



Community Design Commission

Meeting Minutes

January 28, 2025, 5:00 PM

Virtual Meeting

John Weis, Chair

Susan Lyons, Vice Chair

Patrick Brennan

Heather Washburn

For interpretation
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919-969-5105.

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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.

PLEASE NOTE MEETING TIME IS 5:30!

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_68yjKMnvTfmBvILcVAywLQ

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 850 8946 4627

Opening

Roll Call

Present 4 - Chair John Weis, Vice-Chair Susan Lyons, Patrick Brennan, and Heather Washburn

Approval of Agenda

A motion was made by Vice-Chair Lyons, seconded by Washburn, that the agenda be approved as presented. The motion carried by a unanimous vote.

Announcements

No announcements were noted at time of agenda release.

Petitions

No petitions were noted at time of agenda release.

Approval of Minutes

1. [December Minutes-DRAFT](#) **[25-0035]**

A motion was made by Vice-Chair Lyons, seconded by Washburn, that the December minutes be approved as presented. The motion carried by a unanimous vote.

Consent Agenda

A motion was made by Vice-Chair Lyons, seconded by Washburn, that the Consent Agenda be approved as presented. The motion carried by a unanimous vote.

2. [Bloom Yoga Signage](#) **[25-0030]**
[Southern Village](#)

Commission is asked to provide consent agenda approval for sign proposal in Southern Village. Per the approved SUP, signage review is required by the Commission.

New Business

3. [Meridian Lakeview](#) **[25-0041]**

Commission is asked to review and consider an action on the provided elevations and site lighting specifications.

An action is not required, per approved CZD stipulations. However, available actions include approval and deferral.

A motion was made by Vice-Chair Lyons, seconded by Washburn, that the developer consider comments provided on wayfinding, community gathering issues and lighting. The motion carried by a unanimous vote.

4. [Overlook @ Cedars](#) **[25-0032]**
[Final Plans Review](#)

Commission is asked to review and consider approval of the provided final plans application. The approved SUP does provide approval authority to the commission.

A motion was made by Washburn, seconded by Brennan, that the project be approved as presented. The motion carried by a unanimous vote.

5. Chapel Hill Crossing**[25-0048]**

Commission is asked to review and consider an action on the provided elevations and site lighting specifications.

An action is not required, per approved CZD stipulations. However, available actions include approval and deferral.

A motion was made by Brennan, seconded by Washburn, that the project be approved. Washburn added to the motion language that the applicant consider the amenity area language to the east and west elevations. The motion carried by a unanimous vote.

6. South Creek**[25-0034]****Final Plans Review**

Commission is asked to review and consider an action on the final plans provided. Action is not required, per approved CZD.

A motion was made by Brennan, seconded by Washburn, that the project be approved as presented. The motion carried by a unanimous vote.

7. CDC Discussion on LUMO Development Type and Building Type Rules**[25-0040]**

Commission is asked to receive updated report and discuss as directed by Staff.

A motion was made by Vice-Chair Lyons, seconded by Washburn, that the comments collected be transmitted to Staff and to Council liaison. The motion carried by a unanimous vote.

Adjournment

Next Meeting - Tuesday, Feb 25 @ 5:30pm

A motion was made by Washburn, seconded by Vice-Chair Lyons, that the meeting be adjourned at 7:55. 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 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.