



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Volker Mueller  
Susana Dancy  
Christine Berndt  
Lucy Davis

Edward Hoskins  
Susan Lyons  
Megan Patnaik  
Polly Van de Velde

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**Monday, October 15, 2018**

**6:30 PM**

**RM 110 | Council Chamber**

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**This meeting was rescheduled from September 25, 2018**

#### **Opening**

#### **Roll Call**

**Present**      6 - Chair Volker Mueller, Christine Berndt, Lucy Davis, Edward Hoskins, Susan Lyons, and Megan Patnaik

**Absent**        2 - Susana Dancy, and Polly Van de Velde

#### **Approval of Agenda**

Commission Chair Volker Mueller proposed a reordering of agenda items, moving Chapel Hill High School to follow Obey Meadows, followed by 2217 Homestead Rd, followed by the remaining agenda items in the order listed.

A motion was made by Berndt, seconded by Hoskins, that the agenda be approved with the proposed reordering. The motion carried by a unanimous vote (with Davis being absent).

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

1. CDC Minutes - August 28th, 2018

[\[18-0752\]](#)

Commissioner Berndt stated that she had a series of corrections to the minutes, and proposed working with staff over the next week to make corrections.

A motion was made by Berndt, seconded by Hoskins, that this Minutes be deferred for consideration to October 23rd. The motion carried by a unanimous vote (with Davis being absent).

**Old Business****2. Signature Health Care Revised Building Elevations [\[18-0753\]](#)**

A motion was made by Davis, seconded by Lyons, that this Discussion Item be approved with the condition that bollards be added near the entryway to prevent damage to the building from vehicles.

Comissioner Berndt dissented, stating concern about the overbearing height and weight of the entrance canopy as reason for her 'Nay' vote.

The motion carried by the following vote:

**Aye:** 5 - Chair Mueller, Davis, Hoskins, Lyons, and Patnaik

**Nay:** 1 - Berndt

**New Business****3. Concept Plan: Bixley Subdivision [\[18-0671\]](#)**

Member comments: The proposed density is compatible with the adjacent neighborhood and with the zoning; Interest in more detail on size and maintenance expectations for stormwater treatment and opportunity for public review of stormwater; Connecting the site to Bixley Rd stub is appropriate; Encourage changing the cul-de-sac to a T-turnaround or other design that reduces impervious surface.

Several nearby residents were in attendance and expressed concerns about road safety and cut-through traffic along Rossburn Way, in the event the road network was extended to connect to Smith Level Rd. There was interest in more clarity on the aesthetics, safety, and functionality of the stormwater facility, as well as interest in preserving wooded area. One nearby resident supported the extension of Bixley Rd for school bus service.

Commission comments forwarded to the applicant.

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

Member comments: Ensure that stream channels are unobstructed as part of a thoughtful stormwater management strategy; Provide walking trails along the stream corridors and/or easements for future public greenway connections, as an alternative to active recreation requirements; Consider clustering development if feasible, putting homes on the most buildable areas of the site for better environmental protection; Limit the amount of tree clearing, especially to maintain vegetation around the perimeter of the site; Adjust the location of the road if possible, so that the proposed road access lines up with Dixie Garden Dr on the opposite side of 15-501; The affordable housing requirement appears met by the suggested provision of 2 two-bedroom single-family homes on one lot.

A nearby resident expressed concern about dry creek beds in the area that did not flow well after large rains due to being obstructed.

Commission comments forwarded to the Town Council.

**5. Chapel Hill High School - Building Elevations, Lighting Plan, & Buffers**

[\[18-0756\]](#)

Several Commission members commented on the need for more effective screening in the 3'-wide portion of the buffer at the northwest corner of the site.

Commissioner Berndt noted that some retaining walls, screen walls, and other architectural features were not included in the elevations package.

A motion was made by Davis, seconded by Lyons, that the Lighting Plan and Alternate Buffer be approved, with the condition that additional screening be provided on the 3'-wide portion of the buffer. The motion carried by a unanimous vote.

