

# 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 FOR 101 E. ROSEMARY STREET

April 5, 2022

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Neal Bench moved, and Elizabeth Losos seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency and Reasonableness).

**Vote:** 7 – 0

**Yeas:** Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Stephen Whitlow

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Jonathan Mitchell moved, and Neal Bench seconded a motion to recommend that the Council approve the Conditional Rezoning, with the following condition:

- Provide sidewalks with at least an 8' clear zone on both street frontages

Special Considerations for the Town Council:

- Let the parking be market-driven., and let the applicant determine the number of parking spaces they wish to reserve in the new Town parking deck.
- Install bicycle lanes on Rosemary Street
- Consider having the applicant swap the commercial space with the lobby and service areas in the floor plan, as it may provide further activation of that prominent corner

**Vote:** 7 – 0

**Yeas:** Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Stephen Whitlow

Prepared by: Michael Everhart, Chair  
Judy Johnson, Assistant Director

## 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 DISTRICT FOR 101 E. ROSEMARY ST.

February 8, 2022

**Recommendation to Council:** Approval  Approval with Special Considerations   
Denial

**Motion:** Tom Henkel moved and Bruce Sinclair seconded a motion to recommend that the Council approve the conditional zoning district for the 101 E Rosemary Street development application, with the following special considerations:

**Vote:** 7-1

**Aye:** Chair Maripat Metcalf, Vice-chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

**Nay:** Julie McClintock

Member McClintock cited the following reasons for voting against: (1) the project does not meet the Town's need for housing and (2) the stormwater control measures do not go far enough.

#### Special Considerations:

- Rainwater capture and reuse for non-potable uses
- Only native and non-invasive species in courtyard
- Incorporate greywater-ready plumbing

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

## HOUSING ADVISORY BOARD

*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 101 EAST ROSEMARY STREET CONDITIONAL ZONING APPLICATION 101 E. ROSEMARY STREET

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** A motion was made by Morande, seconded by Mercer, that the 101 E. Rosemary Street Conditional Zoning Application be recommended for approval by the Town council, with the following conditions:

- That the project dedicates 15% (22) of the units as affordable with the following affordability mix:
  - 12 units at 80% AMI
  - 6 units at 60% AMI
  - 2 unit at 50% AMI
  - 2 units at 30% AMI
- That the affordable units have an affordability period of 30 years
- That the developer explores accepting housing choice vouchers.

**Vote:** 6-0

Ayes: Sue Hunter (Chair), Robert Dowling, Alice Jacoby, Rex Mercer,  
Brandon Morande, Dustin Mills

Nays:

Prepared by: Emily Holt, Staff

## 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 FOR CONDITIONAL ZONING APPLICATION FOR 101 EAST ROSEMARY

March 22, 2022

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Hageman moved, seconded by Kjemtrup-Lovelace, to recommend approval with the following comments:

- TCAB supports the prominent placement of the cycle center on Rosemary Street.
- TCAB opposes the concept of an additional payment-in-lieu for residents to use the Town parking deck.

**Vote:** 8 – 0

**Yeas:** 7 - Chair Heather Brutz, Brian Hageman, Vice-Chair Nikki Abija, Mary Breeden, Katie Huge, Susanne Kjemtrup-Lovelace, Alvaro Villagran, and Denise Matthews

**Nays:**

Prepared by: Josh Mayo, Transportation Planner I

## 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 101 E ROSEMARY ST

March 10, 2022

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Ted Hoskins moved and Susana Dancy seconded a motion to recommend that Council deny this application, but allow immediate submittal of a new application for the site.

**Vote:** 5-0

**Yeas:** Susana Dancy  
Ted Hoskins  
Scott Levitan  
Susan Lyons  
Megan Patnaik

**Nays:** None

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Ted Hoskins moved and Scott Levitan seconded a motion to recommend that if Council does approve this application, they do so with the following conditions:

1. That the CDC shall review and approve streetscape plans including street-level hardscaping and furniture.

**Vote:** 5-0

**Yeas:** Susana Dancy  
Ted Hoskins  
Scott Levitan  
Susan Lyons  
Megan Patnaik

**Nays:** None

Prepared by: Corey Liles, Planning Manager