



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Christine Berndt  
Susana Dancy  
Lucy Davis

Volker Mueller  
Edward Hoskins  
Polly Van de Velde

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**Tuesday, August 28, 2018**

**6:30 PM**

**RM 110 | Council Chamber**

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#### Roll Call

**Present**      6 - Christine Berndt, Susana Dancy, Lucy Davis, Edward Hoskins, Chair Volker Mueller, and Polly Van de Velde

#### Approval of Agenda

Commissioner Hoskins proposed an amendment as part of the motion to approve, delaying the consideration of applicants to the end of the agenda. Commissioner Mueller seconded. The motion carried by a unanimous vote.

#### Announcements

1. Introduction of Applicants for the CDC [\[18-0665\]](#)

#### Petitions

#### Approval of Minutes

2. Minutes [\[18-0666\]](#)

Minutes - May 7th

A motion was made by Hoskins, seconded by Davis, that the minutes be approved. The motion carried by a unanimous vote.

Minutes - May 22nd

Comment: Commissioner Berndt proposed two amendments: 1) revise the Blue Hill Text Amendment language to refer to "incentives for commercial development"; 2) Under item #6, note that the Applicant agreed to return at the August 28th meeting. Commissioner Mueller proposed an amendment to include the missing Roll Call agenda item.

A motion was made by Van de Velde, seconded by Mueller, that the minutes be approved as amended. The motion carried by a unanimous vote.

Minutes - June 28th

Commissioner Berndt proposed an amendment to Item #4, Southern Orange County Human Services, Alternative Buffer, to add that the motion for approval was made by Dancy and seconded by Van de Velde. A motion was made by Dancy, seconded by Van de Velde that the minutes be approved as amended. The motion carried by a unanimous vote.

### **Consent**

**3. 100 Timberhill Place - Revision to Existing Building Elevations [\[18-0667\]](#)**

Comment from Commissioner van de Velde: Putting the doors up makes sense, but the bricks are too dark. The applicant should consider lighter paint colors on the interior of the passageway.

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

### **Recommendation To Council**

**4. Consider an application for a Special Use Permit Modification: [\[18-0668\]](#)  
The Oaks Condominiums, Stormwater Drainage Improvements**

Commissioner Dancy stated the reason for her "Nay" vote being that the comments provided to the applicant should not be included as part of the motion because they are outside of the Commission's responsibility.

A motion was made by Van de Velde, seconded by Mueller, that this Discussion Item be approved with the following comment to Council: It is unfortunate that trees must come down and be replaced, and the Commission requests that other plantings that absorb water be placed in the drainageway. The motion carried by the following vote:

**Aye:** 5 - Berndt, Davis, Hoskins, Chair Mueller, and Van de Velde

**Nay:** 1 - Dancy

### **Old Business**

**5. Concept Plan: 101-111 Erwin Road Multi-Family Development [\[18-0669\]](#)**

Member Comments: Scale and density should be reduced; Development should fit existing pattern of surrounding neighborhoods; Transitions to surrounding neighborhoods are not sufficient; Traffic issues are a concern; Siting of buildings has improved; Site plan could include public open space; Lack of pedestrian accessibility; Needs two points of road access; Have staff confirm that the project would not require additional right-of-way; Consider retaining/improving pond on-site; Reduce

impervious surface on-site; Do not exceed 3 stories with hotel expansion; Encourage and applaud affordable housing efforts; Focus on public realm and transitions to adjacent properties.

Many neighbors were in attendance and expressed concerns about the density proposed, traffic conditions, buffers, and the relationship of the proposal to existing Special Use Permit stipulations.

Commission comments forwarded to the Town Council.

### Concept Plans

6. Concept Plan: Obey Meadows Subdivision [\[18-0670\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

7. Concept Plan: Bixley Subdivision [\[18-0671\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

### Final Plans

8. Notting Hill Apartments - Revision to Existing Building Elevations [\[18-0672\]](#)

Comment from Commissionaer Davis: The proposed changes to address a safety hazard are not a good solution.

Commissioner Davis voted Nay because she felt drawings of the proposed changes, and potentially a structural engineer's report, are needed. Commissioner Berndt agreed the proposed changes are not a good solution.

A motion was made by Mueller, seconded by Hoskins, that this Discussion Item be approved. The motion failed by the following vote:

**Aye:** 4 - Dancy, Hoskins, Chair Mueller, and Van de Velde

**Nay:** 2 - Berndt, and Davis

Notting Hill Apartments - Revision to Exterior Paint Color

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

### Recommendation To Council

9. Special Use Permit - Homestead Road Active Adult Apartments [\[18-0675\]](#)

The applicant postponed their appearance before the Community Design Commission, and is due back on 9/25/2018.

**Blue Hill Form District Certificate of Appropriateness**

10. Tar Heel Lodging [\[18-0673\]](#)

The item and several proposed Design Alternatives were presented, but no action was taken. The applicant agreed to appear before the Commission at a special meeting on September 17th.

Referred to the Community Design Commission special meeting on 9/17/2018.

**Reports and other Business**

*Recommendation to Council of Applicants to the Community Design Commission.*

A motion was made by Mueller, seconded by Dancy, that Megan Patnaik, Vic Lancaster, and Susan Lyons (as the HDC representative) be recommended to the Council. The motion carried by a unanimous vote.

11. Election of Officers, Chair, and Vice-Chair [\[18-0674\]](#)

Election of Officers

Election of Chair

A motion was made by Van de Velde, seconded by Hoskins, that Volker Mueller be appointed as Chair. The motion carried by a unanimous vote.

Election of Vice-Chair

A motion was made by Mueller, seconded by Van de Velde, that Susana Dancy be appointed as Vice-Chair. The motion carried by a unanimous vote.

**Adjournment**

Next Meeting - September 25, 2018