



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Chair Volker Mueller
Susana Dancy
Christine Berndt
Lucy Davis
Edward Hoskins

Susan Lyons
Megan Patnaik
Polly Van de Velde
John Weis

Tuesday, May 28, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Staff Liason-Nicholson
Council Liason-Buansi, Oates
Planning Commission Liason-Ryan

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

Absent 2 - Lucy Davis, and Megan Patnaik

Approval of Agenda

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

Announcements

1. Commission moved to hold a July meeting. Meeting will be held Tuesday, July 23rd.
2. Staff provided a short presentation on conflicts of interest. Commission members requested that the information be emailed.
3. . Staff made a presentation on proposed changes to the Blue Hill district in reponse to changes in State Law. Topic will be discussed further at June 10th Special Meeting

Petitions

The following petition notes were recorded-

1. Petition for CDC Design Awards will be forwarded to Council for its June 26th meeting.

2. CDC subcommittee report for concept plan process improvements will be discussed w/ staff response at special meeting. Van de Velde moved, seconded by Weis to hold a special meeting on June 10th. Motion passed by a unanimous vote.

3. Petition response for Carraway Village will be heard at June 25th meeting.

Approval of Minutes

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

1. April Minutes

[\[19-0499\]](#)

Consent Agenda

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

2. Hawthorne

[\[19-0500\]](#)

Concept Plans

3. Bridgepoint Concept Plan

[\[19-0501\]](#)

Mr. Eric Chubb presented a plan to build 54 townhome units on the corner of Homestead Road and Weaver Dairy Road, adjacent to Town-owned property proposed for affordable housing. The plan is a revision to an approved mixed-use SUP from 2009 on a site w/ R-5C zoning.

Commission Comments-

1. Applauded the proposed greenway. Encouraged applicant to coordinate the potential uses, dimensions and construction of the 10' multi-use path along Homestead Rd. w/ the Town and link that path on the west side w/ the other components of the Town's Greenways Master Plan.

2. Expressed concern about the structured, traditional layout. Feels like the uninspired design could be re-imagined similar to the developments like Franklin Grove or Carol Wood's concept for developing attached housing facing each other across greenspace at Sunrise Rd. There might be an opportunity for alleys.

3. Suggested a reduction in parking to keep the development from feeling auto dominant.

4. Questioned the benefit of the public realm on Homestead Rd. Encouraged applicant to address Homestead Rd. frontage w/ design intent to engage the road directly. Concern about the view from Homestead Rd. of the back of the units where there is a 14' drop in elevation and a large retaining wall.

5. Due to proposed site topography Commission feels there is a lost opportunity to have units facing Homestead Rd. Requested applicant to consider breaks in the wall along Homestead Rd. to allow site permeability.
6. Encouraged the study of moving the round-a-bout to the northern-most street.
7. Encouraged the use of larger open spaces.
8. Requested applicant add greenway easement within RCD as previously stipulated by the Town, per stip. 41 of SUP.
9. Relayed appreciation for the need for townhomes, but are concerned that the community is one only by proximity.
10. Recommend pursuing a spatial layout that supports and enhances community within the development.
11. Support the proposed coordination w/ the Town's adjacent affordable housing project. Consider integrating the two projects to provide a mixture of units.

Old Business

4. Greenfield Commons [\[19-0502\]](#)

Applicant presented plans w/ revised elevations including material and architectural modifications.

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

5. SECU-Charterwood Branch [\[19-0503\]](#)

Elevations and Site Lighting Plan

Mr. Brian Shepard, design architect presented elevations for branch located on Martin Luther King Drive in response to Commission request to consider comments made at April 23, 2019 meeting.

Commission Comments for applicant-

1. Encouraged site plan modification to pull teller pavilion closer to the road.
2. Columns on Martin Luther King Drive side of building are undersized.
3. Requested the building relate more to adjacent sites in order to meet

'gateway' site criteria.

4. Potential to use alternate materials to relate more to surrounding context.

5. Entrance should connect w/ sidewalk along Martin Luther King Drive.

A motion was made by Dancy, seconded by Van de Velde, that elevations for both buildings be denied. The Commission noted the following reasons.

-Consider relocating teller pavilion to be adjacent to Martin Luther King Drive.

-Modify columns at front entrance.

-Pay attention to the design context of surrounding sites.

The motion carried by the following vote:

6-Aye: Dancy, Berndt, Hoskins, Van de Velde and Weis

1-Nay: Chair Muller noted not seeing a strong enough case for denial w/ the limitation that the result, if approved would not have been a good addition to the area.

Aye: 6 - Chair Dancy, Vice-Chair Berndt, Hoskins, Lyons, Van de Velde, and Weis

Nay: 1 - Chair Mueller

New Business

6. Eastgate Starbucks

[\[19-0504\]](#)

A motion was made by Van de Velde, seconded by Hoskins, that this Discussion Item be approved. The motion carried by a unanimous vote.

7. 111 Purefoy

[\[19-0505\]](#)

Item will be heard at June 25th.

A motion was made by Dancy, seconded by Weis, that this Discussion Item be delayed to June 25th meeting. The motion carried by a unanimous vote.

Adjournment

Next Meeting - Based on Discussion

Next meeting will be Tuesday, June 25th.

A motion was made by Van de Velde, seconded by Lyons, that this 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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.