

**DRAFT SUMMARY MINUTES OF A PUBLIC HEARING  
OF THE CHAPEL HILL TOWN COUNCIL  
MONDAY, APRIL 17, 2017, AT 12:00 AM**

**Council Members Present:** Mayor Pam Hemminger, Council Member Jessica Anderson, Council Member George Cianciolo, Council Member Sally Greene, Council Member Ed Harrison, Council Member Nancy E. Oates, Council Member Maria T. Palmer, and Council Member Michael Parker.

**Council Member(s) Absent:** Mayor pro tem Donna Bell.

**Staff members present:** Town Manager Roger L. Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Planning Director Ben Hitchings, Development Manager Gene Poveromo, Principal Planner Judy Johnson, Assistant to the Manager Rae Buckley, Planner I Kayla Seibel, Community Sustainability Planner II Eric Feld, Senior Planner Kay Pearlstein, Police Chief Chris Blue, Fire Chief Matt Sullivan, Fire Marshal Darryl Rimmer, Police Officer Rick Fahrer, and Deputy Town Clerk Amy Harvey.

#### AGENDA ITEMS

Mayor Hemminger opened the meeting at 7:00 p.m. and noted that Mayor pro tem Bell was absent due to illness. She then mentioned an Orange County Commissioners Transit Plan forum on April 18th and said that local entertainment would begin happening on Fridays at 140 West Franklin Street. Mayor Hemminger pointed out that the UNC Science Expo as well as a 10-mile marathon would occur over the coming weekend.

0.1 [Proclamation: Parkinson's Awareness Month.](#)

Council Member Cianciolo read a proclamation declaring April as Parkinson's Awareness Month and presented it to Blake Teeter, of the National Parks Foundation, Jessica Shure, of the UNC Department of Neurology, and Frank Church, of the UNC School of Medicine.

Ms. Shure pointed out that UNC was one of only 44 national park foundation centers of excellence in the world. Those with Parkinson's Disease were fortunate to live in the area, she said, adding that it was possible to live well with the disease.

Professor Church spoke about his personal experience with Parkinson's and pointed out that a greater number of Chapel Hillians would be afflicted as the population ages. For the most part, those with Parkinson's Disease were the same as they had been before they had it, he said.

0.2 [Proclamation: "Your Bottles Means Jobs" Day.](#)

The Council watched a video on the plastic bottle recycling process in the Carolinas and Council Member Parker read a proclamation declaring April 22, 2017 (Earth Day) to be Your Bottles Mean Jobs Day in Chapel Hill. He presented the proclamation to Blair Pollock, of the Orange

County Solid Waste Department.

Mr. Pollock said that the video had shown how recycling plastic bottle creates wealth for the community. He provided background on the recycling industry and thanked the Town for the opportunity to proclaim that Your Bottle Means Jobs.

Council Member Palmer asked which groups in Town were not recycling and how the Town could incentivize more businesses and non-profits to do so.

Mr. Pollock replied that the breakdown in Orange County was about 40 percent residential, 40 percent commercial, and 20 percent apartments. So, there was a lot of potential in the commercial and non-residential waste stream, he said. Orange County had recently completed the second part of a waste composition study and would have fairly precise data by late May or June, and a better idea of what to target next, Mr. Pollock said.

1. [Open the Public Hearing: Application for Zoning Atlas Amendment - 302-306 Ransom Street \(Project 17-006\).](#)

Principal Planner Judy Johnson gave a PowerPoint presentation on the application to rezone a 22,000 square-foot lot at 302-306 Ransom Street, within the Cameron McCauley Historic District. She pointed out that zoning regulations had been different when the lot was established in 1921 and said that the applicant wanted to subdivide the property for sale. The request included rezoning a portion of the lot from R-4 to R-5, she explained.

