

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING AT 4511 S. Columbia Street (South Creek)

January 24, 2023

Recommendation: **Approval** ☐ **Approval with Conditions** ☒ **Denial** ☐

Motion: Ted Hoskins made a motion, seconded by Megan Patnaik, to recommend that Council approve the Conditional Zoning request for South Creek at 4511 S. Columbia Street, with the following conditions noted:

1. That the applicant consider additional opportunities to incorporate sustainable design features into the proposed development.
2. That LUMO-mandated buffers be maintained and possibly increased along S. Columbia Street to the maximum extent possible. Where narrower buffers are required due to site constraints, more dense plantings and other screening devices should be incorporated.
3. That the applicant will submit landscape and hardscape plans along with elevations to the CDC for review as part of Final Plans Review.

The CDC also asked the applicant to consider adding 12 additional units to take full advantage of the total allowable density on the project site.

Vote: 5-0

Yeas:	Ted Hoskins	Nays:	None
	Scott Levitan		
	Megan Patnaik		
	Susan Lyons (Vice-Chair)		
	John Weis (Chair)		

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 107 JOHNSON STREET

January 24, 2023

Recommendation: Approval ☐ Approval with Conditions ☒ Denial ☐

Motion: Huge, seconded by Hageman, recommended approval with the following conditions:

- The developer provide additional bicycle parking, including additional covered bicycle parking spaces, covered bicycle parking for retail and office employees and guests, and additional spaces in the proposed condos and apartments.
- That the developer provide a minimum of 25% of parking as EV-Ready, especially in the proposed garages for the condos and apartments.
- That the developer provide 220-volt power to the private townhome garages to support EV-charging stations at the owner's discretion.
- That the developer provide bike storage within the townhome garages to all interested purchasers.
- That the developer provide a minimum of 5% of parking as EV charging spaces.
- That the developer participate in the Town's Transportation Management Plan program

Vote: 6 – 0

Yeas: 6 - Chair Denise Matthews, Vice-Chair Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, and Katie Huge

Nays:

Prepared by: Josh Mayo, Transportation Planner I

HOUSING ADVISORY BOARD

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION SOUTH CREEK APARTMENTS 4511 S. COLUMBIA ST.

Recommendation: Approval ☐ Approval with Conditions ☒ Denial ☐

Motion: A motion was made by Vice-Chair Morande, seconded by Burris, that the South Creek Conditional Zoning Application be recommended for approval by the Town Council with the following conditions:

- 15% of proposed townhomes and 15% of the condominiums be affordable; with at least half of those units affordable to households earning 65% or less of the Area Median Income and the remaining units affordable to households earning 80% or less of the Area Median Income.
- The total number of affordable units is at least 90 units, which in addition to the affordable for sale units will include rental units that are affordable to households earning 60% or less of the Area Median Income.
- Two of the affordable units may be replaced with office space for the Community Home Trust.

Vote: 5-2

Ayes: Sue Hunter (Chair), Jamauria Burris, Robert Dowling, Rex Mercer, Brandon Morande,

Nays: Valencia Thompson, Anthony Williams

Absent: Dustin Mills, Anne Hoole

Additional Comments:

The HAB as a whole indicated support for the project and appreciation for the willingness of the applicant to 1) dedicate 15% of units as affordable on site and 2) be flexible in the presentation of those units in different scenarios of affordability and housing type. The members voting Nay were in favor of a different scenario of affordability that required 15% of units be affordable overall but provided flexibility in the mix of unit type, but were supportive of the project as a whole.

Prepared by: Emily Holt, Staff

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR A CONDITIONAL ZONING DISTRICT FOR SOUTH CREEK DEVELOPMENT

February 28, 2023

Recommendation to Council: Approval ☐ Approval with Conditions/Considerations ☒
Denial ☐ Motion was Defeated ☐

Motion: Lucy Vanderkamp moved and Ella Feathers seconded a motion to recommend that the Council approve the conditional zoning district application for the South Creek development located at 4511 S. Columbia Street if the following conditions and special considerations are met:

Vote: 7-0

Aye: Chair Tom Henkel, Ella Feathers, Marirosa Molina, Judy Gaitens-Arneson, Stefan Klakovich, Adrienne Tucker, Lucy Vanderkamp

Nay:

Conditions:

- Design for all-electric buildings
- Design for solar-ready buildings, with the option for solar system installation
- Provide EV-ready garages
- Finalize plans with smaller RCD encroachment option

Special Considerations:

- Design for safe pedestrian connections between this development and Southern Village, including greenways

Prepared by: Tom Henkel, Chair, Environmental Stewardship Advisory Board
Anthony Henage, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB