



TOWN OF CHAPEL HILL

Environmental Stewardship Advisory Board Meeting Minutes

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

Chair Mary Metcalf
Vice-Chair Adrienne Tucker
E. Thomas Henkel
Julie McClintock
Marirosa Molina

Noel Myers
Bruce Sinclair
Noah Upchurch
Lucy T Vanderkamp

Thursday, February 24, 2022

7:00 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

1 Virtual Meeting Orientation

Staff provided an orientation to the virtual meeting.

2 Opening

The meeting was called to order at 7:08 PM.

3 Roll Call

Other Attendees: Michael Parker (Council Liaison), Louie Rivers (Planning Commission Champion), Ella Feathers, Kimberly Sanchez, Tim Smith, Kyle Cyphert, Joshua Galloway, Jonathan LaCorte, Dustin Mills, Tom Liebel, William Altman, Samantha Brown, Emily Holt, and John Richardson (Staff Liaison)

Present 8 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

Absent 1 - Noel Myers

4 Approval of Agenda

A motion was made by Sinclair, seconded by Henkel, that the agenda be approved. The motion carried by the following vote:

Aye: 8 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

5 Announcements

None.

6 Petitions

None.

7 Approval of Minutes

a) Review Draft Action Minutes

[\[22-0161\]](#)

A motion was made by McClintock, seconded by Vanderkamp, that this Discussion Item be approved. The motion carried by the following vote:

Aye: 8 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

8 Update from Chair

The Chair noted that the ESAB will tackle 5-year priorities at the next meeting.

9 Update from Planning Commission Champion

None.

10 Update from Booker Creek Working Group Representative

None.

11 Update from UNC Student Representative

Noah Upchurch provided the following updates:

- UNC’s Renewable Energy Special Projects Committee, which supports renewable energy and energy efficiency projects and education, some of which benefit the Town (e.g., EV buses), is looking to share and collaborate with the ESAB.

- A campus initiative to increase knowledge of sustainable building design by getting students certified as LEED Student Associates (up to 75 students) may be able to assist with future development reviews.

- Reports to the student body president have been positive and well received; there’s interest in future graduate student participation.

Council Member Parker invited all of the members of the ESAB to attend a ribbon cutting event on April 8th at 11 am for the new EV Transit buses.

12 Old Business

- a) *None*

13 New Business

- a) 110 Jay Street: Conditional Zoning

[\[22-0116\]](#)

Board members asked clarifying questions about and commented on: stormwater management, all-electric design, rooftop solar for rentals, tree canopy, buffers, steep slopes, retaining wall area, building orientation and solar heat gain.

Members of the public made comments about: a concern for the loss of tree canopy, the loss of buffer and the railroad sound impacts, the need for a car at this location, a concern for possible water quality impacts, and building design.

A motion was made by Member Henkel, seconded by Member Sinclair to recommend to Council that the 110 Jay Street development application be approved with the following conditions and special considerations:

CONDITIONS:

- Permanent conservation easement for undeveloped portion of site
- Solar-ready buildings and active exploration of rooftop solar
- Strategic planting of deciduous trees along southern and western exposures to aid in energy efficiency

SPECIAL CONSIDERATIONS:

- In keeping with original intention of retaining green space, undeveloped portion of the site shall not be leased now as part of this project
- Use evergreen plantings for screening between current residential area and railroad tracks
- Examine bus routes to increase connectivity
- Make best efforts to reduce disturbance outside of construction footprint
- Encourage larger tree canopy on developed portion of the site
- Runoff from development will be captured on-site so as not to intrude existing neighboring development

The motion failed by the following vote with these statements for and against:

VOTES FOR:

Member Henkel voted for the motion because of the applicant's work to create an all-electric project. Member Sinclair voted for the motion, stating that the applicant has done a good job addressing the identified concerns, that affordable housing is typically done on some of the most challenging sites, and that he's been to too many meetings where there special needs housing is held up by smaller issues. Member Upchurch echoed member Henkel and Sinclair's reasoning, highlighting that all-electric design and affordable housing support key goals. Chair Metcalf voted in favor, stating that although not fully satisfied with the project, she likes the all-electric design and the addition of affordable housing – also noting that some of the connectivity challenges will be overcome by the time the project is built and also addressed through better landscaping.

VOTES AGAINST:

Vice-Chair Tucker voted against the motion, stating that although low-income housing is important, the property is too environmentally sensitive for the proposed development. Member McClintock echoed Vice-Chair Tucker's reasoning. Member Molina stated the need for affordable housing, but expressed concerns about the site not being the best location for access to goods and services, the environmental sensitivity of the property, and the applicant's proposed stormwater management plan. Member Vanderkamp echoed the reasoning above from Vice-Chair Tucker and member Molina, adding an additional concern about the design expressed by a resident/neighbor that gave public comment.

Aye: 4 - Chair Mary Metcalf, E. Thomas Henkel, Bruce Sinclair, and Noah Upchurch

Nay: 4 - Vice-Chair Adrienne Tucker, Julie McClintock, Marirosa Molina, and Lucy Vanderkamp

b) 751 Trinity Court - Conditional Zoning[\[22-0115\]](#)

Board members asked clarifying questions about and commented on: stormwater management, all-electric design, unit access to daylighting, tree canopy, buffers, steep slopes, building orientation and solar potential, parking ratios and islands, and ADA compliance.

A member of the public commented in support of the project, noting that affordable housing is important and redevelopment of the existing site is

critical.

A motion was made by Member Henkel, seconded by Vice-Chair Tucker, to recommend to Council that the 751 Trinity Court development application be approved with the following special consideration:

SPECIAL CONSIDERATION:

- Vegetative parking islands in the steepest portion of the parking area

The motion carried by the following vote:

Aye: 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

Excused: 1 - Julie McClintock

14 Adjournment

A motion was made by Member Sinclair, seconded by Member Vanderkamp, that the meeting be adjourned. The motion carried by the following vote and was adjourned at 9:16 PM:

Aye: 7 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, Noah Upchurch, and Lucy Vanderkamp

Excused: 1 - Julie McClintock

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.