



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

Tuesday, October 25, 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

如需口头或
书面翻译服
务，请拨打
919-969-5105.

Virtual Meeting Notification

Board members attended and participated in this meeting remotely, through internet access, and did not physically attend. The Town did not provide a physical location for viewing the meeting.

The public is invited to review a recording of the meeting here:

https://chapelhill.granicus.com/MediaPlayer.php?view_id=7&clip_id=6063

Opening

Roll Call

Present	4 - Chair John Weis, Edward Hoskins, Scott Levitan, and Megan Patnaik
Absent	1 - Vice-Chair Susan Lyons

Approval of Agenda

A motion was made by Hoskins, seconded by Levitan, to approve the Agenda with the modifications noted below. The motion carried by a unanimous vote.

- 1) CV Refuel Center moved to the consent agenda.
- 2) Residence Inn moved to the consent agenda.

Announcements

No announcements.

Petitions

No petitions.

Approval of Minutes

A motion was made by Levitan, seconded by Patnaik, to approve the September Minutes. The motion carried by a unanimous vote.

1. September Minutes [\[22-0788\]](#)

Commission is asked to receive and consider action on the September minutes report.

Consent Agenda

A motion was made by Patnaik, seconded by Levitan, to approve the consent agenda. The motion carried by a unanimous vote.

2. 300 Market Street Signage [\[22-0789\]](#)

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

3. Park Apartments [\[22-0792\]](#)

Commission is asked to receive and consider approval action on the elevation mods. noted in the staff inspection. Modifications are noted in the applicant narrative and primarily concentrate on window/door treatments and additional door placements.

4. AURA-Blue Hill [\[22-0801\]](#)

Commission is asked to receive and consider approval for this COA modification.

At the August meeting the CDC approved the COA mod. related to the Block Length request on Legion Road. It was approved to increase the length from 450' to 520'. However the drawings actually reflected a block length of 526', but that was not explicitly stated in the request. Therefore the applicant has updated their request to a max. length of 540'. Drawings have been provided for review, but the only changes are actually labeling the desired dimension. The actual design has not been modified.

6. CV Refuel Center [\[22-0791\]](#)

Commission is asked to receive and continue discussion on final plans request heard at September meeting.

7. Residence Inn [\[22-0793\]](#)

Commission is asked to receive and review final plans related to building elevations and site lighting. Actions to be considered are approval, approval w/ conditions or deferral to meet voluntary compliance requests.

Old Business

5. Tarheel Lodging [\[22-0790\]](#)

Commission is asked to continue discussion on COA modification request heard at September meeting.

The CDC continued its review of proposed design alternatives. Members voiced general agreement with the proposed alternatives but noted that particular attention should be paid to improving the pedestrian experience along any large blank areas along the building's facade. Members also expressed concern about the length of the building on Street "A" and that the Outdoor Activity Areas were appendages located at the periphery, instead of integrated into the building. No action was taken.

New Business

8. Fifth Third Bank [\[22-0802\]](#)
1800 Fordham

Commission is asked to receive and review final plans related to building elevations and site lighting. Actions to be considered are approval, approval w/ conditions or deferral to meet voluntary compliance requests.

A motion was made by Patnaik, seconded by Hoskins, to approve the final plans related to building elevations and site lighting. The motion carried by a unanimous vote.

Concept Plans

9. Transit Concept Plan [\[22-0795\]](#)

Commission is asked to provide concept plan comments to applicant.

The Commission voiced general approval of the project and noted that moving the porch of the proposed Operations Base to the south side of the

building would help improve the building's overall relationship to existing buildings on the site and provide occupants a better view of the foliage to the south of the site.

Adjournment

Next Meeting - Thursday, Nov. 17 (Special Date, avoid holiday schedule conflict)

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.