



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Susana Dancy, Chair  
Christine Berndt, Vice-Chair  
Edward Hoskins  
Susan Lyons

Megan Patnaik  
Polly Van de Velde  
John Weis

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**Tuesday, November 12, 2019**

**6:30 PM**

**Seymour Center**

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#### **Opening**

#### **Roll Call**

Staff Liason-Nicholson  
Planning Commission Liason-Ryan

**Present**      7 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

#### **Approval of Agenda**

A motion was made by Van de Velde, seconded by Weis, that the agenda be approved. The motion carried by a unanimous vote.

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

1.      October Minutes [\[19-0916\]](#)

A motion was made by Lyons, seconded by Weis, that the October minutes be approved. The motion carried by a unanimous vote.

#### **Consent Items**

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

2.      Sancar Turkish Center [\[19-0917\]](#)

#### **Concept Plan Reviews**

3.      Bella Vista at Meadowmont Village Center [\[19-0918\]](#)

Commission Comments

1. Multiple commissioners expressed concern over the massing of the proposed building specifically as it relates to the scale of the Village Center. Commission encouraged the applicant to develop massing models for Council review at its Council Concept Plan Review.
2. Multiple commissioners encouraged the applicant to keep the building to the scale and design context of Meadowmont Village Center, and to stay within the current heights. One member was not concerned about the height as much; another member felt some compromise was possible.
3. Multiple commissioners suggested creating a strong connection w/ the Village Center, reinforcing the street edge and sense of pedestrian scale, developing massing that reflects a human scale.
4. Multiple commissioners encouraged building setbacks from Barbee Chapel Road to reduce the visual impact of the building on the Village Center, such as a two-story building at the street.
5. Multiple commissioners encouraged the applicant to reduce pedestrian traffic conflicts at the existing greenway entrance in the rear of the proposed building. Consider moving the proposed parking deck entrance to the long side of the building.
6. Multiple commissioners encouraged the use of solar, greenroof and other green technologies in building construction.
7. Multiple commissioners encouraged the applicant to preserve as much existing tree canopy as possible along the greenway, and to make sure the site footprint does not encroach upon Community Open Space designated on the Meadowmont Master Plan.
8. Two commissioners encouraged the applicant to be cautious and thoughtful in their design decisions about their use of retail, so that it does not compete w/ existing retail.
9. A commissioner recommended the applicant suggest ways of improving Barbee Chapel Road. One commissioner requested the applicant explain where delivery trucks would go.
10. One commissioner encouraged a two-step concept plan that would allow the CDC another review prior to Council review since the applicant's design was still very preliminary.
11. A commissioner encouraged affordable housing if a residential component were added to the project as part of the rezoning proposal.
12. One commissioner recommended the applicant follow the Design Guidelines for Meadowmont originally approved by the Town Council, especially those for parking decks, architectural character and landscape character.
13. One commissioner expressed appreciation of the site placement in using existing impervious surface to reduce the impact on vegetation.
14. Two residents of Meadowmont spoke about their concerns about a lack of parking, temporary parking while the structure is being built, storm drainage, the massing and height of the building, traffic and street design of Barbee Chapel Road on the blind curve of the hill, noise from delivery trucks and desire to keep the village height as is. An attorney for the village center lease stated they hoped to address parking replacement.

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## New Business

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**4. 140 West Cafe****[19-0919]**

A motion was made by Van de Velde, seconded by Hoskins, that applicant come back to CDC at a later date addressing issues raised by the Commission. The motion carried by a unanimous vote.

*Adjournment*

Next Meeting - Tuesday, December 10th

A motion was made by Van de Velde, seconded by Hoskins, that the meeting be adjourned. The motion carried by a unanimous vote.

*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 and Development Services Department at 919-969-5066; [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.*