



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

John Weis, Chair
Susan Lyons, Vice Chair
Susana Dancy

Edward Hoskins
Scott Levitan
Megan Patnaik

Thursday, March 10, 2022

6:30 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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919-969-5105.

Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar: URL After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: ###-####-####

Opening

Roll Call

Vice-Chair Lyons served as Chair for this meeting.

Levitan joined the meeting at 6:35 PM, following action on Approval of Agenda

Present 5 - Vice-Chair Susan Lyons, Susana Dancy, Edward Hoskins, Scott Levitan, and Megan Patnaik

Absent 1 - Chair John Weis

Approval of Agenda

A motion was made by Dancy, seconded by Patnaik, that the agenda be approved. The motion carried by a unanimous vote.

Announcements

Vice-Chair Lyons shared that the Council had reviewed the Concept Plan for Weaver Dairy Road Residential at their meeting the previous evening, and encouraged Commission Members to listen to their comments.

Petitions

No petitions were presented or discussed.

New Business

1. 101 East Rosemary [\[22-0185\]](#)
CZ Recommendation

The Commission is asked to provide a recommendation to Council for this conditional zoning application.

No public comment was received.

Commission members noted concerns related to lack of active uses along streets and need for more overall engagement of building with the streets, suitability of landscape treatments in a more urban environment, quality of the courtyard experience, and functionality of service access.

Commission members expressed support for the building mass in general, with mixed opinions on effectiveness of the step down to the north.

A motion was made by Hoskins, seconded by Dancy, to recommend that Council deny this application but allow immediate submittal of a new application for the site. The motion carried by a unanimous vote.

A motion was made by Hoskins, seconded by Levitan, to recommend that if Council does approve this application, there should be a condition for CDC review and approval of street level hardscaping and street furniture. The motion carried by a unanimous vote.

2. AURA Chapel Hill [\[22-0186\]](#)
Final Plans Review

The Commission is asked to receive developer proposal. This is a final plans review that will require an action by the commission related to elevations, site lighting and alt. buffers. Actions available to the CDC are approval, approval w/ conditions or deferral.

A motion was made by Levitan, seconded by Hoskins, that Dancy be recused

from this agenda item due to a stated conflict of interest, and that she be able to return following completion of the agenda item. The motion carried by a unanimous vote.

No public comment was received.

A motion was made by Hoskins, seconded by Patnaik, that the building elevations and lighting plan be approved with the condition that the first of the Duke fixture options be used. The motion carried by a unanimous vote.

**3. Chick fil A [\[22-0187\]](#)
Final Plans Review**

The Commission is asked to receive developer proposal. This is a final plans review that will require an action by the Commission related to elevations and site lighting. Actions available to the CDC are approval, approval w/ conditions or deferral.

No public comment was received.

Commission members expressed support for the use of sturdy materials but noted a need for more overall visual interest for the building, a better design relationship between the building and other new development at U Place, and more architectural definition of building corners and/or main entrances.

Commission members requested that the applicant reconsider the site plan and building placement for improved pedestrian safety at the drive-thru crossing, improved connectivity with the rest of U Place, and better activation of the patio as a gathering space. They also requested more information on landscaping and lighting.

This item was deferred for further consideration at a future meeting. No action was taken.

**4. Carraway Village Phase 3 [\[22-0188\]](#)
Final Plans Review**

The Commission is asked to receive and review developer proposal. This is a final plans review that will require an action by the Commission related to elevations and building lighting. Actions available to the CDC are approval, approval w/ conditions or deferral.

No public comment was received.

Commission members noted concerns related to the extent of surface parking and how it would dominate views from the building, possible visibility of the building from the interstate, and the lack of alignment between this building and the adjacent one. They asked that the applicant consider more landscaping to screen parking, and provide more information on the streetscape treatment that would tie together adjacent buildings

Commission members expressed support for the design approach shown in the building elevations.

A motion was made by Dancy, seconded by Patnaik, that this item be deferred for further discussion at a future meeting, and that the applicant provide more information on landscaping and streetscape treatment.

Hoskins stated that the additional information exceeded the scope of CDC's review, as reasoning for his vote to abstain.

The motion carried by the following vote:

Aye: 4 - Vice-Chair Susan Lyons, Susana Dancy, Scott Levitan, and Megan Patnaik

Abstain: 1 - Edward Hoskins

Adjournment

Next Meeting - Tuesday, March 22

A motion was made by Dancy, seconded by Levitan, to adjourn the meeting at 10:00 PM. The motion carried by a unanimous vote.

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public.

Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.