A motion was made by Davis, seconded by Berndt, that the Building Elevations be approved, with the condition that retaining walls, screening walls, and architectural features in the courtyard be constructed of the same materials palette as the buildings, or be constructed of concrete. The motion carried by a unanimous vote.

**Special Use Permit**

**6. 2217 Homestead Road Active Adult Apartments: Rezoning and Special Use Permit**

[\[18-0758\]](#)

Commission members expressed concerns about the density of the project given the site context, the extent of surface parking on the site and in relation to the building, the loss of rare and specimen trees, and missed opportunities for connecting with destinations to the east. Commission members had interest in learning more about the landscape design for the portion of the site between the building and Homestead Rd.

A motion was made by Davis, seconded by Hoskins, that the Special Use permit be recommended to Council for approval with the following conditions: Provide trail connections from the project site to the Carolina North greenway and the Seymour Center, allowing a more direct connection than using Homestead Rd; Design the stormwater facility to serve as a site amenity; Allow the CDC to review a more detailed landscape plan for the area between the building and Homestead Rd, including landscape treatment of the stormwater facility, preservation of existing tree stands, design of the area to serve as an

amenity space, and views of the project from Homestead Rd; Support for the Planning Commission's recommendation to provide a speed table on the road connecting to the Courtyards at Homestead.

Commissioner Lyons dissented, stating concerns over parking and density as reasons for her 'Nay' vote.

Commissioner Berndt dissented, stating the extend of parking did not protect enough trees and that a conservation easement would be appropriate, as reasons for her 'Nay' vote.

Commissioner Patnaik dissented, stating that the parking made the building feel disconnected from the landscape, as reason for her 'Nay' vote.

The motion failed by the following vote:

**Aye:** 3 - Chair Mueller, Davis, and Hoskins

**Nay:** 3 - Berndt, Lyons, and Patnaik

A motion was made by Davis, seconded by Berndt, that the Special Use permit be recommended to Council for approval with all conditions from the previous motion on the item, and in addition the following conditions: Allow the CDC to review a modified parking plan that preserves more trees; Consider a conservation easement or similar mechanism on the rear portion of the site proposed to remain wooded.

Commissioner Lyons dissented, stating an interest in seeing parking moved under the building and a corresponding reduction in number of units as the reason for her 'Nay' vote.

The motion carried by the following vote:

**Aye:** 5 - Chair Mueller, Berndt, Davis, Hoskins, and Patnaik

**Nay:** 1 - Lyons

7. Seymour Center Building Elevations

[\[18-0755\]](#)

A motion was made by Davis, seconded by Berndt, that the Final Plans be approved, with the following conditions: Dumpster screening to use materials compatible with the building facade; Rafters of walkway canopy to match those on the existing canopy.

The motion carried by a unanimous vote.

8. NC SECU - Charterwood Building Elevations (Courtesy Review)

[\[18-0819\]](#)

Member comments: The front and back sides of the building are inconsistent in architectural style; Preference for the more modern style of the front side; Treatment of the back side looks more like a main entry; Interest in understanding what SUP stipulations may be relevant for CDC review; Interest in seeing details of screening treatment; Consider design elements (materials, etc) of nearby newer buildings and determine if there are opportunities for this project to relate to that design context; Interest in seeing how building and drive-thru relate and scale down to existing farm building; Differing opinions on whether an attached or detached drive-thru was preferable.

No action was taken. The applicant will provide a formal submittal for review and action.

### **Certificate of Appropriateness**

#### **9. Elliot Square/Haw River Grill COA Application**

[\[18-0757\]](#)

Staff noted that many standards of the Form-Based Code are not applicable since there is no additional building square footage proposed. However the CDC may want to make a finding that the proposed building materials are appropriate.

Members noted opportunities for improving the connection of the building to the Booker Creek greenway, which could be accomplished through future projects for Elliott Square.

A motion was made by Berndt, seconded by Davis, that the COA be approved, and that the use of stonewood material be considered as equivalent or better than other materials listed in the Form-Based Code.

The motion carried by a unanimous vote.

#### *Adjournment*

Next Meeting - October 23rd, 2018

*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.*