

HOUSING ADVISORY BOARD

The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION

BRIDGEPOINT, 2214 AND 2312 HOMESTEAD ROAD (PROJECT #20-001)

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Anne Hoole to recommend approval of the development application as the applicant was providing a meaningful amount of affordable housing and a significant increase from their concept plan proposal, the application proposed three and four bedroom affordable units, the market rate units are proposed to be comparable and compatible with the affordable units, and the transparency and thoroughness of the project's financial information provided in the presentation to the Housing Advisory Board; Jared Brown-Rabinowitz seconded this motion.

Vote: 4-0

Ayes: Dawna Jones (Chair), Mary Jean Seyda (Vice-Chair), Jared Brown-Rabinowitz, Anne Hoole

Nays:

Prepared by: Dawna Jones, Chair, Housing Advisory Board
Nate Broman-Fulks, Staff

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Bridgepoint

(Project #20-001)

September 10, 2020

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

Motion: Heather Brutz moved and Brian Hageman seconded to recommend approval for the conditional zoning application of Bridgepoint with the following conditions:

- a) Extend the existing bicycle lane on Weaver Dairy Road Ext to Homestead Road.
- b) Developer to find opportunities to reduce the total number of parking spaces.

Vote: 7-0

Ayes: Jason Merrill (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Brian Hageman, Rudy Juliano, Heather Brutz and David Hallen

Nays:

Prepared by: Jason Merrill, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING FOR BRIDGEPOINT LOCATED AT 2214 & 2312 HOMESTEAD ROAD

September 14, 2020

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Julie McClintock moved and Tom Henkel seconded a motion to recommend that the Council approve the conditional zoning for Bridgepoint, located at 2214 and 2312 Homestead Road, with the following special considerations.

Vote: 7-0

Yeas: Adrienne Tucker (Chair), Maripat Metcalf (Vice-Chair), Bruce Sinclair, Gregory Ames, John Wallace, Julie McClintock, Tom Henkel

Nays:

Special Considerations:

- Have the project reviewed by the Stormwater Utility Advisory Board
- Include native and non-invasive plantings only
- A/C SEER rating of 16 or greater for all homes
- Solar-ready rooftop design, including wiring

Prepared by: Adrienne Tucker, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING FOR BRIDGEPOINT LOCATED AT 2214 & 2312 HOMESTEAD ROAD

September 15, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Whit Rummel seconded a motion to recommend that the Council find the Conditional Zoning consistent with the Comprehensive Plan.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and Melissa McCullough seconded a motion to recommend that the Council approve the Conditional Rezoning, with the condition that as a requirement of approval the Town must determine whether or not fire sprinklers are required.

Vote: 8 – 0

Yeas: John Rees (Chair), Louie Rivers (Vice-Chair), Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, Stephen Whitlow

Nays:

Prepared by: Anya Grahn, Senior Planner