



# TOWN OF CHAPEL HILL

## Environmental Stewardship Advisory Board Meeting Minutes

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

Chair Mary Metcalf  
Vice-Chair Adrienne Tucker  
E. Thomas Henkel  
Julie McClintock  
Marirosa Molina

Noel Myers  
Bruce Sinclair  
Noah Upchurch  
Lucy T Vanderkamp

Thursday, April 14, 2022

7:00 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.

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

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

### 1 Virtual Meeting Notification

### 2 Opening

The meeting was called to order at 7:05 PM.

### 3 Roll Call

Others present: Council Member Paris Miller-Foushee, Youth Council Lorissa Zhou, Ella Feathers (UNC), prospective applicants to the board (Christine Berndt, Anthony Henege, Judy Gaitens-arneson, Stefan Klakovich), the applicant teams (Gimghoul, PEACH Apartments, Harris Teeter), and John Richardson (staff liaison)

**Present** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

**Absent** 2 - Julie McClintock, and Noah Upchurch

### 4 Approval of Agenda

A motion was made by Henkel, seconded by Vanderkamp, that this be approved.

The motion carried by the following vote:

**Aye:** 6 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

**Excused:** 1 - Marirosa Molina

## **5 Announcements**

None.

## **6 Petitions**

None.

## **7 Approval of Minutes**

### **a. Draft Action Minutes**

[\[22-0302\]](#)

A motion was made by Member Vanderkamp, seconded by Vice-Chair Tucker, that the March 14, 2022 draft action minutes be approved as written. The motion carried by the following vote:

**Aye:** 6 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

**Excused:** 1 - Marirosa Molina

## **8 Update from Chair**

None.

## **9 Update from Planning Commission Champion**

None.

## **10 Update from Booker Creek Working Group Representative**

None.

## **11 Update from UNC Student Representative**

Ella Feathers noted the undergraduate administration is planning to bring back an even stronger environmental department in the upcoming academic year.

## **12 Old Business**

*a. None*

## **13 New Business**

### **a. Meet prospective applicants to the Board**

[\[22-0303\]](#)

Christine Berndt, Judy Gaitens-Arneson, Anthony Henage, and Stefan Klakovich introduced themselves to the board. Each described their experience and interest in serving.

Marirosa Molina arrived.

**b. Make recommendation to Council for Board appointments [\[22-0304\]](#)**

A motion was made by Member Vanderkamp, seconded by Member Molina, to move item 13.b. to the end of the meeting. The motion carried by the following vote:

**Aye:** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

**c. 742 Gimghoul Road - Conditional Zoning [\[22-0305\]](#)**

The applicant team presented information about the project, including elements related to the Board's sustainability review criteria. The Board made comments and asked clarifying questions related to: ADA compliance, exterior lighting, lighting and water fixture efficiency, bicycle parking, and impervious surface area.

A motion was made by Member Sinclair, seconded by Member Vanderkamp, to recommend that the Town Council approve the conditional zoning application for the project located at 742 Gimghoul Rd without any additional conditions or special considerations from the board. Ella Feathers concurred with the motion. The motion carried by the following vote:

**Aye:** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

**d. Peach Apartments Conditional Zoning Application [\[22-0286\]](#)**

The applicant team presented information about the project, including elements related to the Board's sustainability review criteria. The Board made comments and asked clarifying questions related to: all-electric design, heat pumps, unit size, canopy coverage, previous land use, trail substrate, soil condition for vegetable gardens, use of recycled materials, and the mobility shelter.

Public Comment: Robert Beasley commended EmPOWERment for an attractive, forward-thinking and meaningful project.

A motion was made by Member Sinclair, seconded by Member Henkel, to recommend that the Council approve the conditional zoning district for the PEACH Apartments development application located at 107 Johnson Street with the mobility shelter located in the setback, including the following note

and special considerations. Ella Feathers concurred with the motion.

Note: The ESAB appreciates the applicant's environmental considerations that have been put into this project and for their commitment to affordable housing.

Special Considerations:

- More pervious parking spaces
- Highly efficient air-to-water heat pumps for heating and cooling system
- Induction range tops for cooking
- Rooftop solar to reduce monthly operating cost from all-electric design
- Locally sourced and/or recycled materials

The motion carried by the following vote:

**Aye:** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

e. Harris Teeter Special Use Permit (SUP) [\[22-0310\]](#)

Environmental Stewardship Board members reviewed the application and provided comments to the applicant. In accordance with the procedures referenced below, Council Member liaisons were not present for the Board's discussion about the project.

Note: The Environmental Stewardship Advisory Board review functions as a preliminary forum. No comments or recommendations may be made part of the evidentiary record, in accordance with North Carolina General Statutes for quasi-judicial procedures (§ 160D-301(b), § 160D-406).

A full record of the discussion is available via the video recording for this meeting. A written copy of the Board's comments to the applicant, as captured by the staff liaison, can be provided by the Planning Department upon request.

a. Make recommendation to Council for Board appointments [\[22-0304\]](#)

Note: This item was moved from an earlier location on the agenda.

The Board developed the following recommendations and reasoning for FY23 board seat appointments:

Greenways Advocate (partial term ends 6/30/22)

Applicant: Lucy Vanderkamp

Reasoning: Demonstrated commitment to the goals of the ESAB over last 1.5 years, a valued member, and we would appreciate her continued input.

Resident

Applicant: Judy Gaitens-arneson

Reasoning: Long-term Chapel Hill resident, former business owner in the area, and brings a valuable resident perspective to this work.

Resident (partial term ends 6/30/23)

Applicant: Anthony Henage

Reasoning: Life-long Chapel Hill resident who brings a valuable perspective to this work.

Stormwater Advocate (partial term ends 6/30/24)

Applicant: Stefan Klakovich

Reasoning: Broad base of experience with stormwater and environmental issues, and his experience as a teacher will allow him to advocate for younger community members as well.

A motion was made by Member Vanderkamp, seconded by Member Sinclair, that the recommendations and reasoning listed above be shared with the Town Council for consideration. The motion carried by the following vote:

**Aye:** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

## 14

### Adjournment

Prior to adjournment, Member Henkel asked the staff liaison for an update on the Board's petition to Council regarding electrification. The Staff Liaison noted that a draft staff response is being reviewed and that they are looking for a date to bring the item back to Council.

A motion was made by Member Henkel, seconded by Vice-Chair Tucker, to adjourn the meeting. The meeting was officially adjourned at 10:10 PM. The motion carried by the following vote:

**Aye:** 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

*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.*