



TOWN OF CHAPEL HILL

Community Design Commission

Action Minutes

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

Christine Berndt
Susana Dancy
Lucy Davis

Volker Mueller
Edward Hoskins
Polly Van de Velde

Tuesday, August 28, 2018

6:30 PM

RM 110 | Council Chamber

Roll Call

Present 6 - Christine Berndt, Susana Dancy, Lucy Davis, Edward Hoskins, Volker Mueller, and Polly Van de Velde

Approval of Agenda

Commissioner Hoskins proposed an amendment as part of the motion to approve, delaying the consideration of applicants to the end of the agenda. Commissioner Mueller seconded. The motion carried by a unanimous vote.

Announcements

1. Introduction of Applicants for the CDC [\[18-0665\]](#)

Petitions

Approval of Minutes

2. Minutes [\[18-0666\]](#)

Minutes - May 7th

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

Minutes - May 22nd

Comment: Commissioner Berndt proposed two amendments: 1) revise the Blue Hill Text Amendment language to refer to "incentives for commercial development"; 2) Under item #6, note that the Applicant agreed to return at the August 28th meeting. Commissioner Mueller proposed an amendment to include the missing Roll Call agenda item.

A motion was made by Van de Velde, seconded by Mueller, that the minutes be approved as amended. The motion carried by a unanimous vote.

Minutes - June 28th

A motion was made by Dancy, seconded by Van de Velde, that the minutes be approved as amended. The motion carried by a unanimous vote.

Consent

3. 100 Timberhill Place - Revision to Existing Building Elevations [\[18-0667\]](#)

Comment from Commissioner van de Velde: Putting the doors up makes sense, but the bricks are too dark. The applicant should consider lighter paint colors on the interior of the passageway.

A motion was made by Van de Velde, seconded by Dancy, that this Consent be approved the Consent Agenda. The motion carried by a unanimous vote.

Recommendation To Council

4. Consider an application for a Special Use Permit Modification: [\[18-0668\]](#)
The Oaks Condominiums, Stormwater Drainage Improvements

Commissioner Dancy stated the reason for her "Nay" vote being that the comments provided to the applicant should not be included as part of the motion.

A motion was made by Van de Velde, seconded by Mueller, that this Discussion Item be approved. The motion carried by the following vote:

Aye: 5 - Berndt, Davis, Hoskins, Mueller, and Van de Velde

Nay: 1 - Dancy

Old Business

5. Concept Plan: 101-111 Erwin Road Multi-Family Development [\[18-0669\]](#)

Comments: Scale and density should be reduced; Development should fit existing pattern of surrounding neighborhoods; Transitions to surrounding neighborhoods are not sufficient; Traffic issues are a concern; Siting of buildings has improved; Site plan could include public open space; Lack of pedestrian accessibility; Needs two points of road access; Have staff confirm that the project would not require additional right-of-way; Consider retaining/improving pond on-site; Reduce impervious surface on-site; Do not exceed 3 stories with hotel expansion; Encourage and applaud affordable housing efforts; Focus on public realm and transitions to adjacent properties.

Recommendation forwarded to the Town Council.

Concept Plans

6. Concept Plan: Obey Meadows Subdivision [\[18-0670\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

7. Concept Plan: Bixley Subdivision [\[18-0671\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

Final Plans

8. Notting Hill Apartments - Revision to Existing Building Elevations [\[18-0672\]](#)

Comment: Drawings of the proposed changes, and potentially a structural engineer's report, are needed.

A motion was made by Mueller, seconded by Hoskins, that this Discussion Item be approved. The motion failed by the following vote:

Aye: 4 - Dancy, Hoskins, Mueller, and Van de Velde

Nay: 2 - Berndt, and Davis

Notting Hill Apartments - Revision to Exterior Paint Color

A motion was made by Dancy, seconded by Davis, that this Discussion Item be . The motion carried by a unanimous vote.

Recommendation To Council

9. Special Use Permit - Homestead Road Active Adult Apartments [\[18-0675\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

Blue Hill Form District Certificate of Appropriateness

10. Tar Heel Lodging [\[18-0673\]](#)

The item was presented, but no action was taken. The applicant agreed to appear before the Commission at a special meeting on September 17th.

Referred to the Community Design Commission special meeting on 9/17/2018.

Reports and other Business

11. Election of Officers, Chair, and Vice-Chair [\[18-0674\]](#)

Election of Officers

A motion was made by Mueller, seconded by Dancy, that Megan Patnaik, Vic Lancaster, and Susan Lyons (as the HDC representative) be recommended to the Council. The motion carried by a unanimous vote.

Election of Chair

A motion was made by Van de Velde, seconded by Hoskins, that Volker Mueller be appointed as Chair. The motion carried by a unanimous vote.

Election of Vice-Chair

A motion was made by Mueller, seconded by Van de Velde, that Susana Dancy be appointed as Vice-Chair. The motion carried by a unanimous vote.

Adjournment

Next Meeting - September 25, 2018