



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Chair Dixon Pitt  
Vice-Chair Christine Berndt  
Susana Dancy  
Lucy Davis

Edward Hoskins  
Duncan Lascelles  
Volker Mueller  
Maria Van de Velde

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**Tuesday, March 27, 2018**

**6:30 PM**

**RM 110 | Council Chamber**

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#### **Opening**

#### **Roll Call**

Council member Anderson, Planning Commission Champion Amy Ryan, Town Staff Mary Jane Nirdlinger, Corey Lyles, and Kay Pearlstein, CDC Liaison.

**Present**      5 - Chair Dixon Pitt, Susana Dancy, Edward Hoskins, Volker Mueller, and Maria Van de Velde

**Absent**      3 - Vice-Chair Christine Berndt, Lucy Davis, and Duncan Lascelles

*Secretary reads procedures into the record*

#### **Approval of Agenda**

This was approved

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

1. March 15, 2018 Minutes

[\[18-0267\]](#)

This Minutes were approved

#### **Old Business**

**2. Wegmans Revised Building Elevations [\[18-0268\]](#)**

Nay vote because tower roof not compatible and windows should be under the arcade to allow more transparency.

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

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

**Nay:** 1 - Mueller

**3. Wegmans, Site Lighting [\[18-0164\]](#)**

Ted Hoskins moved with a condition to use warm light at the southern parking lot at the buffer. Susana Dancy made a Friendly Amendment to add staff approval of off-site light spillage and the light should be Kelvin warm light.

This Discussion Item was approved as amended

**New Business****4. Municipal Services Center [\[18-0269\]](#)**

A citizen wanted information on property value assessments.

Commissioner comments: pull buildings up to the street, no buffer; bus stops should include shelters, lighting, and pads; include emergency access to Hartig Street; CDC to review Town projects; Police Building should be bright with daylight inside; and it appears the dot exercise identified a more urban space.

forwarded without recommendation

**5. Recommendation to Council: Blue Hill Design Guidelines [\[18-0270\]](#)**

approved CDC review of changes to Design Guidelines with Council approval.

Additional conditions: Lighting should be shielded to focus only on the intended area and decorative lighting, esp. upward lighting on buildings, should only be on when the building or a particular activity is in use.

A motion was made by Mueller, seconded by Van de Velde, that the exterior lighting be approved with additional requirements. The motion carried by the following vote:

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

**Nay:** 1 - Hoskins

The Commission wanted a better illustration that showed a solid fence.

A motion was made by Mueller, seconded by Hoskins, that decorative fencing be retained as an option and illustration be replaced with a better image be approved. The motion carried by the following vote:

**Aye:** 4 - Chair Pitt, Dancy, Hoskins, and Mueller

**Nay:** 1 - Van de Velde

A motion was made by Van de Velde, seconded by Mueller, that "authenticity" be accepted as written and approved. The motion carried by a unanimous vote.

**6. Recommendation to Council: Amendments to Form District Regulations**

[\[18-0271\]](#)

Type D Frontage needs further study-bring back revisions.

forwarded without recommendation

That sidewalks be 10 feet for Type E Frontages along Booker Creek and Non-Vehicular Thoroughfares.

The Type E was approved with a condition.

Type B and C modifications approved

A motion was made by Mueller, seconded by Van de Velde, that the Type A-3 Frontage be approved. The motion carried by a unanimous vote.

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

A motion was made by Van de Velde, seconded by Mueller, that Pass-Thrus

be approved. The motion carried by a unanimous vote.

Volker Mueller wanted the access to the rooftop space be clearly visible to pedestrians on the ground.

The Roof-top Amenity Space was approved as amended

The Commission thought this topic required further study.

forwarded Phased Developments without recommendation.

Enact the Test Amendments with the conditions listed.

This Resoltuion of Consistency with the Comprehensive Plan  
wasrecommended for approval

**7. Overview Presentation of Hillstone Changes**

[\[18-0272\]](#)

The applicant's introduced themselves and upcoming changes.

forwarded without recommendation

**Special Use Permit**

**8. Application for Special Use Permit - 11SIXTY5 Weaver Dairy  
Road (Project #17-112)**

[\[18-0273\]](#)

A motion was made by Hoskins, seconded by Van de Velde, that 11SIXTY5 Special Use Permit be recommended for approval. The motion carried by a unanimous vote.

**Reports**

**9. Design Award Sub-Committee Update**

[\[18-0170\]](#)

Volker Mueller updated the Commission on the sub-committee meeting.

*Adjournment*

Next Meeting - DATE

Meeting adjourned at 10:43 p.m.

A motion was made by Dancy, seconded by Van de Velde, that the meeting be

adjourned. Agreed by Consensus. 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](mailto: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.*