Ms. Johnson noted an accompanying application for a minor subdivision, which the Planning Commission (PC) had conditionally approved. She said that two land uses would be allowed in general use zoning and each would require a special use permit (SUP). The proposal was to rezone 13,942 square feet (Lot 1) to R-5 while leaving 8,032 square feet (Lot 2) as R-4, Ms. Johnson said. She explained that rezoning Lot 1 would allow it to be subdivided. She recommended that the Council hear comments and then recess the public hearing to May 22, 2017.

Council Member Oates confirmed with Ms. Johnson that rezoning Lot 1 would allow four or five units. Only one unit would be allowed on Lot 2, with the potential for an accessory apartment, Ms. Johnson said.

Council Member Greene confirmed with Ms. Johnson that a driveway indicated on the map would remain, in totality, on its current lot.

Council Member Anderson verified with Ms. Johnson that the reason for rezoning was to put the lot in compliance with regulations. It would allow enough land area for a triplex while moving the lot line to a more logical location that would accommodate the driveway, Ms. Johnson explained.

Council Member Oates asked if approval would set a precedent for others in the neighborhood who might wish to rezone their properties to R-5.

Ms. Johnson replied that others certainly would have the ability to come before the Council with such requests. The Council might want to address those 50-year, and older, properties in the Land Use Management Ordinance (LUMO) rewrite, she said. Ms. Johnson pointed out that there were many non-conforming properties in the Historic District. It was difficult to improve those properties or change their parking because of the way the LUMO was written, she said.

Council Member Oates confirmed with Ms. Johnson that someone who bought the Ransom Street property would have to come to the Council with any request to rezone the R-4 lot.

Cowan Griffin, a friend and adviser to applicant Joyce Brown, explained that subdividing the property without rezoning would bring the lot line so close to the applicant's house that it would almost eliminate her driveway.

**COUNCIL MEMBER GEORGE CIANCIOLO MOVED, SECONDED BY COUNCIL MEMBER MICHAEL PARKER, TO RECESS THE PUBLIC HEARING TO MAY 22, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .**

#### 1.1 [NCAA Championship Recap.](#)

Police Chief Chris Blue began a PowerPoint presentation on a recent downtown celebration following the Tar Heel basketball team's 2017 NCAA National Championship win and said that the partnership between Town staff, community partners, and celebrants had led to its success. He mentioned the Town's strong partnerships and messaging and said that the student population had exceeded staff's expectations. Chief Blue reviewed the planning process for the event and said that coordination with the University of North Carolina (UNC) had led to a culture of safety and mutual respect.

Fire Chief Matt Sullivan discussed measures that the Town had taken to protect the crowd of more than 50,000 celebrants who had flooded the downtown area within minutes of the victory. He said that those effort had been successful but that there still was room for improvement with respect to street fires. Chief Sullivan continued the staff's PowerPoint presentation and showed celebrants jumping over fires. He noted, however, that there had been only 10 emergency calls, compared with 42 following the last championship celebration in 2009. He discussed the approaches the Town had taken to protect the crowd and noted that about 30 different partners had helped out. The most important partnership had been with the community, Chief Sullivan said.

Mayor Hemminger thanked both chiefs and commented on how hard they had worked. She expressed appreciation for the extensive planning they had done and the partnerships they had forged.

Council Member Cianciolo discussed the process for extinguishing fires with Chief Sullivan, and Council Member Harrison said it was mind-boggling that staff had had to control that. Council Member Harrison commented on the wisdom of using buses as barriers to protect crowds. He joked that he hoped staff had chosen buses that ought to be retired.

Council Member Anderson thanked both chiefs and asked them to pass the Council's appreciation onto the Public Works Department as well. Cleaning up the mess afterward was a thankless job that staff had made look easy, she said.

Council Member Parker praised the staff for its great work during the celebration and for everything else they do as well. He confirmed with Chief Blue that the effect of fires on road surfaces was not much more than staining.

Mayor Hemminger pointed out that staff had watered down the streets beforehand and said that rain had helped out as well. She thanked Chiefs Blue and Sullivan for all of the coordinated efforts, for being proactive, and for helping people celebrate safely.

