

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION: COLUMBIA STREET ANNEX

October 21, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and Whit Rummel seconded a motion to recommend that the Council approve the Resolution of Land Use Plan Amendment.

Vote: 9 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Melissa McCullough seconded a motion to recommend that the Council approve Resolution A.

Vote: 9 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Stephen Whitlow moved and Melissa McCullough seconded a motion to recommend that the Council approve Ordinance A, with the following conditions:

- Bicycle parking should be significantly increased on-site.
- If we want people to use transit they need to be able to reach it as safely and efficiently as possible, then the existing pedestrian crosswalk by the bus stop should be retained- the

southern cross walk is the more direct route to current bus stop and likely location of future BRT stop.

- This is a terrible intersection - having both a southern and northern crossing signals to cars that they should slow down.

Vote: 9 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

Nays:

Prepared by: John Rees, Chair
Michael Sudol, Planner II

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 1150 SOUTH COLUMBIA STREET

September 22, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: John Weis moved and Megan Patnaik seconded a motion to recommend project approval, as presented by the applicant.

Vote: 6 – 1

Yeas: Susana Dancy
Susan Lyons
Ted Hoskins
Megan Patnaik
Polly van de Velde
John Weis

Nays: Christine Berndt

Prepared by: Adam Nicholson, Senior Planner

HOUSING ADVISORY BOARD
September 8, 2020

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION
1150 SOUTH COLUMBIA STREET DEVELOPMENT APPLICATION
1150 SOUTH COLUMBIA STREET

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Anne Hoole, seconded by Letitia Davison, that the 1150 South Columbia Street Development Application be recommended for approval by the Town Council, with the condition that the applicant reach out to the Community Home Trust to confirm that its affordable housing plan aligns with their current and projected housing needs. The motion carried by a unanimous vote.

Vote: 5-0

Ayes: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Laura Cowen, Letitia Davison, Anne Hoole

Nays:

Prepared by: Dawna Jones, Housing Advisory Board
Emily Holt, Staff

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING FOR S COLUMBIA ST ANNEX LOCATED AT 1150 S COLUMBIA ST

September 14, 2020

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Tom Henkel moved and Julie McClintock seconded a motion to recommend that, if the project receives the exemption requested for encroachment into the RCD, the Council approve the conditional zoning for South Columbia Street Annex, located at 1150 S Columbia St, with the following special considerations.

Vote: 7-0

Yeas: Adrienne Tucker (Chair), Maripat Metcalf (Vice-Chair), Bruce Sinclair, Gregory Ames, John Wallace, Julie McClintock, Tom Henkel

Nays:

Special Considerations:

- Request that the Stormwater Utility Advisory Board make recommendations on the applicant's proposal for stream restoration, including more details about flora and fauna
- A traffic study with particular attention to carbon impacts from vehicle idling, as well as commuter traffic and congestion
- Because an all-electric building is proposed, strong consideration must be given to installing a rooftop solar PV system
- Comply with the Transportation and Connectivity Advisory Board's recommended guidance for EV stations

Prepared by: Adrienne Tucker, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION S. Columbia Street Annex (Project #18-039) September 22, 2020

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Brian Hageman moved and Eric Allman seconded to recommend denial of future developments on the subject property site unless Town Council take into consideration the following conditions:

- a) 50% reduction of total parking spaces.
- b) Dedicate transportation network company (TNC) parking spaces.
- c) No Right on Red movements when the pedestrian signals are activated.
- d) Install a crosswalk north of the S. Columbia Street and NC 54 Bypass intersection.
- e) Install a crosswalk south of the S. Columbia Street and Purefoy Road intersection.
- f) Coordinate with Town Staff on the NS BRT station location to ensure safe and convenient access for pedestrians.
- g) Provide improved lighting at the crosswalks.
- h) Provide a current traffic impact analysis study.

Vote: 7-0

Ayes: Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, David Hallen, Rudy Juliano, Brian Hageman and Heather Brutz

Nays:

Prepared by: Jason Merrill, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I