

SUMMARY OF PLANNING BOARD ACTION

Subject: Holy Trinity Church Application for Special Use Permit

Meeting Date : March 1, 2005

Members Present: Timothy Dempsey (Chair), Rebecca Boyles (Vice-Chair), Donna Bell, Julie Coleman, Donna Stephens Manley, Nancy Milio, Gene Pease, Ruby Sinreich, and Mitch Strobin.

Members Absent: None

Issue Raised: The following issue was raised by Planning Board members:

- Widening of Cottage Lane: The Board expressed concern about the proposed widening of Cottage Lane to 20 feet and the impact it would have on the prevailing neighborhood aesthetic of narrow lanes. At the same time, the Board suggested that the public safety impetus behind stipulations #4 and #6 to widen Cottage Lane to 20 feet should take precedence. The Board anticipated that an engineering solution to balance aesthetic/public safety goals could be achieved. No revisions to stipulations were suggested on this issue.

Note that the applicant brought up the neighborhood resistance to the proposed Cottage Lane widening but no neighbors were present at the meeting. The applicant said that neighbors would be attending other advisory board meetings as well as the Public Hearing.

Recommendation: That the Council approve the Special Use Permit for the proposed Holy Trinity Church with the adoption of Resolution A, as recommended in the Staff Report dated March 1, 2005, subject to the following changes:

Revise the following stipulations (strikethroughs for deletions and underscores for additions [except for stipulation headings]):

Required Landscape Buffers

Table with 2 columns: Location and Required Buffers. Rows include Southern Property Line (E. Rosemary St. frontage), Eastern Property Line (Cottage Lane frontage), Northern Property Line (rear of site), and Western Property Line (towards Friendly Lane).

- Alternative Landscape Buffers: That the applicant shall provide alternative buffers on the southern, northern and western property lines. The applicant shall provide supplemental alternative buffer plantings on the southern property line, fencing (existing) on the northern property line, and additional fencing, a wall, or the like, on the western property line, ~~additional buffering on an offsite buffer easement on the western property line,~~ if required by the Historic District Commission. Alternative landscape buffers shall be approved by the Historic District Commission prior to issuance of a Zoning Compliance Permit.
- Specimen Tree Protection: That the applicant shall protect the three specimen trees, the 25-inch Maple, 30-inch Maple, and 37-inch Willow Oak, from damage on the East Rosemary Street frontage. ~~Additionally the applicant shall relocate the waterline outside of the critical root zone of the 25-inch Maple tree,~~ subject to Town Manager approval, prior to issuance of a Zoning Compliance Permit.

Add the following stipulation:

- Fire Hydrant: That the proposed fire hydrant, near the parking lot at the rear of the site, shown on the Utility Plan, Sheet SD 5.0 (dated November 30, 2004), shall *not* be required as shown on plans.

Vote:

9 - 0

Ayes: Timothy Dempsey, Rebecca Boyles, Donna Bell, Julie Coleman, Donna Stephens Manley, Nancy Milio, Gene Pease, Ruby Sinreich, and Mitch Strobin.

Nays: None.

Prepared by:

Timothy Dempsey, Chapel Hill Planning Board
Phil Mason, Staff

PM For TD