



PLANNING
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**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, November 28th, 2012, 7:00 P.M.**

Chairwoman Polly van de Velde called the meeting to order at 7.00 p.m. Commission members present were Dianne Bachman, Patric Le Beau, Laura Moore, Beth Mueller, Martin Rody, Whit Rummel, Amy Ryan, and Polly van de Velde

Staff member present was Kay Pearlstein.

Orange County Commissioners present: Bernadette Pelessier and Alice Gordon.

**CONCEPT PLAN REVIEW – SOUTHERN ORANGE COUNTY GOVERNMENT
SERVICES CAMPUS MASTER LAND USE PLAN**

A Concept Plan has been submitted to the Town by Clarion Associates on behalf of Orange County and Orange County Board of County Commissioners to develop a 25-year long range Master Land Use Plan for Southern Orange County Government Services Campus located at 2551 Homestead Road. A Concept Plan is a preliminary review required prior to submitting a formal application.

The proposed 33.2-acre site currently contains the Robert and Pearl Seymour Center, the Southern Human Services Center, and the Inter-Faith Council Project Home Start. The parcel is located in the Residential-5-Conditional (R-5-C) zoning district, contains Resource Conservation District and a Jordan Lake buffer (Orange County Parcel Identification Number 9880-00-8527; Project # 12-073).

CONCEPT PLAN PRESENTATION

Introduction by Kay Pearlstein, liaison to the Commission.

A presentation of the Concept Plan was made by Roger Waldon of Clarion Associates, Jeff Thompson, Orange County Asset Management Director, and Ken Redfoot of Corley Redfoot Architects.

CITIZEN COMMENTS

No citizens spoke.

COMMISSIONER'S COMMENTS

1. Commissioner Rummel like the vision for the project and predictability. He thought the concept of separating the developed area from the undisturbed area was important. Commissioner Rummel thought the use of the access easement was well-used and encouraged the applicant to look at a holistic transportation network for the area.
2. Commissioner Laura Moore wanted information on the topography for the next review. She also did not want to see vehicular connection to Project Homestart but did want to see pedestrian connections.
3. Commissioner Patric Le Beau wanted to see strong connectivity between the different development areas. He noted that large areas of land are proposed to be developed and hoped that parking could be underground and that impervious surfaces would be minimized.

Commissioner Le Beau also wanted to see guidelines for energy management that would take into account energy advancements.

4. Commissioner Dianne Bachman commended the applicants on a good proposal. She believed the road design was much improved with the use of the access easement. She emphasized that project should meet the Town's Stormwater standards and to be creative so guests enjoy the use of the site. She suggested the applicant look at using sustainable features as the project goes forward.
5. Commissioner Amy Ryan loved the tree preservation proposed and existing bus transit into the site. She wondered if the proposed Design Guidelines would accommodate changes over the 25 year build-out or if the guidelines would be "grandfathered" or held to current standards.

Commissioner Ryan recommended buffering the neighborhood to the east and sharing parking for the different developments within the site.

6. Commissioner Martin Rody appreciated that the site was not proposed to be over-developed. He noted that the aerial map showed that the Seymour Center parking lots were greater in area than the building footprint and hoped that surface parking would be minimized. Commissioner Rody also wanted to see connections to Carolina North.
7. Commissioner Polly van de Velde wanted to see Project Homestart private from the rest of the development. She also thought the master plan was forward thinking.

SUMMARY OF COMMISSIONER'S COMMENTS

- Master plan had a good vision and was forward-thinking;
- Keep undeveloped areas separate and preserve trees;
- More information on topography;
- Keep Project Homestart private but make strong connections between the rest of the developments;
- Try to place parking underground and reduce impervious surfaces;
- Good use of the access easement to improve circulation and design options;
- Use sustainable features throughout the development and provide good stormwater management
- Users should have a pleasant experience, be creative;
- Consider if Design Guidelines change over the course of the 25-year build-out or “grandfathered;”
- Buffer adjacent neighborhoods;
- Connections to Carolina North; and
- Share parking;