



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Susana Dancy, Chair
Christine Berndt, Vice-Chair
Edward Hoskins
Susan Lyons

Megan Patnaik
Polly Van de Velde
John Weis

Tuesday, August 25, 2020

6:30 PM

Virtual Meeting

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: 891 9626 7572

Opening

Roll Call

Corey Liles-Staff liason

- Present** 6 - Chair Susana Dancy, Vice-Chair Christine Berndt, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis
- Absent** 1 - Edward Hoskins

Approval of Agenda

A motion was made by Van de Velde, seconded by Weis, that the Wegmans item be moved to the consent agenda. The motion carried by a unanimous vote.

A motion was made by Berndt, seconded by Weis, that the agenda be approved with the July Minutes and Bridgepoint items deferred to the next meeting. The motion carried by a unanimous vote.

Announcements

Staff announced that the Town will be soliciting applicants for Boards and Commissions in September. The election of officers for the CDC will be September 22nd.

Petitions

Staff reported that a Concept Plan report will go to the Council on September 16th. Also staff is finalizing a proposal responding to the CDC's Downtown Design petition to the Manager by September. Staff will follow up to the CDC on the petition changes to approved elevations at a later time.

Approval of Minutes

1. June Minutes

[\[20-0535\]](#)

Commissioner Van de Velde requested an amendment to the June Minutes which contained a motion regarding amending the May 18 minutes on the 125 E. Rosemary Parking Structure. She clarified that she did not vote on the parking structure because she did not have enough information, and therefore the vote was recorded as an 'aye'. A motion was made by Weis, seconded by Van de Velde, that the Minutes be approved with this amendment. The motion carried by a unanimous vote.

2. July Minutes

[\[20-0536\]](#)

This item was deferred to the next meeting. Commissioners determined that they would share their proposed revisions on the 1200 MLK item with Chair Dancy via email.

Consent Agenda

3. Turkish Center

[\[20-0537\]](#)

Final Plans Review

Commissioner Weis clarified the extent of changes from the previously approved elevations.

Commissioner Berndt stated the reason for her 'Nay' vote was that she feels strongly that plan revisions need to be reviewed before construction.

A motion was made by Weis, seconded by Van de Velde, that the modified building elevations be approved. The motion carried by the following vote:

Aye: 5 - Chair Susana Dancy, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Nay: 1 - Vice-Chair Christine Berndt

4. Wegmans

[\[20-0538\]](#)

Final Plans Review

The Commission clarified the extent of proposed lighting changes and

conformance with the requested lighting color range.

A motion was made by Van de Velde, seconded by Weis, that this Discussion Item be approved. The motion carried by a unanimous vote.

New Business

5. 1751 Dobbins Drive [\[20-0539\]](#)

Final Plans Review

Commissioners asked clarifying questions and discussed selection of materials.

A motion was made by Weis, seconded by Van de Velde, that the building elevations be approved. The motion carried by a unanimous vote.

A motion was made by van de Velde that the lighting plan be approved. The motion carried by a unanimous vote.

It was then determined that a review for Alternate Buffers was not needed.

6. Sheraton Hotel at Europa Drive [\[20-0540\]](#)

Blue Hill Certificate of Appropriateness

Staff clarified this is a new Certificate of Appropriateness. Commissioners asked clarifying questions and discussed the merits of changes to the rooftop design.

A motion was made by Patnaik, seconded by Weis, that the Certificate of Appropriateness be approved. The motion carried by a unanimous vote.

7. Carraway Village [\[20-0541\]](#)

Special Use Permit Recommendation

Commissioners asked clarifying questions and discussed the suitability of each proposed gas station site, along with considerations for appropriate signage design. The applicant proposed to the CDC that he was willing to add in doing only one gas station on the entire property, on either Block A, B or C.

Commissioner Berndt stated the reason for her 'Nay' votes were that she did not feel a gas station was an appropriate use for Block A, and that she was not in favor of adding signage panels.

A motion was made by Weis, seconded by Patnaik, to recommend approval of a gas station as a principal use on Blocks A, B, and C, with the condition that there be a maximum of one gas station establishment, whether principal or accessory, for the entire Carraway Village project site. The motion carried by the following vote:

Aye: 5 - Chair Susana Dancy, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Nay: 1 - Vice-Chair Christine Berndt

A motion was made by Weis, seconded by van de Velde, to recommend approval of all other SUP changes as proposed. The motion carried by the following vote:

Aye: 5 - Chair Susana Dancy, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Nay: 1 - Vice-Chair Christine Berndt

8. Bridgepoint

[\[20-0542\]](#)

Conditional Zoning Recommendation

This item was deferred to the next meeting upon request of the applicant.

Adjournment

Next Meeting - Tuesday, September 22

A motion to adjourn was made by Van de Velde, seconded by Weis. The motion carried by a unanimous vote.

The meeting adjourned at 8:40 PM.

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.