

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 FOR 1751 DOBBINS DRIVE

October 15, 2019

Recommendation: Approval Approval with Conditions Denial

Motion: Amy Ryan moved and Melissa McCullough seconded a motion to recommend that the Council approve the conditional zoning for 1751 Dobbins Drive as presented, with a recommendation that Town Staff explore the option for a permanent Payment-In-Lieu.

Vote: 6 – 1

Yeas: John Rees (Chair), Neal Bench, Melissa McCullough, Whit Rummel
Amy Ryan, Buffie Webber

Nays: Stephen Whitlow

Prepared by: Michael Sudol, Planner II

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 1751 Dobbins Drive Conditional Zoning 1751 Dobbins Drive (Project #19-023) September 24, 2019

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

Motion: Brian Hageman moved and Vice-Chair Susanne Kjemtrup seconded to approve the 1751 Dobbins Drive Conditional Zoning with the following conditions:

- a) That the applicant dedicate one electric vehicle charging space.
- b) That the applicant adopt the board's electric vehicle readiness standards - 20% of all total parking spaces will be made electric vehicle ready, which means installation of dedicated conduits for electric vehicle charging spaces.
- c) That if applicant determines that fewer parking spaces are feasible, to incorporate additional green spaces on the property.

Vote: 5-0

Ayes: **Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice Chair),
Eric Allman, Rudy Juliano, and Brian Hageman**

Nays: none

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

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 1721 DOBBINS DRIVE

October 8, 2019

Recommendation: 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 1721 Dobbins Drive with the following conditions and special considerations.

Vote: 6-0

Yeas: Adrienne Tucker (Chair), John Wallace, Bruce Sinclair, Gregory Ames, Noel Myers, Julie McClintock

Nays:

Conditions:

- To support the Board and Council's commitment to reducing carbon emissions that contribute to our changing climate, we recommend that the applicant design a project that meets the fossil fuel reduction targets of Architecture 2030. The Town currently requires that all new municipal buildings follow the same performance standard.

Special Considerations:

- Because of the increase in impervious surfaces, we would like the applicant to investigate with Town staff: (1) alternate ways to provide green infrastructure at the entrance of the property (e.g., demonstration rain garden) and (2) where the proposed stormwater pipes empty. For the same reason above, we also ask that the applicant (3) reevaluate the number of parking spaces due to low occupancy of the proposed use; and (4) add tree islands.
- Because the applicant stated that removal of trees is necessary to construct the desired project, we would like the applicant to reuse materials from existing structure and/or mill/repurpose hardwoods that will be removed as part of project.

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

COMMUNITY DESIGN COMMISSION

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 FOR 1751 DOBBINS DRIVE

September 24, 2019

Recommendation: Approval Approval with Conditions Denial

Motion: Polly Van de Velde moved and John Weis seconded a motion to recommend that the Council approve the conditional zoning for 1751 Dobbins Drive as presented.

Vote: 5-0

Yeas: Susana Dancy (Chair), Christine Berndt, Susan Lyons, Megan Patnaik,
John Weis

Nays:

Prepared by: Adam Nicholson, Senior Planner
Michael Sudol, Planner II