

**SUMMARY OF COMMUNITY DESIGN COMMISSION
CONCEPT PLAN PROPOSAL**

Subject: Bradley Green Residential Subdivision - Concept Plan Proposal

Meeting Date: May 19, 2004

Recommendation: That the comments from the Commission and the public be forwarded to the applicant and the Town Council.

Vote: Unanimous by members present: George Cianciolo, Chris Culbreth, Dale Coker, Thatcher Freund, Laura King Moore, Charlotte Newby (Chair), Scott Radway, Amy Ryan, Jonathan Whitney

Off-Site Improvements

1. Neighbors hoped that the proposed development would extend public water and sewer service to several nearby residential lots (along Ginger and Sunrise Roads).
2. Several Commissioners supported the idea of extending public water and sewer service to the nearby neighborhood. Realizing that the Town may not have the regulatory power requiring a developer to extend desired improvements onto off-site properties, one Commissioner suggested that the developer dedicate utility easement that would accommodate the future extension of water and sewer into the adjacent neighborhood.

Access and Circulation

3. One issue identified by a neighbor concerned the applicant's proposal to open the Amesbury Drive roadway.
4. A neighbor requested that the Commission consider closing the eastern most 30 feet of right-of-way along Ginger Road.
5. A neighbor stated that the existing 60-foot wide Duke Energy utility easement should not be converted into a pedestrian/bicycle path between the development and the high school. Recognizing that an objective of the Town's Comprehensive Plan is to provide connectivity between neighborhoods, a Commissioner requested that the Council address the issue raised by the neighbor.
6. Several Commission members expressed concern about traffic safety at the proposed intersection into the site. The Commissioners recommend that the applicant redesign the intersection.

Stormwater Management

7. In light of the fact that the applicant is proposing to pave a portion of Ginger Road, a neighbor expressed concern with increased stormwater runoff and the potential for off-site drainage onto adjacent residential properties.

Resource Conservation District

8. A Commissioner recommended that the applicant minimize land disturbance in the Resource Conservation District. In particular the Commissioner noted the potential for encroachment into the Resource Conservation District along Ginger Road.
9. Two Commission members expressed a concern that Lot 5 may not include adequate building area outside the Resource Conservation District.

Tree Protection

10. Noting that neighbors usually seem shocked by the amount of clearing associated with residential development, a Commissioner asked that the applicant pay particular attention to retaining as much natural vegetation as possible.

Noise

11. A neighbor requested that clearing of vegetation on site be minimized in order to lessen the impact of highway noise from Interstate 40.

Miscellaneous Comments

12. One neighbor noticed that the existing conditions map, presented by the applicant, incorrectly identified a stormwater drainage pipe and mislabels a street name.
13. The neighbor also noted that a portion of the proposed entrance into the site was located on private property outside the proposed development.
14. One Commissioner stated that the proposed design and lot layout is reasonable given the on-site constraints presented by the Resource Conservation District and the utility easement.

Prepared for: Charlotte Newby, Chair
Prepared by: Gene Poveromo, Staff