



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

Thursday, November 17, 2022

6:30 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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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_VJaHolowS46qhDB8zttZSQ. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 829 9730 6116

Opening

Roll Call

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

Approval of Agenda

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

Announcements

Chair John Weis shared that he had been invited to an upcoming meeting, along with other Board chairs, to discuss criteria for the new Planning Director. He asked Commission members to send him their thoughts on the matter.

Petitions

No petitions were received.

Approval of Minutes

1. October Minutes

[\[22-0837\]](#)

Commission is asked to receive and consider approval on the October meeting minutes.

A motion was made by Hoskins, seconded by Patnaik, that the minutes be approved with the edits submitted by the Chair to staff incorporated. The motion carried by a unanimous vote.

Consent Agenda

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

2. 410 Market Street (Better Dental) Signage

[\[22-0838\]](#)

Commission is asked to receive and consider approval of this sign proposal in Southern Village.

Approved as part of consent agenda.

3. Perry Place

[\[22-0839\]](#)

Commission is asked to receive and approve after-the-fact changes to the final elevations of this affordable housing development at 800 S. Merritt Mill Road. Modifications have been highlighted in the applicant's materials and justifications have been provided for each.

Approved as part of consent agenda.

Old Business

4. Tarheel Lodging

[\[22-0840\]](#)

Commission is asked to continue discussion and consider action on COA modification requests heard at the September and October meetings.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that all the Design Alternatives requested by the applicant be approved and incorporated into action on the Certificate of Appropriateness modification. The motion

carried by a unanimous vote.

A motion was made by Levitan, seconded by Patnaik, that Outdoor Amenity Space be provided pursuant to the plan that was submitted and approved under the previous Certificate of Appropriateness action. The motion carried by the following vote:

Aye: Hoskins, Levitan, Patnaik

Nay: Vice-Chair Lyons, Chair Weis

A motion was made by Hoskins, seconded by Levitan, that the Certificate of Appropriateness modification, with inclusion of requested Design Alternatives, be approved. The motion carried by a unanimous vote.

5. University Place - Phase 2 [\[22-0841\]](#)

Commission is asked to receive and comment on revised final plans originally reviewed during the May meeting.

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

New Business

**6. 2217 Homestead Road [\[22-0842\]](#)
Conditional Zoning Recommendation**

Commission is asked to receive and consider a recommendation to Council on this conditional zoning application.

A motion was made by Vice-Chair Lyons, seconded by Patnaik, to recommend that the Council approve the application with the condition that the applicant return for a courtesy review of building elevations following Council approval. The motion carried by a unanimous vote.

Adjournment

Next Meeting - December 15, 2022

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.

Note