

## 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 AT 7516 SUNRISE RD – WEAVER'S GROVE

April 21, 2020

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Melissa McCullough moved and Stephen Whitlow seconded a motion to recommend Ordinance A for approval, with a recommendation that the Town review traffic calming measures for the connecting roads into Weavers Grove, including Amesbury Dr and Sweeten Creek Rd.

**Vote:** 9 – 0

**Yeas:** John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Whit Rummel moved and Michael Everhart seconded a motion that Resolution A be recommended for approval.

**Vote:** 8 – 1

**Yeas:** John Rees (Chair), Louie Rivers (Vice-Chair), James Baxter, Michael Everhart, Melissa McCullough, Whit Rummel, Buffie Webber, Stephen Whitlow

**Nays:** Neal Bench

Prepared by: Michael Sudol, Planner II

## 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 FOR WEAVERS GROVE 7516 SUNRISE ROAD

April 14, 2020

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

**Motion:** John Wallace moved and Greg Ames seconded a motion to recommend that the Council approve the conditional zoning for Weavers Grove, located at 7516 Sunrise Road, with the following condition and special considerations.

**Vote:** 7-1

**Yeas:** Adrienne Tucker (Chair), Maripat Metcalf (Vice-Chair), Bruce Sinclair, Gregory Ames, Noel Myers, John Wallace, Julie McClintock

**Nays:** Tom Henkel\*

*\*Member Henkel voted against because he wanted “solar-ready building design” to be a condition rather than a special consideration.*

#### **Conditions:**

- Further engagement with surrounding neighborhoods

#### **Special Considerations:**

- Solar-ready building design
- Project review by Stormwater Management Utility Advisory Board
- Identify noise standards to evaluate berm
- More information needed about flora, including rare and specimen trees

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

## 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 Weaver's Grove Development Project February 25, 2020

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

**Motion:**      Heather Brutz moved and Joshua Kastrinsky seconded to approve the Weaver's Grove Development project with the following conditions:

- a) Chapel Hill Transit to consider extending bus services into the proposed site development.
- b) Town prioritize bicycle facilities on Sunrise Road.
- c) Developers make 20% of all total parking spaces electric vehicle 'ready', which includes the installation of dedicated electrical circuits and underground conduits.

**Vote: 7-1**

**Ayes: Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Joshua Kastrinsky, Jack Whaley, Rudy Juliano and Heather Brutz**

**Nays: Winston Hanks**

Prepared by: Jason Merrill, Chair, Transportation and Connectivity Advisory Board  
Jomar Pastorelle, Transportation Planner I

## HOUSING ADVISORY BOARD

March 10, 2020

*The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.*

### RECOMMENDATION WEAVERS GROVE CONDITIONAL ZONING APPLICATION 7516 SUNRISE ROAD

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** A motion was made by Vice-Chair Seyda, seconded by Brown-Rabinowitz, that the Weavers Grove Conditional Zoning Application be recommended for approval by the Town council. The motion carried by a unanimous vote.

**Vote:** 4-0

Ayes: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Jared Brown-Rabinowitz, Anne Hoole

Nays:

Prepared by: Dawna Jones, Housing Advisory Board  
Nate Broman-Fulks, Staff

**SUMMARY OF CONDITIONAL ZONING REVIEW: WEAVER'S GROVE  
COMMUNITY DESIGN COMMISSION  
February 25<sup>th</sup>, 2020**

The Community Design Commission provided an approval recommendation for Weaver's Grove on Tuesday, February 25<sup>th</sup> w/ the following conditions for Council consideration:

- The approval document limit neighborhood commercial zone/uses being proposed by Habitat and to have those classifications be tied to the Habitat proposal and not w/ the land.
- That the natural walking trail that ends at the parking lot adjacent to residential detached units, should instead be routed between the stormwater facility and the residential units and join back in w/ the path at the northern edge of the site.
- The applicant further study saving as many rare trees as possible.

## MEMORANDUM

TO: Mayor and Town Council

FROM: Pamela Schultz, Chair, Stormwater Management Utility Advisory Board

SUBJECT: Weavers Grove recommendations

DATE: June 2, 2020

In response to the Town Council's request and on behalf of the Stormwater Management Utility Advisory Board (Board), I present recommendation concerning the Weavers Grove Conditional Zoning application.

The Board held a virtual meeting on Thursday, May 21, 2020 to receive presentations from the Planning staff and the applicant; to receive input from residents; and to prepare recommendations, which are included below.

*The Stormwater Management Utility Advisory Board (Board) recommends approval to the Town Council with a suggestion that the selected permeable paving system reflect efficiency and lower maintenance costs over the long term.*

A motion to approve these recommendations was made by Mr. Post; Mr. Klakovich seconded the motion. In a roll call vote, the motion was approved unanimously (7-0).

Members present: Bevington, Hearn, Hoyt, Klakovich, Pickens, Post, Schultz, Stowe, Wang  
Member(s) absent: None