



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Susana Dancy, Chair
Christine Berndt, Vice-Chair
Edward Hoskins
Scott Leviten

Susan Lyons
Megan Patnaik
John Weis

Tuesday, May 25, 2021

6:30 PM

Virtual Meeting

Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar: [URL](#) After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: (to be added later)

Opening

Roll Call

Present 6 - Vice-Chair Christine Berndt, Edward Hoskins, Scott Levitan,
 Susan Lyons, Megan Patnaik, and John Weis

Absent 1 - Chair Susana Dancy

Approval of Agenda

A motion was made by Weis, seconded by Patnaik, that the agenda be approved w/ the following modifications. Add Murray Hill and approve as part of the consent agenda w/ no discussion. Meeting will end at 10:30. The motion carried by a unanimous vote.

Announcements

Staff has no announcements at the time of agenda release
No announcements were made

Petitions

No petitions were presented or discussed.

Approval of Minutes**1. April Minutes [\[21-0456\]](#)**

A motion was made by Weis, seconded by Hoskins, that the April minutes be approved. The motion carried by a unanimous vote.

2. May Special Meeting [\[21-0457\]](#)

A motion was made by Weis, seconded by Hoskins, that the May special meeting minutes w/ the following amendments.

Add note on recommendation for vacant seats that the commission would encourage additional outreach for a landscape architect..

Page 2-Change 'appreciate' to 'appreciation', and 'created' to 'creating'. The motion carried by a unanimous vote.

Old Business**3. University Inn [\[21-0458\]](#)
Certificate of Appropriateness**

Commission is asked to review applicants updated drawing/narrative and provide action on the application. Allowable actions for a COA are approval, approval w/ conditions or denial.

A motion was made by Weis, seconded by Lyons, that the University Inn COA be approved w/ the following conditions.

1. Applicant to reallocate a necessary number of units on the Ephesus Rd. frontage to Legion Rd. frontage to ensure parking deck is permanently obscured. Any other portion of the deck viewable will be screened.
2. Applicant to study reduction of the material palette to simplify the overall aesthetic of the building elevations.
3. Applicant should add a railing along the Fordham greenway to code standard as needed.
4. Applicant is encouraged to incorporate public art significantly throughout the project.
5. Applicant to study the pass-through width to reduce tunnel effect and increase the visual interest and impact.
6. Applicant to add additional articulation to the Fordham entrance.
7. If allowed, applicant to conduct advisory review work session of the changes w/ the CDC at a later date.

The motion carried by a unanimous vote.

New Business

4. Rosemary-Columbia Street Hotel 108 W. Rosemary - [\[21-0459\]](#)
Conditional Zoning

Commission is asked to provide a recommendation to Council for this Conditional Zoning application. Allowable recommendations include approval, approval w/ conditions or denial.

A motion was made by Hoskins, seconded by Lyons, that Ordinance A be adopted to recommended for approval of 108 W. Rosemary w/ the following conditions.

Stipulations modified to include review and approval by the CDC for building elevations, including screening of HVAC/Mechanical equipment, site lighting plan and landscape plan. Also that review of the elevations be an iterative process.

The motion carried by the following vote-

Vice Chair Berndt noted her objection of this project encroaching on the neighborhood conservation district.

Aye: 5 - Edward Hoskins, Scott Levitan, Susan Lyons, Megan Patnaik, and John Weis

Nay: 1 - Vice-Chair Christine Berndt

5. 1800 East Franklin Street (Aldi) [\[21-0460\]](#)
Certificate of Appropriateness Modification

Commission is asked to consider action on this COA modification and retrofit proposal. Allowable actions include approval, approval w/ conditions or denial.

A motion was made by Lyons, seconded by Weis, that the COA request for Aldi @ Eastgate be referred to the Community Design Commission, due back by 2021.6.22. The following points were noted for the applicant to address.

1. Study the addition of an awning or trellis, bench and landscaping east of the main entrance.
2. Modify door east of main entrance to a store front door.
3. Better relate the building to the park.

The motion carried by a unanimous vote.

6. 101-111 Erwin Road: Conditional Zoning [\[21-0474\]](#)

Commission is asked to consider action on this COA modification and retrofit proposal. Allowable actions include approval, approval w/ conditions or denial.

A motion was made by Weis, seconded by Lyons, that the recommendation for 100-111 Erwin Rd be referred to the Community Design Commission, due back by 2021.6.22 for additional discussion. The motion carried by a unanimous vote.

Concept Plan Reviews

7. 1604 Purefoy Drive [\[21-0461\]](#)
St. Paul Community Village

Commission is asked to provide advisory comments to applicant.

A motion was made by Lyons, seconded by Patnaik, that St. Paul AME Village Concept Plan Reviews be referred to the Community Design Commission, due back by 2021.6.22. The motion carried by a unanimous vote.

8. 101 East Rosemary Street [\[21-0462\]](#)

Commission is asked to provide advisory comments to applicant.

A motion was made by Weis, seconded by Hoskins, that 101 E. Rosemary Concept Plan Reviews be referred to the Community Design Commission, due back by 2021.6.22. The motion carried by a unanimous vote.

9. 207 + 209 Meadowmont Lane: Murray Hill Concept Plan [\[21-0463\]](#)

Commission is asked to provide advisory comments to applicant.

Forwarded without discussion as part of agenda motion including approving as part of the consent agenda.

Adjournment

Next Meeting - Tuesday, June 22

A motion was made by Weis, seconded by Lyons, that the meeting be adjourned. The motion carried by a unanimous vote.

Meeting adjourned at 10:50pm

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 Department at 919-968-2728; 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.