



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
Edward Hoskins

Scott Levitan
Megan Patnaik

Thursday, June 1, 2023

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.

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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:

https://us02web.zoom.us/webinar/register/WN_68yjKMnvTfmBvILcVAywLQ After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 850 8946 6427

Present	4 - Chair John Weis, Vice-Chair Susan Lyons, Edward Hoskins, and Megan Patnaik
Absent	1 - Scott Levitan

Opening

Roll Call

Approval of Agenda

A motion was made by Vice-Chair Lyons, seconded by Patnaik, that the meeting agenda be approved. The motion carried by a unanimous vote.

Announcements

No announcements were posted w/ agenda release.

No announcements were shared during the meeting.

Petitions

No petitions were posted w/ agenda release.

No petitions were shared during the meeting.

approved.

Approval of Minutes

1. March Minutes [\[23-0468\]](#)

Commission is asked to consider approval of March minutes report w/ added Commission comment/narratives from prior meetings.

A motion was made by Patnaik, seconded by Hoskins, that the March minutes be approved. The motion carried by a unanimous vote.

2. April Minutes [\[23-0469\]](#)

Commission is asked to consider approval of April minutes report.

A motion was made by Patnaik, seconded by Hoskins, that the April minutes be approved. The motion carried by a unanimous vote.

Consent Agenda

A motion was made by Vice-Chair Lyons, seconded by Patnaik, that the Consent be approved as reported. The motion carried by a unanimous vote.

3. 107 Johnson Street [\[23-0470\]](#)
Final Plan

Commission is asked to review and consider action on affordable housing project final plans review (elevations and site lighting). Actions include approval, approval w/ conditions or deferral.

New Business

4. Vacant Seat Application [\[23-0494\]](#)

Commission is asked to receive and consider a recommendation on the vacant seat application provided.

A motion was made by Hoskins, seconded by Patnaik, that Heather Washburn be recommend for approval to Council for a CDC vacant seat. The motion carried by a unanimous vote.

The Commission shared interest in trying to have the applicant approved and seated by the June meeting. Staff to coordinate.

5. Blue Hill Affordable Housing

[\[23-0495\]](#)

Commission has provided the attached report and have asked to consider a recommendation.

A motion was made by Vice-Chair Lyons, seconded by Patnaik, to approve the letter supporting affordable housing considerations in the Blue Hill District. The motion carried by a unanimous vote.

Concept Plan Reviews

6. Reserve @ Blue Hill

[\[23-0496\]](#)

Commission is asked to provide comments on this concept plan review.

The Commission was pleased to see care and consideration given to the following:

- Trees on site.
- Site design such that at grade parking is not obvious from Ephesus Church Road.
- The materials and design.
- Local owners and architects involved with this project.

However, the Commission has significant concern about:

1. Stormwater runoff
2. Parking
3. Overall design of the site in terms of housing types and density
4. Community-building common areas
5. Affordable Housing

1. Stormwater Runoff

Owners in the neighboring development, Hamlin Park indicate that there is already significant flooding to their property in heavy rain. With the removal of more trees and increased impervious parking, they are concerned that current flooding conditions will only be exacerbated. They do not believe that the proposed stormwater methods are enough to create a long-term remedy for their property.

The Commission recommends that both staff and the Stormwater Advisory Board review this issue more carefully at the concept plan stage, and that the developer work with the Hamlin Park Home Owners Association to develop a solution to the flooding problems before approval of this project.

2. Parking

This project in its current design calls for both underground and paved parking totaling 329 spaces. The increase in impervious surface will contribute to possible flooding and remove valuable green space from the development. A number of projects have used pervious surfaces in parking areas and the developer, due to the serious stormwater issues, should consider that approach here.

In addition, the number of spaces while consistent with the current code, is contrary to the

town's direction to reduce/discourage the number of cars. There is an opportunity here to remove parking spaces and for those that are left, to increase use of EV charging stations. Parking should be designed to promote as much green space as possible and provide additional community play/outdoor space away from the street.

3/4. Overall Site Design, Community-Building Common Areas

The LUMO proposes a density of 15 dwelling units per acre while the existing density is 10. The developer proposes a density of 22 dwelling units per acre. We believe that the LUMO density is more appropriate as a transition between Blue Hill densities and the surrounding neighborhood. And, while commissioners liked the building design, elevations and materials palette, there was concern that the space available could be better utilized and do even more to transition to the surrounding neighborhoods. One way to accomplish this would be to consider building townhomes and create more outdoor spaces that will help encourage a strong sense of community for residents.

Although we understand the Phillips family's desire to continue ownership of this entire parcel, we encourage the family to consider a For Sale component, perhaps in the Townhomes mentioned above as a separate, sub dividable parcel. This can be achieved in numerous ways but partnering with a local nonprofit would result in affordable prices for Chapel Hill residents.

The Commission recommends that traffic patterns and bike lanes be reviewed to ensure safe walking and biking in and around the traffic circle.

5) Affordable Housing

We appreciate that the Phillips family has owned this property for many years and will be the developer for this project and that it is being designed by a local architect. However, we are concerned that 65 units that are currently rented at a lower price point are lost and replaced by only 30 affordable units. We understand that the developer will work with staff to move residents during construction. However, we are deeply concerned that all current residents-many long-time residents, will not be able to return to this property at the same rental rates. Yet, the owner will have the advantage of building at least 215 rental units (the number of units to be built is not clear at this time given the rezoning request for up to 27 units per acre).

The Commission asks that staff and Council work with the developer to find ways to protect all of the current residents from substantially increased housing costs.

No motion required/requested.

Information Item

7. Planning/Project Updates

[\[23-0472\]](#)

FYI

Vice-Chair Lyons voiced interest in available data on affordable housing.

No motion required/requested.

Adjournment

Next Meeting - Tuesday, June 27

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the meeting be adjourned. 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.