2. [Open the Public Hearing to Consider Adoption of the West Rosemary Street Development Guide as a Component of the Comprehensive Plan.](#)

Assistant to the Town Manager Rae Buckley gave a PowerPoint presentation on the Development Guide. She explained that the project's goal was to create a vision for future economic and commercial development along West Rosemary Street that would be consistent with the Northside Neighborhood Conservation District's (NCD) vision statements, and to show how that would look and feel. Ms. Buckley provided background on the West Rosemary Street area from when the Northside NCD was created in 2006 to the creation of a Downtown 2020 Strategy and Work Plan in 2016. She said that the goal of tackling tougher questions had been set in June and that planners were returning with the resulting Guide for Council review.

Ms. Buckley explained that there was a projected demand for multi-family apartments and high-rise condominiums along that corridor, and she pointed out that that was not what the Northside community wanted. She said that implementation of what was in the Guide would require public programs and private partnerships. However, those implementation steps would come forward separately and the Council would not be committing to funding any of them by adopting the Guide, Ms. Buckley said. She presented a summary of Town board and commission recommendations and said that the item was scheduled to return to the Council on May 22.

Stan Harvey, of Lord Aeck Sargent Consulting, gave a PowerPoint presentation and discussed community priorities as they apply to a Development Guide. He discussed the Northside community's concerns about student housing and its desire to curtail that. Mr. Harvey reviewed the Guide's table of contents and discussed community benefits, scale, building design, and an implementation plan. He addressed a market analysis and discussed the community benefits of economic development.

Mr. Harvey presented renderings that showed views from Northside and addressed a framework for where redevelopment might occur. He discussed traffic, green infrastructure, parking, and transit. Mr. Harvey mentioned 12 standards for open space, reviewed 6 key steps around which the implementation plan revolved, and outlined the next steps in the process.

Council Member Oates asked how not doing things that were cost prohibitive (such as burying

utility lines) would impact the design.

Mr. Harvey replied that most of the capital improvements in the Guide were relatively small scale. Utility lines were one of the most complicated pieces and they could sometimes be relocated or at least minimized, he said. He pointed out that addressing utilities would involve surrounding properties. The Town could at least get estimates from utility providers to understand what the implications might be, Mr. Harvey said.

Council Member Oates confirmed with Mr. Harvey that the market demand for townhomes in the area was low. Because of the land prices on West Rosemary Street, townhomes would only be feasible on side streets away from the intersections, Mr. Harvey said.

In response to a question from Council Member Anderson, Mr. Harvey said that he had been asked by some to provide the actual cost to a developer of 10-15 percent more affordable units in a development. In his opinion, one of the Town's greatest assets would be to partner for infrastructure, or structured parking, or other things that would reduce the overall development cost, he said. In return for making such contributions, the Town could expect some community benefits, he explained.

Council Member Parker asked if the focus groups had revealed any major differences among constituencies. For example, was the community speaking with a single voice about what it wanted, or were there many different opinions and desires, he asked.

Mr. Harvey replied that focus groups had included downtown, development, neighborhood representatives as well as Town staff and University interests. He would characterize the neighborhood as "having a lot of distrust, with an over-arching theme that every type of project has a community benefit," he said. He stated that downtown developers were interested in circulation and connectivity, but the neighborhood seemed fearful of being totally connected because of spillover traffic and other problems. Mr. Harvey added that he would not characterize those as huge, fundamental differences. The differences were primarily over priority and perspective, and he believed they had arrived at some consensus on vision and character, he said.

Hudson Vaughan, representing the Marion Cheek Jackson Center, pointed out that the original task had been to determine how to extend the values, character and diversity of Northside into the commercial district of West Rosemary St. and to preserve the minority business district there. He said that the neighborhood was not advocating for eliminating student housing but wanted to balance that with other interests and have only its fair share. Neighbors hoped the Town would define student housing and institute guidelines so that the Northside community would not have to protest projects before the Council, he said. Mr. Vaughan said that the plan for the area should be bold, and he urged the Council to strengthen it before it returned in May.

