



# 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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**Tuesday, April 23, 2019**

**6:30 PM**

**RM 110 | Council Chamber**

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#### **Opening**

#### **Roll Call**

Staff Present-  
Adam Nicholson

Council Members Present-  
Nancy Oates

**Present**      7 - Chair Volker Mueller, Susana Dancy, Lucy Davis, Edward Hoskins, Susan Lyons, Megan Patnaik, and Polly Van de Velde

**Absent**        1 - Christine Berndt

#### **Approval of Agenda**

A motion was made by Hoskins, seconded by Lyons, that the agenda be approved. The motion carried by a unanimous vote.

#### **Announcements**

Staff made Commission aware of Joint Advisory Board meeting scheduled for UNC Eastowne Master Plan Update to be held on May 16. Staff was not aware of other specifics at time of announcement.

#### **Petitions**

Commission discussed 'Process' initiative. Once finalized information will be forwarded to Staff for review. Staff to respond at May meeting.

A motion was made by Chair Mueller, seconded by Davis, to approve a resolution to Council to adopt the proposal by the CDC for a Chapel Hill Design Award. The motion carried by a unanimous vote.

1. Staff Response [\[19-0350\]](#)

Petition for review of Carraway Village projections has been moved to a later date

Signature Health Care canopy review will be reviewed at May 28th meeting.

### Approval of Minutes

2. March 26th Meeting Minutes [\[19-0351\]](#)

A motion was made by Van de Velde, seconded by Hoskins, that March 26th minutes be approved. The motion carried by a unanimous vote.

3. April 1st Special Meeting Minutes [\[19-0352\]](#)

A motion was made by Van de Velde, seconded by Hoskins, that April 1st minutes be approved. The motion carried by a unanimous vote.

### Consent Agenda

4. Murray Hill at Meadowmont [\[19-0354\]](#)  
205 Meadowmont Lane

A motion was made by Dancy, seconded by Lyons, that the Consent Agenda agenda be approved without discussion. The motion carried by a unanimous vote.

### Old Business

5. Chapel Hill Cooperative Preschool [\[19-0355\]](#)  
Alternate Buffer Request

A motion was made by Dancy, seconded by Van de Velde, to deny request for alternate buffer and approve proposed Type 'C' buffer. The motion carried by a unanimous vote.

6. Park Apartments [\[19-0356\]](#)

A motion was made by Van de Velde, seconded by Hoskins, to approve request for design alternative 1 allowing min 6" and max 6' ground

elevation. The motion carried by a unanimous vote.

A motion was made by Dancy, seconded by Lyons, to approve request for design alternative 3 allowing streetscape for drive serving Phase 1B. The motion carried by a unanimous vote.

A motion was made by Van de Velde, seconded by Lyons, that this CoA request be approved with 2 conditions noted below. The motion carried by a unanimous vote.

1. Entry element at corner to be metal panel sim. to entrance at Elliott Road.
2. Art work related to DA1 to be approved by Town of Chapel Hill Arts Commission.

### **New Business**

7. University Mall [\[19-0357\]](#)

A motion was made by Patnaik, seconded by Hoskins, that this item be approved. The motion carried by a unanimous vote.

8. SECU-Charterwood [\[19-0358\]](#)  
Final Plan Application

A motion was made by Davis, seconded by Van de Velde, to approve alternate buffer request. The motion carried by a unanimous vote.

Commission requested that the applicant come back at a later meeting date to respond to elevation and site lighting plan comments relayed by the Commission.

9. UNC Health Care Eastowne [\[19-0359\]](#)  
Development Agreement Update

Commission Comments-

1. Commission mixed on the possibility of design guidelines for this area.
2. Encouraged a dynamic master plan.
3. Encouraged thinking of affordable housing on-site.
4. Think about an entirely vehicular free zone.
5. Encouraged excellent design.
6. Encouraged mixed-use opportunities.

10. CDC Seat Applications [\[19-0360\]](#)

Commission asked to review seat applications and provide appointments for Council consideration.

Commission recommended the following applications to Council for consideration:

1. Caroline Lauer
2. John Weis

### *Adjournment*

Next Meeting - Tuesday, May 28th

A motion was made by Dancy, seconded by Van de Velde, that this meeting be adjourned. 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.*