

New Hope Creek Corridor Advisory Committee

Minutes of Meeting of January 18, 2021

(Present: Goebel, Flinn, Fowler, Healy [chair], Myatt, Ed Harrison, David Bradley)

- (1) Goebel said the “Candlestick property” on Cornwallis Rd. at 1 -501 is still in play for development, though several plans have been rejected. We have not intervened in the case because (a) all development plans to date have preserved the Sandy Creek trail easement (b) a fairly dense development will not cause as much traffic problem on Cornwallis as on Pickett Rd. because there is an entrance to 1 -501 at Cornwallis. Nonetheless, we should be alert to possible wildlife and water quality problems at this site.
- (2) Healy said that his statement in announcement of meeting that the next Board of Adjustment meeting in Durham would deal with the property on 15-501 near New Hope Commons was in error. In fact, the subject property is near the U-Haul building on 15-501 east of Garrett Rd. Given that this area was not considered by New Hope Corridor study, we probably don’t have the informational base to successfully oppose the changes.
- (3) A development plan for 140 housing units on the tract along Pickett Rd. adjacent to Sandy Creek Park has been submitted, though we do not seem to be able to access it yet on city web site. The big issue for neighbors is likely to be traffic. We are concerned about lighting, massing, and water quality as it might affect Sandy Creek Park. Durham Academy may not intervene, even though they would bear traffic impacts because they may have building plans of their own. A proposed swimming pool project, however, has been shelved. Myatt said that some important water quality/runoff argument could be made with respect to the proposed high-density project.
- (4) David Bradley brought in a full-size copy (thanks, Dave!) of the development proposal for 1000 housing units along Mt. Moriah Rd., north of New Hope Commons. We need to analyze this closely with regard to water and wildlife issues. One question has to do with the property on the Durham side of Mt. Moriah Rd., most of it undevelopable but being used as development credit for the rest of the property. Should we ask developer to sell or donate it? If so, to whom—TLC, Durham County (which already owns conservable amounts of the New Hope bottomland)? Healy said that this might be the time to initiate a dialogue with the developer (MI Homes, 151 Sunday Drive, Suite 100, Raleigh 27607). There are a large homebuilder list on New York stock exchange (MHO).
- (5) Bradley said county is starting a land/trail stewardship project for New Hope bottomland. He said that Jane Korest will be doing some part time work with their department.