

SUMMARY OF A CONCEPT PLAN REVIEW
Carraway Village
COMMUNITY DESIGN COMMISSION

May 18th, 2020

The Community Design Commission conducted a concept plan review for Carraway Village at a virtual meeting on May 18th, 2020. The project proposes Special Use Permit modifications including use types related to their block plan, signage modifications and termination of public road A. Key points made by members of the Commission about the concept plan are listed below.

- Multiple commissioners expressed support of the proposed modifications.

Uses

- Multiple commissioners were supportive of a gas station being placed in Block A due to visibility and highway accessibility; but noted that its relation to the RCD needed further investigation and caution.
- Two commissioners preferred Blocks B or C as a location for a gas station, noting the gateway location of Block A, and not wanting a gas station in the entranceway to Chapel Hill.
- One commissioner noted that a gas station located in Block A did not fit w/ the vision for the block that was previously approved through the master planning efforts for the project.
- One commissioner preferred retaining gas stations as an accessory use only.
- One commissioner noted support of the self-storage in Block G, provided it respected the RCD.

Signage

- Multiple commissioners were supportive of the modifications to the gateway signage to allow additional tenant panels. However, they also thought that the way the signage is designed makes it difficult to read and looks cluttered, and they encouraged the applicant to think about potential design modifications.
- One commissioner did not feel that additional sign panels would be desirable or help improve wayfinding; but was supportive of additional ground signage.

Public Road A

- After reviewing the RCD on the adjoining property, commissioners agreed it made sense to not extend Public Street A to the property line in Block G. The applicant also stated that a driveway could be extended to a future self-storage building.