



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

Tuesday, July 28, 2020

6:30 PM

RM 110 | Council Chamber

Virtual Meeting Notification

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

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_K5A70WBMTXmGG94BNkQ-hQ

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 886 4858 7893

Opening

Roll Call

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 Lyons, that the agenda be approved w/ the following modifications. The motion carried by a unanimous vote.

These modifications are also noted per each agenda item.

1. Wegman's Lighting Plan will be pulled from the Consent Agenda for Discussion.
2. Sheraton Hotel discussion deferred to regular August Meeting.
3. 1751 Dobbins Drive deferred to regular August Meeting.

Announcements

No announcements made.

Petitions

Staff to provide Petition updates at meeting

No updates were given.

Approval of Minutes

1. April 27-Minutes Revised [\[20-0494\]](#)

A motion was made by Lyons, seconded by Vice-Chair Berndt, that April 27 minutes be approved while noting (2) citizen's opposed a non-residential project being allowed in a residential zone. The motion carried by a unanimous vote.

2. June Minutes [\[20-0495\]](#)

A motion was made by Van de Velde, seconded by Lyons, that the June minutes be deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.

Consent

3. 400 Market Square-Suite 105 [\[20-0496\]](#)

Remax Sign Permit

Sign Permit

A motion was made by Van de Velde, seconded by Weis, that 400 Market Square Sign Permit be approved as presented. The motion carried by a unanimous vote.

4. Wegmans Lighting Plan [\[20-0497\]](#)

Photometric Modification

Final Plans-Lighting

A motion was made by Lyons, seconded by Van de Velde, that Wegman's Lighting be deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.

Commission asked applicant to present lighting study that used 3,000K or 3,500K light temperatures and also to include a landscape plan for reference.

New Business

5. 1200 MLK [\[20-0498\]](#)

Special Use Permit Recommendation

Application Type Note

Please note that this application type was incorrectly labeled as a Special Use Permit for the July agenda. The applicant will be moving forward as a Conditional Zoning Application.

A motion was made by Van de Velde, seconded by Lyons, to recommend denial of this Conditional Zoning application to council until such time as the applicant has reviewed elevations with the CDC. The motion carried by the following vote:

Commission noted the following items that needed to be addressed.

At time of CDC review of elevations, applicant must show they are meeting ordinance requirements for each structure including all provisions noted in 6.23 of town ordinance specifically relating to self-storage.

Hoskins noted his willingness to recommend approval to council w/ various conditions. But stated he was not on board w/ recommending denial of the project to council.

Aye: 6 - Chair Susana Dancy, Vice-Chair Christine Berndt, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Nay: 1 - Edward Hoskins

6. 1751 Dobbins Drive [\[20-0499\]](#)
Final Plans Review
Building Elevations, Lighting and Alternate Buffer Request
- A motion was made by Van de Velde, seconded by Lyons, that 1751 Dobbins Drive deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.
7. Sheraton Hotel [\[20-0500\]](#)
Certificate of Appropriateness
Certificate of Appropriateness-Blue Hill District
- A motion was made by Van de Velde, seconded by Lyons, that this Discussion Item be deferred to the Community Design Commission, due back by 8/25/2020. The motion carried by a unanimous vote.
8. FLUM Discussion [\[20-0501\]](#)
Future Land Use Map.
- Alisa Duffey Rogers will prepare a memo outlining key discussion points with the Commission. That memo will be shared at a later date for
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Commission to decide if additional conversation is needed.

Adjournment

Next Meeting - Tentative for Tuesday, August 25th

A motion was made by Lyons, seconded by Patnaik, 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 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.