



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

Tuesday, February 28, 2023

6:30 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 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

Opening

Roll Call

Present 5 - Chair John Weis, Vice-Chair Susan Lyons, Edward Hoskins, Scott Levitan, and Megan Patnaik

Approval of Agenda

Vice-Chair Lyons recommended reordering the agenda to have the Chapel Hill Life Sciences item follow the Weaver's Grove item. Vice-Chair Lyons made a motion,

seconded by Patnaik, to approve the agenda with that amendment incorporated. The motion carried by a unanimous vote (Levitan absent).

Announcements

No announcements

Petitions

No petitions submitted or received

Approval of Minutes

1. January Meeting Minutes [\[23-0164\]](#)

Commission is asked to receive and consider approval of the January meeting minutes.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the minutes and attachments be approved. The motion carried by a unanimous vote (Levitan absent).

Scott Levitan joined the meeting prior to the next agenda item.

Old Business

2. UPlace Chick-Fil-A
Final Plans [\[23-0165\]](#)

Commission is asked to receive and review final plans related to building elevations and site lighting. Actions to be considered are (1) approval, (2) approval with conditions, or (3) deferral to meet voluntary compliance requests.

The Commission noted the improvements made on building design, and asked questions to better understand lighting design and landscape screening.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that the building elevations and lighting be approved, with conditions that no uplighting be used and that lighting be a consistent color temperature with the University Place overall site. The motion carried by a unanimous vote.

New Business

3. Weavers Grove Community Center
Final Plans [\[23-0166\]](#)

Commission is asked to receive and review building elevations for the community center, pavilion, and fix-it shop. Actions to be considered are (1) approval, (2) approval with conditions, or (3) deferral to meet voluntary compliance requests.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that the building elevations be approved. The motion carried by a unanimous vote.

**6. Chapel Hill Life Sciences Center
Concept Plan**

[\[23-0169\]](#)

Commission is asked to receive and comment on this concept plan application.

This item was moved in the agenda order as part of the action approving the agenda.

Members of the public spoke about concerns related to the displacement of existing businesses and other potential impacts of the development on the surrounding area.

Commission members provided comments which are included in the attached document. No action was taken.

**4. Park Place Phase III
Certificate of Appropriateness**

[\[23-0167\]](#)

Commission is asked to receive the application and drawings for a Blue Hill COA.

If action is possible, motions on a COA are (1) approval, (2) approval w/ conditions, or (3) denial.

Commission members provided comments around the design character in the context of Chapel Hill, the use of materials and articulation techniques on the building facades and building elements, landscaping opportunities to enhance building architecture, opportunity to decrease building footprint through parking reduction, and the need for more open space with more thought to programming. Further details on the discussion are included in the attached document.

The Commission continued the item for further discussion at a later meeting.

**5. 710 N. Estes
Courtesy Review**

[\[23-0168\]](#)

Commission is asked to receive and comment on renderings as part of a courtesy review. Commission may move to transmit written comments but no other action is required.

Commission members were supportive of the pitched roof design and the applicant's responsiveness to previous comments. Commission members provided comments around landscaping to screen blank walls and opportunities to further enliven building facades and break up wall planes in more impactful ways through materials and architectural details.

No action was needed to conclude the courtesy review. The project will return to the Commission for Final Plans review of building elevations and lighting.

7. Aura S. Elliott [\[23-0170\]](#)
Concept Plan

Commission is asked to receive and comment on this concept plan application.

Commission members provided comments which are included in the attached document. No action was taken.

8. Board Priorities, Roles, and Responsibilities [\[23-0171\]](#)

Commission is asked to discuss board priorities, roles, and responsibilities.

Commission members asked questions and discussed the recent conversations between staff and Town Council around shifting Advisory Boards into a more policy-oriented role. Chair Weis expressed a need for the Commission to have opportunity to move forward on prior priorities before establishing new ones.

No action was taken.

Adjournment

Next Meeting - March 28, 2023

A motion was made by Hoskins, seconded by Patnaik, that the meeting be adjourned at 10:15PM. 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
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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.