

CONCEPT PLAN COMMENTS
BARBEE CHAPEL APARTMENTS
COMMUNITY DESIGN COMMISSION

May 24, 2022

The Community Design Commission conducted a Concept Plan review for the Barbee Chapel Apartments concept plan at their meeting on May 24, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan

- The commission voiced concern over the lack of connection between buildings 1 & 3 and recommended that a central, focused greenspace would help.
- Locating the six story building along the main road was supported by one member but not by others who believed it was out of character with the surrounding properties.
- A north/south building orientation was encouraged in order to create better use of natural light.
- The Playground was noted as seeming like an afterthought in that its location makes it like an appendage and not an integral part of the project.
- The decision to provide parking at grade and forego structured or parking within the units will result in a dramatic increase in hard surface and runoff. More importantly it will be similar to the Finley Forest project across the street which because of the on-street parking results in a negative impression. Rather, Barbee Chapel should look to “The Morgan” which is a gracious project with a good amount of green space and parks few cars at grade.
- The applicant should- provide a meaningful pedestrian connection to NC 54 and increase the amount of space (Buffer) between the project and adjacent gas station