Kristen Smith, representing the Chapel Hill-Carrboro Chamber of Commerce, said that Chamber members shared the Council's goals of strategically investing in Downtown, enhancing the development review process, and seeking strategies to address student demand. She pointed out

ways in which the Guide encouraged private investment directed toward community benefits. Ms. Smith stressed the business community's need for certainty and said that the regulatory nature of the guidelines was unclear. She outlined elements of a "great plan" and offered the business community's help.

Scott Radway, of Scott Radway Design, said that the Guide included enough social and physical information for the Council to work forward and accomplish some of what had been discussed for a long time. He shared information from a letter he had sent to the Council regarding design aspects that he believed should be implemented. These addressed building height, set-backs, affordable housing, and density bonuses, Mr. Radway said.

Sophie Suberman, a Chapel Hill resident, posed the idea of perhaps lowering property values to give tax benefits to those whose property could then be used for community benefits. She expressed concern about the effect that having more affluent people and properties on West Rosemary Street could have on current residents' taxes. Ms. Suberman spoke in favor of creating space for small businesses and mentioned several ideas for making housing more affordable and accessible.

Council Member Parker praised the good work and overall excellent product that had been produced. He commented on the mismatch between what the Northside community and the development community wanted. Pointing out that the plan would ask developers to contribute something while also placing restrictions on development, he asked how that might be resolved so that it would be fair to all parties. Council Member Parker expressed concern about setting forth expectations without having a regulatory mechanism in place to enforce them. He stressed the importance of creating a real regulatory framework that would give certainty to all.

Council Member Parker said that it was incumbent upon the Town to say where it did want student housing if it was going to take the position that such housing should be restricted in the area. Where is it going to go, and how would the Town manage development projects already be in the pipeline, he asked.

Council Member Palmer pointed out that there were many types of students and that a particular type of undergraduate had been problematic for the neighborhood. She stressed the importance of UNC finding a way to build housing that undergraduate students want. Council Member Palmer wondered if it would be possible to restrict students to age 21, or older, in the area.

Council Member Greene noted an overlap between the proposed Development Guide and the Town's adopted Cultural Arts Master Plan, and said that concerns about preserving the culture of the area were valid and important. She mentioned that a Council committee had been discussing whether the Old Town Hall could be like a cultural hub, open to partnerships and community input. The next public meeting regarding that would be on May 3rd and those who attend could share their dreams for a new culturally-oriented museum space, said Council member Greene.

Council Member Harrison praised the planners and community members who had participated in the process. He said that implementing community benefits and determining how to pay for them would be complicated and that it would have to be "some version of regulatory at some

point." Council Member Harrison pointed out that many more steps would need to be taken and said he hoped Ms. Buckley and Mr. Harvey would still be around to help us with those.

Council Member Anderson urged the Council to think about what could be enforced and push those things forward. If the Town could not do all of it, then it should carefully think through its vision and follow that up with what can actually be enforced, she said. With regard to student housing, the area had passed the tipping point and the Council needed to think about where it wanted students, said Council Member Anderson. She pointed out that Charlottesville, for example, had specific zones for student housing. The Council needed to address that vis a vis transit needs as well, she said.

Council Member Cianciolo commented that the Guide showed the clear differences between the wants and needs of the community and those of the market. Considering the cost of land in the area, he was not convinced that the Town would get what it wanted in terms of commercial retail, he said. He stressed that any discussion of "community benefits" should include the community as a whole, not just Northside. The Town could not put the burden to provide benefits -- including affordable housing -- entirely on developers, he pointed out. Council Member Cianciolo asked staff to think about innovative ways, such as using TIFS, to generate income that could be applied to infrastructure in the area. Whatever was built there would generate a lot of taxes, some of which could be used for community improvements, he pointed out.

Council Member Oates said she was pleased to see density incentives and wondered about considering incentives for the AIA 2030 challenge as well. She stressed the need to pay attention to parking and said that the idea of bringing Northside to the commercial section of Rosemary Street, rather than the reverse, was a subtle but important shift in viewpoint.

