

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: UNC-Chapel Hill Paul J. Rizzo Conference Center at Meadowmont – Application for a Special Use Permit Modification

Meeting Date: May 15, 2002

Recommendation: That the Council approve this application for a Special Use Permit with conditions as recommended in the Planning Staff Report dated May 7, 2002, and the following stipulation:

- That parking shall be limited to 162 parking spaces. An additional ten (10) parking spaces (increasing the total number of spaces to 172) may be constructed if the applicant provides information documenting that the additional ten (10) spaces can be constructed with the same runoff coefficient as pervious surface.

Vote: 7 - 0

Aye: Weezie Oldenburg, George Cianciolo, Dale Coker, Terry Eason, Sarah Haskett, Charlotte Newby, and Martin Rody

Nay: None

- Issues Raised:
- 1) Several Commission members did not believe that additional parking on this site for a few special events, is appropriate. Alternatively, the Commission members believed that the University should minimize parking on this site, and use the new University Park and Ride Lot, that is proposed to be constructed at the southwest intersection of Friday Center Lane and NC Highway 54, for overflow events.
  - 2) The Commission expressed serious concerns regarding the proposed building elevations, noting that elevation concerns previously raised during Concept Plan Review, have not been addressed. Commission members noted that the use of gables and chimneys on the main house had not been reflected on the adjoining buildings. The Commission members requested that the applicant revise the proposed elevations to maintain the details, gables, and other architectural vocabulary of the main house, prior to the submittal of detailed Building Elevations for the Commission’s approval during Final Plan Review.
  - 3) One Commission member recommended that additional Best Management Practices (BMPs) be utilized on this site. The member expressed concern that only utilizing a retention pond on this site does not provide appropriate stormwater management for this site.

Prepared by: Weezie Oldenburg, Chair, Community Design Commission  
Rob Wilson, Staff

*R.W. for W.O.*