

5601 South Bend Road (Potts property) Update

On June 10, 2025, the Committee on Historical and Architectural (CHAP) reviewed the proposal to build seven homes on the so-called Potts property.

The format of all CHAP hearings is as follows:

- 1) CHAP staff presents the proposal to the CHAP commissioners including the staff recommendations;
- 2) The developer presents its vision for the development;
- 3) Public comment/testimony;
- 4) CHAP commissioner discussion and vote.

The specific issue before this CHAP hearing (there will be others) was the proposed subdivision plan and the conceptual height and massing of the proposed homes.

The MWIA's position as set forth in a letter to the CHAP executive director, was that we were encouraged by what the developer had presented to us but that it was premature for us to have an opinion—for or against—until we had more information. The MWIA letter went on to make several suggestions of what we'd like to see the developer explore as it refined its plans. A copy of that letter is on the MWIA website. Josh Neiman, the head of MWIA's zoning and land use committee, testified at the CHAP hearing.

CHAP staff's recommendations were not dissimilar to the MWIA's thoughts although they related specifically to sections of the CHAP guidelines for new construction (which can also be found on the MWIA website). After a lot of discussion, the CHAP commissioners voted to reject the project because they wanted more information before they could vote. One of the areas about which the CHAP commissioners expressed the most concern was the number of houses along South Bend Road and how that impacted the existing historic house. Another concern was the front-loaded garages. As an FYI, the full hearing will eventually be posted on [CHAP's YouTube channel](#).

The bottom line is that the developer needs to re-evaluate its plans and resubmit to CHAP. We do not yet have a timeline for when that will take place.