

Dear Terry,

This email is in response to your March 14, 2019 email concerning the Chapel Hill Cooperative Preschool sent to the Community Design Commission, Town Council members, Maurice Jones, Judy Johnson, Corey Lyons, and myself. In the email you expressed concern with information provided at the February 26, 2019 Community Design Commission meeting.

The Chapel Hill Cooperative Preschool was before the CDC at their meeting for review/approval of Alternative Buffers and Building Elevations/Site Lighting. During their review of the building elevations, several CDC members asked questions about the dimension of the parking spaces and who approves them. Building Elevation review by the CDC does not include parking lots or parking space dimensions as these are not part of building elevations. They are part of a site layout plan that is approved by Town staff and Planning Commission. In the case of developments on state roads, parking layouts are reviewed by NCDOT as relates to future vehicular stacking.

NCDOT reviewed the Preschool parking spaces and increased the number of spaces to 31. It is believed this number would allow safe access to and from Mt. Carmel Church Road. NCDOT reviews proposed internal traffic circulation, number of parking spaces, and the Traffic Impact Analysis of developments occurring on state roads.

The Planning Commission reviewed/approved the Site Plan for the Chapel Hill Preschool on January 25, 2017. Development notices were sent to property owners within 1,000 feet of a property of the proposed Cooperative Preschool, in accordance with our policy to provide notification of development projects proposed to be reviewed by the Planning Commission or Town Council. Public notification of CDC review of Building Elevations/Lighting or Alternative Buffer is provided by the meeting agenda on the Town Calendar and/or agendas sent to people who have indicated their interest in receiving emails from the Town of particular meetings by signing up with the Department of Community and Public Affairs. Notices to property owners are not sent.

We believe the Community Design Commission received the appropriate information for their review of the Building Elevations/Site Lighting and Alternative Buffers for the Cooperative Preschool at the February 26, 2019 meeting.

We have also attached a timeline of the Preschool reviews and approvals. The Town is now reviewing the Final Plan application which includes the CDC review/approval of the building elevations/site lighting and Alternative Buffers.

Kay Pearlstein