



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Chair Volker Mueller
Susana Dancy
Christine Berndt
Lucy Davis
Edward Hoskins

Susan Lyons
Megan Patnaik
Polly Van de Velde
John Weis

Tuesday, June 25, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Staff Liason-Nicholson

Council Liason-Oates

Planning Commission Liason-Ryan

Roll Call

Staff Liason-Nicholson

Council Liason-Oates

Planning Commission Liason-Ryan

- Present** 7 - Susana Dancy, Christine Berndt, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis
- Absent** 2 - Chair Volker Mueller, and Lucy Davis

Approval of Agenda

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

Announcements

1. Eastowne Staff Presentation [\[19-0598\]](#)
Development Agreement

Comments Reveived from Commission members:

1. Town and University goals need to come together.
2. Town should not feel obligated to meet the University's rushed time frame.
3. Desire for commercial space.
4. Transit hubs should be included.
5. Rely on multi-modal transportation.
6. Consider long term reuse of parking structures for other purposes.
7. Priorities should consider sustainable design and the natural environment before infrastructure.
8. Make spaces that are beautiful, well-designed, and pleasant for people

including complete streets.

9. Encourage flexibility in the model.

10. Have a clear understanding of the use and anticipated build-out of the overall development. Will it include research, day surgery, ambulatory, office, education, etc.?

11. Consider ways the project could support people w/ medical issues.

12. Put public art into the process.

Petitions

2. Concept Plan Improvements [\[19-0599\]](#)

A motion was made by Berndt, seconded by Van de Velde, that Concept Plan Improvements package be approved and submitted for Council review on June 26th. The motion carried by a unanimous vote.

3. Carraway Village [\[19-0600\]](#) Bay Projections Review

A motion was made by Hoskins, seconded by Weis, that the facade modifications be approved. The motion carried by the following vote:

Aye-5

Nay-2

Commissioners Berndt and Van de Velde noted their lack of support of the parapet projects, wanting to see a continuous parapet in accordance w/ design guidelines.

Aye: 5 - Dancy, Hoskins, Lyons, Patnaik, and Weis

Nay: 2 - Berndt, and Van de Velde

Approval of Minutes

4. May Minutes [\[19-0601\]](#)

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

5. June Special Meeting Minutes [\[19-0602\]](#)

A motion was made by Van de Velde, seconded by Hoskins, that the June Special meeting minutes be approved. The motion carried by a unanimous vote.

Consent Agenda

A motion was made by Weis, seconded by Hoskins, that the Consent Agenda be approved. The motion carried by a unanimous vote.

6. 100 Europa Drive [\[19-0603\]](#)

Wireless Facility Replacement

7. OWASA Micro-Dish Mount (T-Mobile)
609 Piney Mountain Road

[\[19-0604\]](#)

Old Business

8. SECU-Charterwood Branch
Final Plan-Building Elevation & Lighting Plan

[\[19-0605\]](#)

A motion was made by Van de Velde, seconded by Lyons, that main branch elevations be approved w/ no columns at MLK entrance. The motion carried by a unanimous vote.

A motion was made by Weis, seconded by Van de Velde to table discussion on the teller pavilion to allow the applicant time to investigate dealing w/ the blank brick wall w/ decorative brick work or a landscape modification along the facade, or both. The motion carried by a unanimous vote.

A motion was made by Hoskins, seconded by Lyons, that the lighting plan be approved. The motion carried by the following vote:

Aye-5

Nay-2

Commissioners Berndt and Weis noted that lights were too high given the surrounding residential neighborhoods and that there was a lack of adequate information submitted for review.

Aye 5-Dancy, Hoskins, Lyons, Patnaik and Van de Velde

Nay 2-Berndt and Weis

New Business

9. 111 Purefoy

[\[19-0505\]](#)

A motion was made by Berndt, seconded by Weis, to table discussion on building elevations to a later date allowing the applicant to respond to comments regarding Purefoy Road facade. The motion carried by a unanimous vote.

A motion was made by Van de Velde, seconded by Hoskins to approve the lighting plan. The motion carried by a unanimous vote.

A motion was made by Van de Velde, seconded by Patnaik to approve the landscape plan. The motion carried by a unanimous vote.

10. New Life Fellowship Church
510 Sage Road

[\[19-0606\]](#)

Commission is asked to review and consider action on Final Plan Application, building elevations

A motion was made by Lyons, seconded by Weis, that New Life Church be approved as designed. The motion carried by a unanimous vote.

Adjournment

Next Meeting - Tuesday, July 23rd

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 and Development Services Department at 919-969-5066; 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.