



# TOWN OF CHAPEL HILL

## Transportation and Connectivity Advisory Board

### Meeting Minutes - Draft

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

Chair Heather Brutz  
Vice-Chair Nikki Abija  
Stephen Bevington  
Mary Breeden

Brian Hageman  
Katie Huge  
Joseph M Johnston  
Denise Matthews

---

**Tuesday, August 23, 2022**

**7:00 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.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၶ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或  
书面翻译服  
务，请拨打  
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\\_ZSrqdRAyTRe7y3eBpOKOvg](https://us02web.zoom.us/webinar/register/WN_ZSrqdRAyTRe7y3eBpOKOvg)

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 873 9991 0475

#### Opening

#### Roll Call

Staff: Bergen Watterson, Josh Mayo

Other attendees: Shea Cashen, Joe Kovens, Connor Jones, Derick Blankenship, Eric Mioduski, Jay Lynde, Eric Chupp,

Speaking members of the public: Ian Baltutis, Nancy Oates, Julie McClintock

**Present** 7 - Chair Heather Brutz, Vice-Chair Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, Katie Huges, and Denise Matthews

**Absent** 1 - Joseph Johnston

*Secretary reads procedures into the record*

## Approval of Agenda

## Announcements

## Petitions

## Approval of Minutes

A motion was made by Breeden, seconded by Huges, to approve the minutes.

**Aye:** 6 - Chair Heather Brutz, Vice-Chair Nikki Abija, Mary Breeden, Brian Hageman, Katie Huges, and Denise Matthews

**Abstain:** 1 - Stephen Bevington

1. Draft May 24, 2022 Action Minutes

[\[22-0590\]](#)

**Attachments:** [Draft May 24 Action Minutes](#)

## Old Business

## New Business

2516 Homestead Road Conditional Rezoning

[\[22-0594\]](#)

**Attachments:** [Staff Memo](#)  
[Resolution A- Resolution of Consistency](#)  
[Ordinance A -Approving the Application 8.2.2022](#)  
[Resolution B- Denying the Application](#)  
[Stanat's Place - Application Materials](#)  
[draft execsumm Stanats Place TIA](#)  
[Staff's Presentation](#)  
[Developer's Presentation](#)

Bergen Watterson discussed the road access to the proposed development, the proposed road access, and the Planning Department's push to connect Cabernet Drive to the development.

Eric Chupp of Capkov Ventures presented for the developers, noting the surroundings, the proposed greenway connection, and the proximity to transit.

Board members asked about the connection to Cabernet Drive, bicycle parking spaces, electric vehicle parking, and the traffic impact analysis. A member of the public noted their support for the road connectivity of Cabernet Drive and asked about the greenway's timeline for completion. The board discussed the conditions to add. The board voted 5-2 against a motion to recommend that road access on Cabernet Drive be limited by plastic bollards. The board voted 6-1 to recommend full vehicle access on Cabernet Drive.

Hageman, seconded by Huge, recommended approval, with the following conditions:

- The connection to Cabernet Drive should be a full vehicle access road. If not a full-access road, the connection should be paved with curb and gutter and have nothing more obtrusive than collapsible plastic bollards to facilitate emergency access.
- The developer should provide a bike rack inside the garage to all residents upon request.
- The developer should clearly publicize the availability of bike parking.
- The developer should provide 220-volt outlets in all garages.
- The developer should provide conduit or other electrical access to the visitor parking.
- Town staff should work with adjacent properties to support greenway connectivity to the west and update the board before Council.

**Aye:** 6 - Chair Heather Brutz, Vice-Chair Nikki Abija, Mary Breeden, Brian Hageman, Katie Huge, and Denise Matthews

**Nay:** 1 - Stephen Bevington

3. 710 North Estes Conditional Rezoning

[\[22-0592\]](#)

**Attachments:** [01-N Estes Townhomes-Conditional Zoning Application](#)  
[02 0-N Estes Townhomes-TIA Exec Summ Final](#)  
[03-N Estes Townhomes-Statement of Justification and Consistency Statements](#)  
[04-N Estes Townhomes-Plan Set 8.5-11](#)  
[710 N Estes Staff Report 8.12.2022](#)  
[Ordinance A- Approving the Conditional Zoning](#)  
[Resolution A- Resolution of Consistency - 710N Estes](#)  
[Staff Presentation](#)  
[Developer's Presentation](#)

Josh Mayo discussed the development context, the internal circulation, and the improvements along Estes Drive. Eric Mioduski of Lock7 Development presented on how the project fits into long-range plans, multimodal connections, and the pedestrian circulation.

Board members asked about bicycle parking, outlets in the garage, ADA accessibility, internal crosswalks, and the greenway along the power easement

Members of the public noted safety concerns at Estes and Somerset without a traffic signal.

Matthews, seconded by Huges, recommended approval, with the following conditions:

- The developer should provide additional covered bicycle parking within the limitations of their impervious requirements.
- The developer should provide conduit or electrical access to the surface parking spots.
- The developer should provide a paved, ADA-accessible access point from the property's southern edge to Estes Drive if possible.
- Town staff should pursue safer means of travel for bicyclists and pedestrians in the area of MLK and Estes Drive adjacent to this property.
- The developer should provide 220-volt outlets in the garages to support electric vehicle charging.
- The developer should ensure there is sufficient lighting on-site to accommodate people with low vision.
- Town staff should request NCDOT officials attend a Board meeting and discuss pedestrian safety on Estes Drive.

**Aye:** 7 - Chair Heather Brutz, Vice-Chair Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, Katie Huges, and Denise Matthews

**4.** 701 Martin Luther King Jr. Boulevard Conditional Rezoning

[\[22-0593\]](#)

**Attachments:** [Aspen Chapel Hill - Conditional Zoning Application draft execsumm](#) [Aspen Student Housing TIA Ordinance A - Approving the Conditional Zoning Resolution A- Resolution of Consistency - Aspen Aspen Chapel Hill - Modification Request Aspen StaffMemo 8.12.2022 Staff Presentation Developer's Presentation](#)

Josh Mayo presented on the site context, the road access, and the proposed parking reduction. Daniel Koebel of Aspen Heights Partners presented on the site context and proposed use. Derick Blankenship of McAdams discussed the site plan detail, the traffic impact analysis, the multi-use path payment-in-lieu, and the proximity to the proposed North-South Bus Rapid Transit line.

Board members asked about electric vehicle parking, moped parking, and bike parking.

Matthews, seconded by Hageman, recommended approval with the following conditions:

- The developer add additional safe and secure bike parking to the site.
- The developer provide 5% of vehicle parking spaces as electric vehicle parking spaces.
- The developer plan electrical infrastructure around increasing electric vehicle parking in the future.
- The developer conduct a survey on their tenant's mode of transportation and consider adjusting bike parking and electric vehicle parking based on the results.
- The developer maximize bike parking near the elevators.
- The developer provide designated moped parking areas.
- The developer consider providing a passenger loading zone/drop-off space on Longview Street cut-out if feasible.
- Town staff look at improving sidewalks on Longview Street and the crossing at North Columbia and Longview Street.

The Board wishes to express its support for the developer's proposed parking reduction below the minimum parking requirement.

**Aye:** 7 - Chair Heather Brutz, Vice-Chair Nikki Abija, Stephen Bevington, Mary Breeden, Brian Hageman, Katie Huges, and Denise Matthews

## Reports

Staff reported on upcoming meetings and ongoing construction projects.

### *Adjournment*

Next Meeting - September 27th

The meeting adjourned at 10:03 PM.

### *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](mailto: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.*