

## COMMUNITY DESIGN COMMISSION

*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 BLUE HILL DESIGN GUIDELINES March 27, 2018

**Recommendation:**    **Approved**                **Approval with Conditions**                **Denied**   

The Community Design Commission made the following four Motions recommending Council adopt the Blue Hill Design Guidelines:

**Motion 1:**    Susana Dancy moved and Polly van de Velde seconded to have the Community Design Commission review any future changes to the Blue Hill Design Guidelines with approval by the Town Council.

**Vote:**            5 - 0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

**Motion 2:**    Volker Mueller moved and Polly van de Velde seconded to approve Exterior Lighting with 1) shielding of light sources that would focus light only on intended areas and 2) decorative lighting be turned off once an event or activity is finished and lighting no longer needed to signal an active event.

**Vote:**            4-1

**Ayes:** Susana Dancy, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nay:** Ted Hoskins

**Motion 3:**    Volker Mueller moved and Ted Hoskins seconded to retain decorative fencing as an option but to use a better illustration that depicts better parking lot screening.

**Vote:**            4-1

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, and Dixon Pitt

**Nay:** Polly van de Velde

**Motion 4:**    Polly van de Velde moved and Volker Mueller seconded to accept "Authenticity" in the Design Guidelines and keep the definition as provided.

**Vote:** 5-0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

Prepared by: Dixon Pitt, Chair, Community Design Commission  
Kay Pearlstein, Staff

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### RECOMMENDATION BLUE HILL TEXT AMENDMENTS TO FORM DISTRICT REGULATIONS ASSOCIATED WITH BLUE HILL DESIGN GUIDELINES AND CHAPEL HILL MOBILITY PLAN March 27, 2018

**Recommendation:**   **Approved**         **Approval with Conditions**         **Denied**  

The Community Design Commission made the following recommendations on eight text amendments:

**Motion 1:**      Ted Hoskins moved and Volker Mueller seconded to approve the Type E frontage for properties along Booker Creek with the sidewalk width be 10 feet.

**Vote:**      5 - 0

**Ayes:**      Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:**      None

**Motion 2:**      Susana Dancy moved and Polly van de Velde seconded a motion to recommend defined standards for Type B and C frontages.

**Vote:**      5-0

**Ayes:**      Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:**      None

**Motion 3:**      Volker Mueller moved and Polly van de Velde seconded to approve frontage Type A-3 as proposed.

**Vote:**      5-0

**Ayes:**      Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:**      None

**Motion 4:**      Susana Dance moved and Polly van de Velde seconded a motion to approve Building Massing as proposed.

**Vote:**      5-0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

**Motion 5:** Polly van de Velde moved and Volker Mueller seconded to approve the Pass-Throughs as proposed.

**Vote:** 5-0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

**Motion 6:** Volker Mueller moved and Polly van de Velde seconded to recommend all the other design topics as proposed with the recommendation to Amenity Space when proposed on top of structured parking that access to the rooftop be available to pedestrians on the ground and be clearly understandable.

**Vote:** 5-0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

**Motion 7:** Susana Dancy moved and Volker Mueller seconded a motion to recommend enactment of the Resolution of Consistency with the Comprehensive Plan.

**Vote:** 5-0

**Ayes:** Susana Dancy, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

**Nays:** None

### **Key Considerations**

1. Consider further study of the Type D (alley) frontage.

Prepared by: Dixon Pitt, Chair, Community Design Commission  
Kay Pearlstein, Staff