



# 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

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**Tuesday, July 28, 2020**

**6:30 PM**

**RM 110 | Council Chamber**

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#### **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\\_K5A70WBMTXmGG94BNkQ-hQ](https://us02web.zoom.us/webinar/register/WN_K5A70WBMTXmGG94BNkQ-hQ)

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 886 4858 7893

#### **Opening**

#### **Roll Call**

Neal Branch-Planning Commission liason

**Present** 7 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

#### **Approval of Agenda**

A motion was made by Van de Velde, seconded by Lyons, that the agenda be approved w/ the following modifications. The motion carried by a unanimous vote.

These modifications are also noted per each agenda item.

1. Wegman's Lighting Plan will be pulled from the Consent Agenda for Discussion.
2. Sheraton Hotel discussion deferred to regular August Meeting.
3. 1751 Dobbins Drive deferred to regular August Meeting.
4. June 23rd minutes deferred until July 28th meeting.

**Announcements**

No announcements made.

**Petitions**

Staff to provide Petition updates at meeting

No updates were given.

**Approval of Minutes**

1. April 27-Minutes Revised [\[20-0494\]](#)

A motion was made by Lyons, seconded by Vice-Chair Berndt, that April 27 minutes be approved while noting for Chris Community Church that two citizen's opposed a non-residential project being allowed in a residential zone. The motion carried by a unanimous vote.

2. June Minutes [\[20-0495\]](#)

A motion was made by Van de Velde, seconded by Lyons, that the June minutes be deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.

**Consent**

3. 400 Market Square-Suite 105 [\[20-0496\]](#)  
Remax Sign Permit

Sign Permit

A motion was made by Van de Velde, seconded by Weis, that 400 Market Square Sign Permit be approved as presented. The motion carried by a unanimous vote.

4. Wegmans Lighting Plan [\[20-0497\]](#)  
Photometric Modification

Final Plans-Lighting

A motion was made by Lyons, seconded by Van de Velde, requesting the applicant provide lighting between 3,000k and 3,500k 'warm' light temperatures for the parking lot across Old Chapel Hill Road and also include a landscape plan for reference; due back by 8/25/2020. The motion carried by a unanimous vote.

The Commission was concerned about the effect of the proposed lighting on the adjoining residential properties.

**New Business**

5. 1200 MLK  
Special Use Permit Recommendation

[\[20-0498\]](#)

**\*Application Type Note\***

Please note that this application type was incorrectly labeled as a Special Use Permit for the July agenda. The applicant will be moving forward as a Conditional Zoning Application.

A motion was made by Van de Velde, seconded by Lyons, to recommend denial of this Conditional Zoning application to Council until such time as the applicant has produced elevations that are photorealistic, articulate the building facades, meet the fenestration requirements of section 6.23 of LUMO; and has reviewed elevations with the CDC. The motion carried by the following vote:

Hoskins noted his willingness to recommend approval to council w/ various conditions, but stated he was not in favor recommending denial of the project to Council.

One citizen spoke and noted concern regarding trucks loading on the rear storage building dock and questioned the level of community engagement.

Commission members expressed several concerns:

1. The storage building facade did not have sufficient fenestration and articulation; the facade did not appear to meet Section 6.23 of LUMO regarding breaking up every 55' and having 40% fenestration on the first level.
2. The rear of the building is a blank wall, 35' high that is very close to residential properties. The use appears to be intrusive to the residential area, especially the loading dock, rather than being designed to relate to the community.
3. The convenience store needs to be transparent and activate the street; and have sufficient pedestrian connection from the north.
4. There is a sign and flagpole at the front of the building that the CDC should review.
5. The streetscape along MLK is not pedestrian friendly.
6. There are a number of units in the Resource Conservation District, and more are being added into it.
7. The future Land Use Plan does not support the proposed use; and the use does not support Bus Rapid Transit.

8. The Council should require the applicant to provide residential component to the proposal, particularly plans for infrastructure improvements, and assistance to owners to upgrade their units. The residential area should be better off after completion of the project.

9. The quality of the submittal was sketchy, and members felt better information and more complete elevation plans were needed before the Council takes action.

**Aye:** 6 - Chair Susana Dancy, Vice-Chair Christine Berndt, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

**Nay:** 1 - Edward Hoskins

6. 1751 Dobbins Drive [\[20-0499\]](#)  
Final Plans Review  
Building Elevations, Lighting and Alternate Buffer Request

A motion was made by Van de Velde, seconded by Lyons, that 1751 Dobbins Drive deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.

7. Sheraton Hotel [\[20-0500\]](#)  
Certificate of Appropriateness  
Certificate of Appropriateness-Blue Hill District

A motion was made by Van de Velde, seconded by Lyons, that this Discussion Item be deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.

8. FLUM Discussion [\[20-0501\]](#)  
Future Land Use Map.

Alisa Duffey Rogers will prepare a memo outlining key discussion points made by the Commission relating to design of buildings and areas. Please find the memorandum dated August 28, 2020.

### *Adjournment*

Next Meeting - Tentative for Tuesday, August 25th

A motion was made by Lyons, seconded by Patnaik, that this meeting be adjourned. 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*
- 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](mailto: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.*