

## 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 ROSEMARY-COLUMBIA STREET HOTEL LOCATED AT 108, 110, AND 114 W. ROSEMARY STREET, 205 AND 207 N. COLUMBIA STREET, AND 208 PRITCHARD AVENUE

May 20, 2021

**Recommendation to Council:** Approval  Approval with Conditions  Denial

**Motion:** Bruce Sinclair moved and Marirosa Molina seconded a motion to recommend that the Council approve the conditional zoning district for the Rosemary-Columbia Street Hotel project located, with the following conditions and special considerations.

**Vote:** 8-0

**Aye:** Chair Maripat Metcalf, Bruce Sinclair, Grace Elliott, Julie Gras-Najjar, Marirosa Molina, Thomas Henkel, and Lucy Vanderkamp

**Nay:**

#### Conditions:

- That the Energy Management Plan meet the requirements of the Town's Climate Action Plan

#### Special Considerations:

- Continue to provide the Town information about the project's consideration of the NCGreenTravel and Green Key Eco Rating Program
- Offer pervious surface alternatives to address the 7% increase in impervious surface area
- As a good neighbor to the Town, capture and provide water from runoff for irrigation to the pocket park and surrounding landscaping

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

## 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 108 WEST ROSEMARY STREET

May 25, 2021

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Ted Hoskins moved and Susan Lyons seconded a motion to recommend approval of the project presented by the applicant, with the following conditions:

1. That the proposed stipulations be modified to read that the Commission review *and approve* building elevations (including HVAC/Mechanical equipment screening), site lighting plans, and the landscape plan.
2. That Commission review of elevations be an iterative process in consultation with the applicant.

**Vote:** 5-1

**Yeas:** Ted Hoskins  
Susan Lyons  
Ted Hoskins  
Megan Patnaik  
John Weis

**Nays:** Christine Berndt

**Reason for Nay Vote:** Against modifying the LUMO regulations to allow height encroachment into the Northside Neighborhood Conservation District.

Prepared by: Adam Nicholson, Senior Planner

## 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 Rosemary-Columbia Hotel (Project # 20-076) May 25, 2021

**Recommendation:**    **Approved**           **Approval with Conditions**           **Denied**  

**Motion:**        Rudy Juliano moved, and Denise Matthews seconded, to recommend approval of the conditional zoning application with the following conditions:

- That the applicant remove the left turn from the full service driveway onto Columbia Street.
- That the applicant communicate with the Town on the potential for bikeshare on the site.

**Vote: 7-1**

**Ayes: Heather Brutz, Eric Allman, Mary Breeden, Brian Hageman, Katie Huge, Rudy Juliano, Denise Matthews**

**Nays: Nikki Abija**

Prepared by:  
Josh Mayo, Transportation Planner I

## 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 108 WEST ROSEMARY STREET

June 15, 2021

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Neal Bench moved and Melissa McCullough seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

**Vote:** 9 – 0

**Yeas:** James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, Jon Mitchell, John Rees, Louie Rivers, Elizabeth Webber, Stephen Whitlow

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Neal Bench moved and Elizabeth Losos seconded a motion to recommend that the Council approve the Conditional Rezoning, with conditions.

**Vote:** 7 – 2

**Yeas:** Neal Bench, Elizabeth Losos, Melissa McCullough, Jon Mitchell, John Rees, Louie Rivers, Elizabeth Webber

**Nays:** James Baxter (Vice-Chair), Stephen Whitlow

#### Special Considerations:

- Interest to add tree canopy and soften building transition as it abuts Northside
- For Council or the Town Manager to explore putting in place a community benefit agreement as recommended by the West Rosemary Street Design Guidelines, which may include items such as the use of minority-owned contractors and hiring employees from the Northside community.

**Reason for Nay Votes:**

- Traffic concerns
- Safety concerns of left-turns from Columbia Street driveways without a signal light or other traffic stops
- Height of the building encroaching into the Northside neighborhood
- Town should reevaluate the land swap as there may be a better option

Prepared by: Anya Grahn, Senior Planner