

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 FOR CONDITIONAL ZONING APPLICATION FOR 107 JOHNSON STREET

March 22, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Kjemtrup-Lovelace moved, and Matthews seconded approval of the project, with the following conditions:

- That the applicant consider placing conduit to the parking area
- That the applicant consider a formal paved path to the Lincoln Center and discuss with Lincoln Center
- That the applicant look into the lighting on the property to mitigate safety concerns

TCAB also encourages the Town allow the applicant to construct an ADA-accessible waiting shelter in the front setback.

Vote: 7 – 0

Yeas: 7 - Chair Heather Brutz, Brian Hageman, Vice-Chair Nikki Abija, Katie Huge, Susanne Kjemtrup-Lovelace, Denise Matthews, and Alvaro Villagran

Nays:

Abstain: Maggie Breeden

Prepared by: Josh Mayo, Transportation Planner I

Additional Advisory Board recommendations to be provided following each board hearing.

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is 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 FOR CONDITIONAL ZONING PERMIT AT 107 JOHNSON STREET (PEACH APARTMENTS)

April 26, 2022

Recommendation: Approval Approval with Conditions Denial

Motion: Ted Hoskins moved and Susan Lyons seconded a motion to recommend that Council approve this Conditional Zoning request.

Vote: 6-0

Yeas: Susana Dancy
Ted Hoskins
Scott Levitan
Susan Lyons
Megan Patnaik
John Weis

Nays: None

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 PEACH APARTMENTS CONDITIONAL ZONING APPLICATION 107 JOHNSON STREET

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Seyda, seconded by Dowling, that the 107 Johnson Street Conditional Zoning Application be recommended for approval by the Town Council.

Vote: 6-0

Ayes: Sue Hunter (Chair), Robert Dowling, Rex Mercer, Dustin Mills,
Brandon Morande, Mary Jean Seyda

Nays:

The HAB also agreed on several preferences to share with the Council:

- To approve the requested modification to allow the transportation shelter to encroach into the street setback.
- To clarify in the CZ application that the project will serve households up to 80% AMI.
- To commit more of the units to serve households at lower area median income (AMI) levels (60% AMI and below)

Prepared by: Emily Holt, Staff

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 DISTRICT FOR PEACH APARTMENTS LOCATED AT 107 JOHNSON STREET

April 14, 2022

Recommendation to Council: Approval Approval with Conditions/Considerations
Denial Motion was Defeated

Motion: Bruce Sinclair moved and Tom Henkel seconded a motion to recommend that the Council approve the conditional zoning district for the PEACH Apartments development application located at 107 Johnson Street with the mobility shelter located in the setback, including the following note and special considerations:

Vote: 7-0

Aye: Chair Maripat Metcalf, Vice-Chair Adrienne Tucker, Bruce Sinclair, E. Thomas Henkel, Marirosa Molina, Noel Myers, Lucy Vanderkamp

Nay:

Note:

- The ESAB appreciates the applicant's environmental considerations that have been put into this project and for their commitment to affordable housing.

Special Considerations:

- More pervious parking spaces
- Highly efficient air-to-water heat pumps for heating and cooling system
- Induction range tops for cooking
- Rooftop solar to reduce monthly operating cost from all-electric design
- Locally sourced and/or recycled materials

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
Adrienne Tucker, Vice-Chair, Environmental Stewardship Advisory Board
John Richardson, Community Sustainability Manager, Staff Liaison to ESAB