

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 110 JAY STREET

March 1, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved, and John Rees seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

Vote: 8 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Elizabeth Losos moved, and Johnathan Mitchell seconded a motion to recommend that the Council approve the Conditional Rezoning, with the following condition.

- The requested modification to regulations to exceed the maximum number of parking spaces not be approved.

Vote: 8 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, Stephen Whitlow

Nays:

Prepared by: Becky McDonnell, Senior Planner

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 110 JAY STREET

February 22, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Hageman moved, seconded by Matthews, to recommend approval with the following conditions:

- That the sidewalk be extended to the bus stop on the south side of Village Drive, a bus pad be added, and that the stop is upgraded to be ADA-accessible.
- That Chapel Hill Transit evaluate the possibility of expanding service that serves the proposed development, explore expanding destinations that are accessible from the proposed development, and expanding the timeframe that transit is available.

Vote: 7 – 0

Yeas: 7 - Chair Heather Brutz, Brian Hageman, Vice-Chair Nikki Abija, Mary Breeden, Katie Huge, Rudy Juliano, and Denise Matthews

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 JAY STREET APARTMENTS CONDITIONAL ZONING APPLICATION 110 JAY STREET

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Hoole, seconded by Morande, that the Jay Street Apartments Conditional Zoning Application be recommended for approval by the Town council. The motion carried by a unanimous vote.

Vote: 8-0

Ayes: Sue Hunter (Chair), Robert Dowling, Anne Hoole, Alice Jacoby,
Rex Mercer, Brandon Morande, Anthony Parrish, Mary Jean Seyda

Nays:

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 CONDITIONAL ZONING DISTRICT FOR 110 JAY ST.

February 24, 2022

Recommendation to Council: Approval Approval with Special Considerations
Denial Motion was Defeated

Motion: Tom Henkel moved and Bruce Sinclair seconded a motion to recommend that the Council approve the conditional zoning district for the 110 Jay Street development application, with the following conditions and special considerations:

Vote: 4-4

Aye: Chair Maripat Metcalf, E. Thomas Henkel, Bruce Sinclair, and Noah Upchurch

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.

Nay: Vice-chair Adrienne Tucker, Julie McClintock, Marirosa Molina, Lucy Vanderkamp

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.

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

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

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 PERMIT AT JAY ST. AFFORDABLE HOUSING

February 22, 2022 (Original Review)

Recommendation: Approval Approval with Conditions Denial

Motion: The CDC did not make a motion for recommendation for the referenced project at their regular meeting (date noted above).

Instead they deferred the project (Susana Dancy motion, Scott Levitan second), asking the applicant to come back to address the following concern(s).

1. Modify site plan by flipping building 'A' and the associated parking.
2. Requested feedback from the applicant related to comments submitted by Town's Urban Designer.

Vote: 5-0

Yeas: Susana Dancy
Ted Hoskins
Scott Levitan
Susan Lyons
Megan Patnaik

Nays: None

Prepared by: Adam Nicholson, Principal Planner