

Club Project Committee Report Notes 1/22/07

Future Development – The Club’s owners are currently pursuing legal options to prohibit future development of the golf course. Since this a complicated and time consuming process that will not be concluded prior to the next Planning Commission meeting, they are issuing a letter of intent outlining their desired goal. Once a draft version of suggested legal remedies is available, they will circulate this information among the SFCF Board, its attorney and sub-committee providing oversight to the project. Once everyone is comfortable with the proposed language, they will execute the document. The intent is for this to occur simultaneous to any zoning approval.

Density – Objectively, the proposed density of the I’On plan meets the letter and spirit of the requested zoning district (MU-PD-SU) as confirmed by town staff. Furthermore this type of development is not unprecedented within Snee Farm. As such, the arguments against this level of density are subjective and therefore it should be left to individuals to express their personal concerns directly to the Planning Commission and Town Council.

Land Use / Green Space / Buffer – The I’On Group has agreed to eliminate Lot 1 from its original plan and utilize that space to extend the green space buffer between the traffic circle and the residential neighborhood. Additionally, they have agreed to include SFCF Landscape Committee and our arborist in all planning for both private and common areas. All other development will be done with the oversight of the SFCF ACC. Subjective arguments from individuals against the proposed landscape and architecture should be directed to the Planning Commission and Town Council.

Traffic – The traffic impact study reviewed and approved by town staff indicates that the proposed development will have minimal impact and not materially exacerbate existing traffic issues within Snee Farm. As such, traffic related arguments are subjective and therefore it should be left to individuals to express their personal concerns directly to the Planning Commission and Town Council.

Pinckney Historic Site – Seamon, Whitesides & Associates reports that Bob Dodson, from the National Park Service, has agreed to write a letter of coordination saying that he will support the project, so long as we respect the buffer / boundary.

Drainage – Kevin Mitchell, the City Engineer, will present his findings regarding this issue at the Planning Commission meeting on 1/24. No doubt that if the project’s principals do not provide a satisfactory plan, the request will be denied. Since this issue is beyond the scope of the subcommittee’s knowledge we will rely on the Town’s representatives to resolve the issue to everyone’s satisfaction. Those individuals with concerns related to drainage are encouraged to contact Mr. Mitchell directly.

[As an attachment, these report notes were made a part of the Jan. 23, 2007 Board Special Meeting recorded minutes, as approved by the Board at the February 6, 2007 Regular Monthly Meeting. Attested to by: **D. Teetor**, Secretary]