeowners Assc, Inc. Phone (919) 960-0026  
Address: c/o Ava Nackman 101 Beechridge Court  
City: Chapel Hill State: NC Zip: 27517

**Development Information**

Name of Development: Beechridge (note: lot, parcel, location info provided for recreation area + pedestrian corridor impacted by this proposal)  
Tax Map: 7.1a6 Block: D Lot(s): 37, 38, 14T Parcel ID #: 9787489080, 9787572765, 9787572775  
Address/Location: REC AREA PH 2B Beechridge P84/20,  
REC AREA PH 2A Beechridge P79/165  
Existing Zoning: B-LD1 New Zoning District if Rezoning Proposed n.a.  
Proposed Size of Development (Acres / Square Feet): (A 0.08 / A 1.32 / A 0.30)  
Permitted / Proposed Floor Area (Square Feet): 0 / 0  
Minimum # Parking Spaces Required: 0 #Proposed 0  
Proposed Number of Dwelling Units: 0 # Units per Acre 0  
Existing / Proposed Impervious Surface Area (Square Feet): 0 / 0  
Is this Concept Plan subject to additional review by Town Council? yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Ava H. Nackman Date: 7/18/04

Please submit 20 sets of all materials, or 30 sets of all materials including reduced (8 1/2" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

TO: Members of the Community Design Commission and Town Council  
FROM: Members of the Beechridge Homeowners Association  
SUBJECT: Description of Concept Plan Proposal  
DATE: July 18, 2004

Beechridge Homeowners Association members (26 member units) unanimously request your consideration and approval of a small modification to the existing Special Use Permit for the Beechridge Development (recorded in Deed Book 1882, Page 171 of the Orange County Registry). Please see the attached petition for details on the exact wording of the portion of the current permit under consideration and the desired modification.

The existing Special Use 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 grills 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 a mulched walking trail along the pedestrian access corridor that then loops around the inside perimeter of the recreation area, allowing this area to be enjoyed as a park and nature path. As an Association, we propose that this trail replace the current requirement for both grills and an access road made necessary by those grills. 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 Association member (sample attached). Upon courtesy review, the Chapel Hill Parks and Recreation Commission unanimously supported our request (reference attached Parks and Recreation Commission Quick Report dated 1/22/2004).

We deeply appreciate your consideration of our request.

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

We, the undersigned members of the Beechridge Homeowners Association, respectfully request that the following items be changed in the Revised Special Use Permit for Beechridge – Planned Development – Housing, as recorded in Deed Book 1882, Page 171 of the Orange County Registry:

**10. A. That three picnic tables and grills be provided in the flatter east-central portion of the recreation space; and that the type, design, and location of recreation improvements be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.**

**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.**

We request that the above items be deleted and replaced with the following:

**10. A. That a pedestrian trail be constructed around the perimeter of the recreation space.**

**10. B. That a pedestrian corridor be provided as a continuous strip between Lots 24 and 25, continuing along the northern boundary of Lots 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 be shown from Beechridge Court to the proposed recreation space between Lots 6 and 7.**

