



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

John Weis, Chair
Susan Lyons, Vice Chair
Edward Hoskins

Scott Levitan
Megan Patnaik

Tuesday, January 24, 2023

6:30 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

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919-969-5105.

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:

https://us02web.zoom.us/webinar/register/WN_Lnh9vhENST-m6AuvzZaH6w

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 831 3219 4974

Opening

Roll Call

Present 5 - Chair John Weis, Vice-Chair Susan Lyons, Edward Hoskins, Scott Levitan, and Megan Patnaik

Approval of Agenda

Please note that several applicants appearing before the Commission today are also appearing before the Transportation and Connectivity Advisory Board. As a

result, ad-hoc adjustments to the order of agenda items may be required to accommodate applicants that are appearing before both boards.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, to approve the agenda with the following modifications: The Cedars of Chapel Hill and Dunkin' moved to the Consent Agenda. The motion carried by unanimous vote.

Announcements

No announcements.

Petitions

No petitions.

Approval of Minutes

1. December Meeting Minutes [\[23-0046\]](#)

Commission is asked to receive and consider approval of the December meeting minutes.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, to approve the minutes for the December, 2023, meeting. The motion carried by unanimous vote.

Consent Agenda

A motion was made by Vice-Chair Lyons, seconded by Patnaik, to amend the consent agenda by adding (1) The Cedars of Chapel Hill and (2) Dunkin'. The motion carried by unanimous vote.

A motion was made by Hoskins, seconded by Levitan, to approve the consent agenda. The motion carried by unanimous vote.

2. Sign Permit - SPR Therapeutics [\[23-0047\]](#)
300 Market St.

Commission is asked to receive and consider approval of this proposed sign in Southern Village.

Approved as part of consent agenda.

5. Special Use Permit Modification - Dunkin' [\[23-0050\]](#)
1509 E. Franklin St.

Commission is asked to receive and comment on materials related to this special use permit modification application. Comments are for the benefit of the applicant only.

DISCLAIMER: Any members of the Town Council in attendance should excuse themselves for any discussion of this application. Per state law, advisory board comments may not be included in the evidentiary record of Town Council proceedings related to special use permits.

Approved as part of consent agenda.

6. Final Plans - The Cedars of Chapel Hill [\[23-0051\]](#)
100 Cedar Club Cir.

Commission is asked to receive and review final plans related to building elevations for renovations and additions to this senior living facility. Actions to be considered are (1) approval, (2) approval with conditions, and (3) deferral to meet voluntary compliance requests.

Approved as part of consent agenda.

New Business

3. Conditional Zoning - South Creek [\[23-0048\]](#)
4511 S. Columbia St.

Commission is asked to receive and consider a recommendation to Council on this conditional zoning application.

A motion was made by Hoskins, seconded by Patnaik, to recommend approval with conditions. The motion carried by unanimous vote.

CDC's recommendation is included in the attached document.

4. Conditional Zoning - Starpoint Refuel Market [\[23-0049\]](#)
1950 US 15-501

Commission is asked to receive and consider recommendations to Town Council and/or the applicant on this conditional zoning application. Please note that staff technical review of this application is ongoing.

A motion was made by Levitan, seconded by Patnaik, to transmit comments to the applicant, to Planning Commission, and to Town Council.

CDC's recommendation is included in the attached document.

7. Staff Update on Blue Hill District [\[23-0052\]](#)

Commission is asked to receive and discuss an update on development in the Blue Hill District. No action is requested.

Corey Liles presented an update on development outcomes and remaining opportunities in the Blue Hill District.

Adjournment

Next Meeting - February 28, 2023

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.