



TOWN OF CHAPEL HILL

Environmental Stewardship Advisory Board Meeting Minutes

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

Chair Adrienne Tucker
Vice-Chair Mary Metcalf
Gregory Ames
E. Thomas Henkel

Julie McClintock
Noel Myers
Bruce Sinclair
John Wallace

Monday, September 14, 2020

7:00 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: ###-####-####

Virtual Meeting Orientation

The Chair and staff liaison oriented members and visitors to the virtual meeting software and process for reviewing applications.

Opening

The meeting was called to order at 7:06 p.m.

Roll Call

Others in attendance: Melissa McCullough (Planning Commission Champion), Amy Harvey (staff host) and John Richardson (staff liaison)

Present 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

Absent 1 - Noel Myers

Approval of Agenda

This proposed agenda was approved, as amended by asking staff to provide an update about how energy efficiency can be addressed through the climate action planning process.

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

Announcements

None.

Petitions

Barbara Driscoll, President of the New Hope Audubon Society, presented some information about the environmental and other benefits of a “Leave the Leaves” campaign. Member McClintock expressed support and encouraged this to be shared with the Stormwater Utility Advisory Board. Member Henkel expressed concern about pushing more pine straw pickup to residents and the solid waste division. Members Metcalf and Ames supported the proposal in principle and asked if more could be learned about possible consequences to service delivery.

A motion was made by Wallace, seconded by Ames, that the board receive the petition, acknowledge that members like the spirit of it, and ask that it be put on the October agenda for further discussion. The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

Approval of Minutes

a. Review draft action minutes

[\[20-0560\]](#)

A motion was made by member Ames, seconded by member McClintock, that the draft minutes be approved. The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

Old Business

None

New Business

a. Review the Bridgepoint development application and make a recommendation for Council

[\[20-0561\]](#)

A motion was made by member McClintock, seconded by member Henkel, that the application for the Bridgepoint project, located at 2214 and 2312

Homestead Rd, be recommended for approval with the following special considerations.

- Have the project reviewed by the Stormwater Utility Advisory Board
- Include native and non-invasive plantings only
- A/C SEER rating of 16 or greater for all homes
- Solar ready rooftop design, including wiring

The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

b. Review the 1200 MLK development application and make a recommendation to Council

[\[20-0562\]](#)

A motion was made by member Henkel, seconded by member Metcalf, that the application for the 1200 MLK project be recommended for approval with the following special considerations.

- Maximize native tree plantings
- If all electric, install solar PV on self storage building
- Install a stormwater management system that yields zero runoff

The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

c. Review S Columbia St Annex application and make a recommendation to Council

[\[20-0563\]](#)

A motion was made by member Henkel, seconded by member Wallace, that the application for the S. Columbia St Annex project, located at 1150 S Columbia St, be recommended for approval with the following condition and special considerations.

Condition:

- If the project receives the exemption requested for encroachment into the RCD, the following recommendation holds

Special Considerations:

- Request that the Stormwater Utility Advisory Board make recommendations on the applicant's proposal for stream restoration, including more details about flora and fauna
 - A traffic study with particular attention to carbon impacts from vehicle idling, as well as commuter traffic and congestion
- Have the project reviewed by the Stormwater Utility Advisory Board
- Because an all-electric building is proposed, strong consideration must be given to installing a rooftop solar PV system
 - Comply with the Transportation and Connectivity Advisory Board's recommended guidance for EV stations

The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

Adjournment

A motion was made by member Henkel, seconded by member Ames, that the meeting be adjourned at 10:38 p.m. The motion carried by the following vote:

Aye: 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Bruce Sinclair, and John Wallace

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.