**[NOTE: This petition has been signed by all HOA property owners.]**

Lot # \_\_\_\_\_

Owner(s) Signature(s) \_\_\_\_\_

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

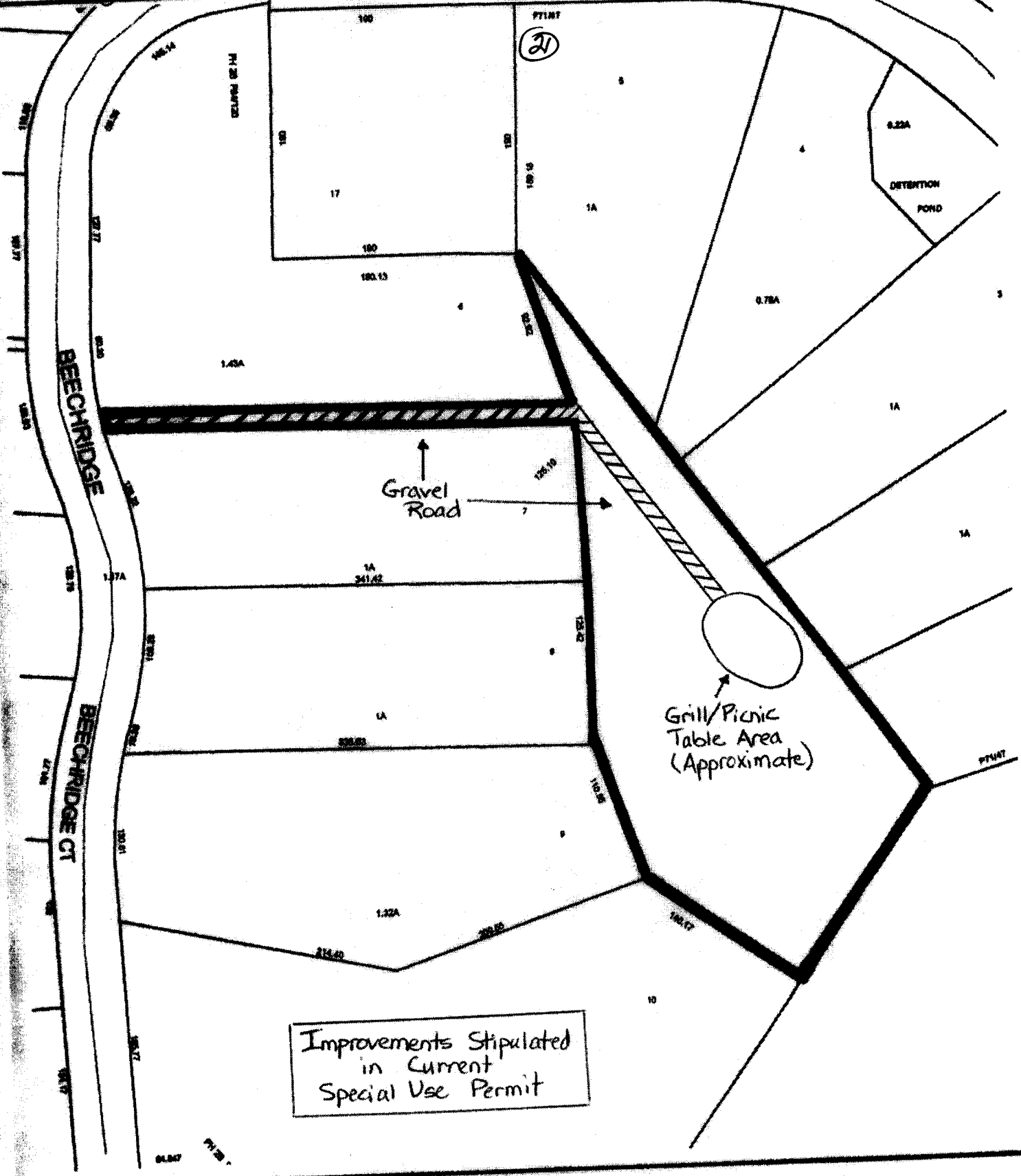
Parks and Recreation Commission Public Forum – The Commission held a public forum at the beginning of the meeting. Despite newspaper advertisements and announcements and the distribution of flyers through various department programs, one citizen attended the meeting and the Commission received one written 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

# Beechridge Rec Area + Pedestrian Corridor Boldly Outlined



Improvements Stipulated  
in Current  
Special Use Permit

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information was prepared and is provided for the purpose of the information contained on this map. The agency and its respective employees assume no legal responsibility for the information contained on this map.

