



TOWN OF CHAPEL HILL

Community Design Commission Meeting Agenda

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

John Weis, Chair
Susan Lyons, Vice Chair

Patrick Brennan
Heather Washburn

Monday, December 16, 2024 5:00 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.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၁ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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_68yjKMnvTfmBvILcVAywLQ

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

Meeting ID: 850 8946 6427

Opening

Roll Call

Approval of Agenda

Announcements

Staff would like to welcome Patrick Brennan to the Commission. No other announcements were noted at time of agenda release.

Petitions

No petitions were noted at time of agenda release.

Approval of Minutes

1. June Minutes [\[24-0580\]](#)

Attachments: [Report](#)

Commission is asked to review and consider action on June minutes report.

Old Business

2. AURA Blue Hill [\[24-0587\]](#)

Attachments: [Design Guidelines Checklist](#)
[Project Update Narrative](#)
[Plan Set](#)

Commission is asked to review and consider action on this Certificate of Appropriateness modification. Available actions are approval, approval w/ conditions or denial.

Please note that any denial would need to be grounded and referenced to the Blue Hill code.

This applicant most recently visited the Commission in Feb, 2024. Please reference the provided project narrative which outlines the proposed changes including, floor/massing reduction and material construction.

New Business

3. Eastgate, JCrew (Tenant Upfit) [\[24-0588\]](#)

Attachments: [Project Narrative](#)
[Site Context](#)
[Plan Set](#)
[Floor Plan](#)

Commission is asked to review and consider action on this Certificate of Appropriateness modification. As a reminder, COA mods @ Eastgate tend to reflect final plan, elevation reviews b/c of the scope of review (elevations). Available actions are approval,

approval w/ conditions or denial.

Please note that any denial would need to be grounded and referenced to the Blue Hill code.

4. Eastgate, Options Weight Loss (Tenant Upfit) [\[24-0583\]](#)
COA Modification

Attachments: [Narrative](#)
[Site Context](#)
[Plan Set](#)

Commission is asked to review and consider action on this Certificate of Appropriateness modification. As a reminder, COA mods @ Eastgate tend to reflect final plan, elevation reviews b/c of the scope of review (elevations). Available actions are approval, approval w/ conditions or denial.

Please note that any denial would need to be grounded and referenced to the Blue Hill code.

5. LUMO Update: Discussion of Building and [\[24-0584\]](#)
Development Type Standards

Attachments: [LUMO Flowchart](#)
[Building Types Summary](#)
[Development Types Summary](#)

Draft materials summarizing the proposed approach to regulating building and development types are attached for the Commission's review. Town staff will lead a discussion of the materials and seek Commission feedback.

Adjournment

Next Meeting - January 28, 2025

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.