Council Member Palmer remarked that a chart showing community vision and market demand was deceptive. Northside residents did not want to feel unwelcome in part of their neighborhood, she said, adding that some current businesses had already created a gated community feel. Council Member Palmer said that she did not think the community would be opposed to multi-family apartments if those apartments were affordable and welcoming and included community amenities on the first floor. She thought that community members feared having more apartments, like Shortbread Loft, where they did not feel welcome, she said.

Mayor Hemminger reviewed what the Council had said and praised planners for distilling many diverse opinions into one document. She said that there was a lot of development pressure on the Northside community and that a main goal was to let Rosemary Street be its own, vibrant place, rather than being the back of Franklin Street. Developers wanted the Town to tell them what it wanted, Mayor Hemminger said.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER MARIA T. PALMER, TO RECESS THE PUBLIC HEARING TO MAY 22, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

3. [Update on the Chapel Hill Mobility Plan.](#)

Transportation Planner Kayla Seibel began the staff presentation and asked for Council feedback before sending the Mobility Plan to Town advisory boards for review. She introduced Todd Delk, of Stewart Engineering, to give a PowerPoint presentation.

Mr. Delk described the effort to unite the bike, greenway, transportation and transit plans into one multi-modal plan for the Town. He reviewed the extensive public process and said that the plan's main objectives were: to create an integrated system that included complete streets that link to transit, greenways and bikeways throughout Town; to remove barriers, gaps or impediments; to reduce stress for pedestrians and bicyclists; and to create a network where all ages would be comfortable. The Mobility Plan's goal was to achieve 35 percent biking, walking and transit commute mode share by 2025, he said.

Mr. Delk reviewed major components of the Plan and its short- and long-term recommendations. He discussed how the Town's facilities and investment compared to peer cities. Mr. Delk said that the draft plan would go to boards and commissions over the summer and return to the Council for a public hearing in the fall 2017. His firm would also be working on the ADA Transition Plan over the summer and would provide estimates and funding options for those improvements throughout Town, said Mr. Delk.

Council Member Parker asked about recommendations for getting more people to use transit. He pointed out that it seemed focused on pedestrian and bicycling, and noted that the Town had spent an enormous amount of money on its transit system.

Mr. Delk replied that recommendations regarding transit had been included in the report. Engineers had looked at transit stops all around the Town and at creating short connections to transit for those who did not choose longer trips on pedestrian and bike facilities, he said.

Council Member Harrison confirmed that Mr. Delk had seen the Town's 2011 Long-Range Transit Plan and mentioned that only one part of that had moved forward.

Eric Plow, a Chapel Hill resident, said that the Town's efforts to be more pedestrian-friendly had given pedestrians a false sense of safety. He predicted that there would be a death sooner or later as a result of that. Mr. Plow recommended that the Town return to the "natural law" where pedestrians watch out for cars.

Council Member Palmer requested that the Mobility Plan be available for review over summer.

ZAA and SUP

4. [Open the Public Hearing: Application for Zoning Atlas Amendment - Chapel Hill-Carrboro City Schools Maintenance Building Expansion, 1708 High School Road.](#)



Development Manager Gene Poveromo provided an overview of a proposal to develop and expand the Chapel Hill-Carrboro City School (CHCCS) maintenance building on High School Road. He gave a brief review of the two-step process for a Zoning Atlas Amendment (ZAA) and a Special Use Permit (SUP), Items 4 and 5, respectively.

Planner Eric Feld gave a PowerPoint presentation on the ZAA request, noting that it was the third step in a four-step process. He explained that the Council would consider whether the proposed rezoning was consistent with the Chapel Hill 2020 Comprehensive Plan. He showed the site and the surrounding area on a map and explained the proposal to rezone it from Residential-1 to Residential-5-Conditional to accommodate an expanded maintenance facility. Mr. Feld said that the Planning Commission had voted in favor of approval, and he recommended that the Council receive public comment and continue the hearing to May 22nd.