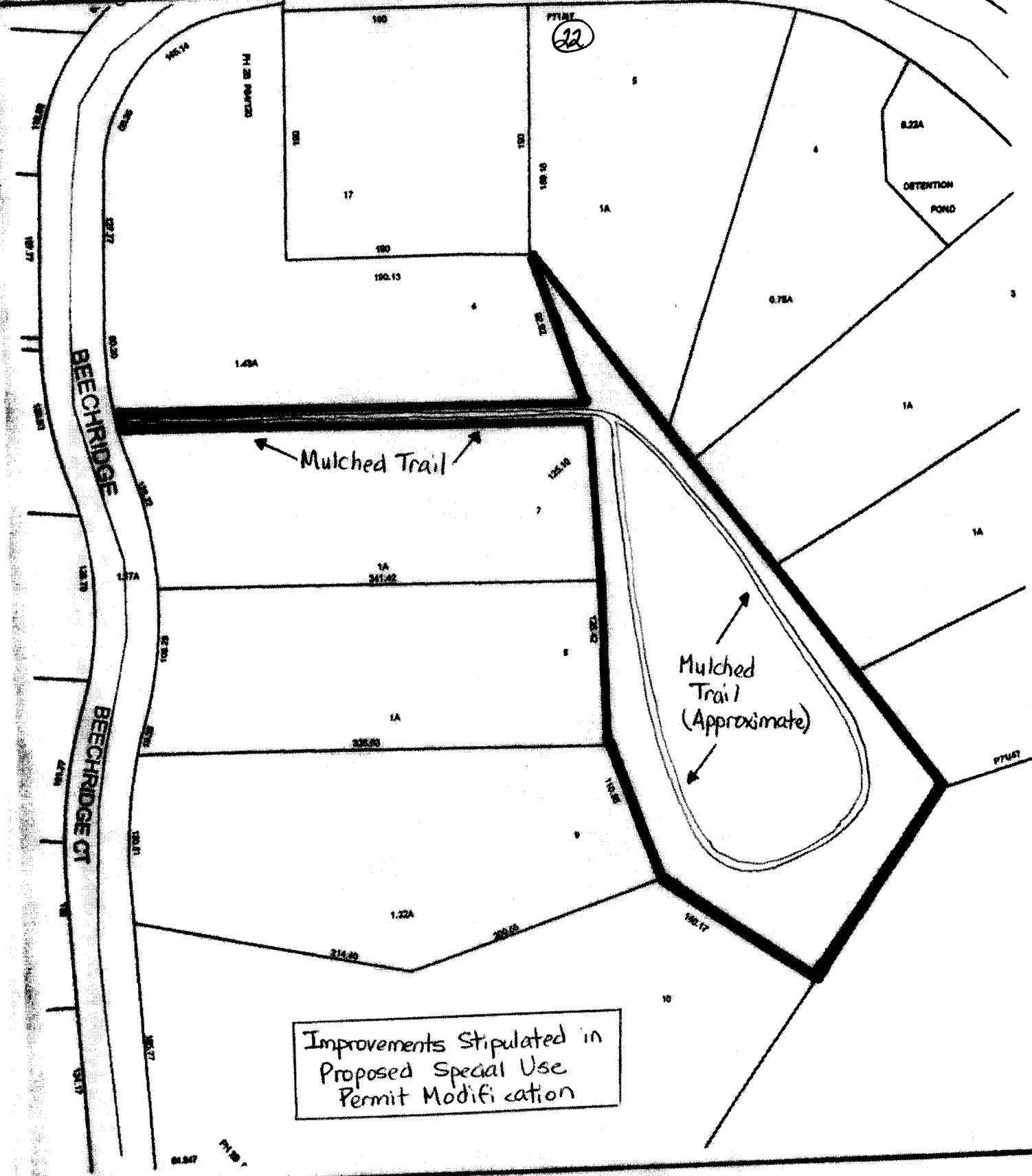


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# Beechridge Rec Area + Pedestrian Corridor Boldly Outlined



Improvements Stipulated in Proposed Special Use Permit Modification

- 1. Lot
- 2. Easement
- 3. Utility
- 4. Other

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