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**Summary of
Community Design Commission Action**

Subject: Erwin Road Subdivision Concept Plan

Meeting Date: March 19, 2003

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

Vote: By acclamation (Members present: Terry Eason, Thatcher Freud, Alice Ingram, Charlotte Newby, Weezie Oldenburg, Martin Rody, Polly Van de Velde)

Commission Member Comments:

- While noting that this plan was a big improvement over the previous apartment proposal, Commission members expressed concern about additional traffic on Erwin Road. It was noted that often the speed limit is not followed.
- Commission members reviewed photographs presented by citizens of high water in the area. Members expressed concern about the amount of water in the low areas associated with the creek and the associated federally regulated floodplain. The applicant was asked to confirm the location of the 100 year floodplain on the drawings. Members asked if the water quality pond was large enough for this size of development.
- Noise associated with Interstate-40 was an issue with the neighbors and Commission members. Commission members asked the developer if sound attenuation, such as a sound barrier wall, might be appropriate. It was suggested that it would not be appropriate for the tax payers to pay for this type of wall.
- A Commission member expressed concern about the length of the cul-de-sac and asked about connecting this neighborhood to others in the area. It was pointed out that no opportunities existed for connections, as the other areas have all been platted.
- It was noted that many of the two-family units appear to back-up to the Interstate.
- A concern was expressed about the safety of children around the water quality pond.
- A member indicated that Orange County has designed this area as environmentally sensitive.
- Commission members were supportive of the central green area at the end of the cul-de-sac.

Prepared by: Terry Eason, Chair *T.E.*
J.B. Culpepper, Staff *J.B.C.*