Blake Hall, a civil engineer with Timmons Group, gave a PowerPoint presentation on the reasons for the request and showed a proposed layout. He described the plan to subdivide the parcel in order to expand the maintenance facility and explained how it would conform with the Comprehensive Plan. Mr. Hall proposed a payment in lieu for bike and sidewalk improvements.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER MARIA T. PALMER, TO RECESS THE PUBLIC HEARING TO MAY 22, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

SUPs

5. [Open the Public Hearing: Application for Special Use Permit Modification - Chapel Hill-Carrboro City Schools Maintenance Building, 1708 High School Road, Project #16-103.](#)

Mr. Feld gave a PowerPoint presentation on the proposal to modify an existing SUP for nine acres to allow a larger maintenance storage facility to be built on the 14.5-acre site. Doing so would require an SUP modification because the proposed facility would be greater than 20,000 square feet in floor area and the land disturbance would be more than 40,000 square feet, he explained. He also noted a requested modification to parking regulations.

Mr. Feld pointed out that the application was connected to a separate proposal to expand nearby Chapel Hill High School. A transportation impact analysis would ultimately indicate the extent of needed road improvements and staff believed that the applicant's intent to make those was reasonable, he said. Mr. Feld said that Town boards had recommended approval, with the exception of the Community Design Commission, which had voted 4-4. He recommended that the Council receive the report and continue the public hearing to May 22nd.

Mr. Hall provided more details regarding the proposal and a request to increase parking. He discussed the history of the heavily wooded site and described its terrain, drainage pattern, and other features. He explained that the proposed maintenance building would house computers, food, and other items that require an air conditioned facility. Mr. Hall also outlined plans for stormwater treatment, grading, and parking.

Council Member Oates asked about a property owner's request for a cut-through with vehicular access to the north.

Mr. Hall expressed concern about crossing a gas easement there and also about adding another access onto High School Road. He said that adding another access to the secure, contained facility was an issue as well, and that Planning Commission members had raised concerns about the stream impacts.

Scott Rubin, a Homestead Village resident, asked about bus hours and if there would be an outside intercom at the facility. He also wondered if EPA air quality standards would be violated, stating that diesel bus fumes in the area already were overwhelming at times. Mr. Rubin said that he hoped there would be additional buffers, noting that some had already been removed. He said that the maintenance facility looked down upon his property and light already shined into his windows. In addition, Mr. Rubben expressed concern about so much flammable material being stored in the middle of a pine forest.

Ashley Dennis, of Moseley Architects, replied that there would be no additional diesel vehicles on the property. If flammable materials were housed there, CHCCS would be required to provide proper storage, she said. Ms. Dennis stated that hours of operation would be the same as it currently was (7:00 a.m. to 5:00 p.m. at the latest) and that buses would not be serviced at the new facility, which was only for storage. There would be no loud speakers, she said.

Mayor Hemminger asked Ms. Dennis to talk directly with Mr. Rubin about his concerns after the meeting.

Council Member Palmer confirmed that the maintenance facility would include a staff lounge.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER MARIA T. PALMER, TO RECESS THE ZONING ATLAS AMENDMENT PUBLIC HEARING TO MAY 22, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER SALLY GREENE, TO RECESS THE SPECIAL USE PERMIT MODIFICATION PUBLIC HEARING TO MAY 22, 2017. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

#### CONCEPT PLAN REVIEWS

6. [Concept Plan: Chapel Hill High School Expansion/Redevelopment, 1709 High School Road \(Project # 16-117\). \(R-1\)](#)

Senior Planner Kay Pearlstein outlined changes to the concept plan process and said that staff welcomed Council feedback on those. She then gave a PowerPoint presentation on the plan for expansion of Chapel Hill High School on High School Road. She indicated the 92-acre parcel on an area map and noted that it was in an R-1 zoning district. The area included an elementary

school and a middle school as well, she said. Ms. Pearlstein explained that the concept plan included demolition of two buildings, a new addition to the high school, a new building, and associated parking and roadways. The proposal was for 163,000 square feet of new floor area and would include a total of 350 parking spaces, she said.

Ms. Pearlstein noted that the plan would leave plenty of space for future expansion and that no rezoning would currently be required. She showed the proposed site plan and discussed a driveway that would cross the Resource Conservation District (RCD), noting that the Community Design Commission (CDC) had expressed concern about that. However, the CDC had liked many of the proposed energy management facilities, and had made suggestions regarding rain gardens, impervious surface, facades, and the road, she said. Ms. Pearlstein recommended that the Council adopt R-1, transmitting comments to applicant.

Ms. Dennis presented the CHCCS's proposal to deconstruct two of four buildings, and explained what the new two-story buildings would house. She said that a current auditorium and gymnasium would remain, and that the total square footage on the site would increase by approximately 15,000 square feet. Ms. Dennis showed pictures of the existing facility, and discussed elevation changes.

Mr. Hall addressed environmental challenges, such as streams, buffers, and the RCD, and indicated their locations on the site. He noted that two buildings would be demolished and two would be renovated, and he said that a more contained and safer environment would be the result. Mr. Hall pointed out that the proposed main entrance was off Seawell School Road. He mentioned plans to realign perennial and ephemeral streams.

Ms. Dennis explained some of the architectural challenges with elevations, and grade changes. She discussed a plan to create purposeful areas for gathering within a more enclosed courtyard. She showed renderings of elevations, and said that a brick and metal facade would create more of a collegiate feel while retaining warm tones. Ms. Dennis showed a layout of classroom and administration space, and pointed out that making the courtyard and campus more enclosed would enhance security.

Mr. Hall said that the plan would increase the building footprint by about 15,000 square feet, but would reduce impervious surface by 6,000 square feet.

Council Member Cianciolo confirmed that an intermittent stream that ran through the parking lot would detain water and not threaten any buildings during heavy rain.

Council Member Anderson confirmed with Ms. Pearlstein that the applicant had changed the driveway in response to CDC comments, and might address that when it returns to the CDC for a building elevations review.

Council Member Anderson asked if any thought had been given to co-locating something such as Parks and Recreation at the location, and Ms. Pearlstein replied that she would talk with the applicant about that idea.

Council Member Parker confirmed with Ms. Dennis that student capacity would increase from the 1,500s to 1,600, with the potential for 1,750 students.

Council Member Oates asked about mold issues, and verified with Mr. Hall that the plan was to reroute stream drainage away from the building.

Council Member Palmer expressed disappointment over the lack of any significant increase in capacity. She said there was a desperate need for collaborative space with Durham Tech and others, and that public schools were not providing what was needed. She stressed the importance of sharing space with the Parks and Recreation Department. Council Member Palmer raised questions about sharing an entrance with Smith Middle School, but said that she was less nervous about that after hearing that it would mainly be a drop off area. She confirmed with Mr. Hall that students who drive to school would use a different parking lot.

Council Member Cianciolo confirmed that the new drop off lane would be longer than the existing one, and Mr. Hall noted that having a secondary access was very important to a school.

Mayor Hemminger encouraged the applicant to find a way to add more capacity, even slightly, noting that the project presented an opportunity to add more classroom space. She said she was pleased to see the solution to the stream situation and that she like the playing fields solution and the two entrances. Mayor Hemminger noted that there had been environmental challenges to the site, and said that the concept plan significantly addressed those.

Mayor Hemminger confirmed with Ms. Dennis that construction was currently planned to begin in the summer of 2018, and that it would be followed by the deconstruction of Building A. The entire process would take about two and a half years, Ms. Dennis said.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER MARIA T. PALMER, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

[A RESOLUTION TRANSMITTING COUNCIL COMMENTS ON A CONCEPT PLAN FOR CHAPEL HILL HIGH SCHOOL, 1709 HIGH SCHOOL ROAD \(2017-04-17/R-1\)](#)

The meeting was adjourned at 10:37 p.m.