



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Chair Dixon Pitt
Vice-Chair Christine Berndt
Susana Dancy
Lucy Davis

Edward Hoskins
Duncan Lascelles
Volker Mueller
Polly Van de Velde

Tuesday, May 22, 2018

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Staff liaison Kay Pearlstein; Planning Director Ben Hitchings and Planning staff Corey Liles and Michael Sudol.

Secretary reads procedures into the record

Approval of Agenda

Approve the agenda and add discussion of The Oaks Concept Plan application at the end of the meeting

Announcements

1. Application for CDC - Victor Lancaster

[\[18-0447\]](#)

An applicant for membership returned to a CDC meeting to restate his interest in serving on the Commission. His application was turned in too late to be considered at this time.

Approval of Minutes

2. April 24, 2018 Draft Action Minutes

[\[18-0448\]](#)

The April minutes were approved as submitted.

Consent

A motion was made by Van de Velde, seconded by Hoskins, that the Consent Agenda be approved. The motion carried by a unanimous vote.

3. Chapel Hill Pediatrics, 205 Sage Road, Building Elevations [\[18-0449\]](#)

Petitions

4. Blue Hill Text Amendment and Map [\[18-0450\]](#)
Amendment-Comments/Recommendations

Two separate votes taken: one to deny the rezonings and the second to recommend limiting building footprints with conditions.

A motion was made by Davis, seconded by Hoskins, that this Discussion Item be recommended for denial rezoning to WC-5 and WC-7 zoning districts because they intended to encourage residential development. The motion carried by a unanimous vote.

A motion was made by Davis, seconded by Vice-Chair Berndt, that this Discussion Item be recommended for approval limiting building footprints if applicants provided interior amenity space and if all the outdoor amenity and recreation space is connected, including adjacent neighbors amenity and recreation spaces.

Friendly Amendment made by van de Velde, accepted by Davis that incentives be provided for adjacent property owners to work together. The motion carried by a unanimous vote.

Concept Plan Reviews

5. Concept Plan: The Oaks Condominiums, Stormwater Drainage Replacement [\[18-0451\]](#)

Comments: Use bio-retention ponds and open swales with natural plantings that will soak up water; retain the 32-inch oak tree; and it was noted that the project will not eliminate flooding but will greatly reduce it.

6. Concept Plan: 101-111 Erwin Road Mixed-Use Development [\[18-0452\]](#)

Comments: Density should be reduced; need better transition to adjacent developments; use deeper buffers to residential development; create a sense of community; surrounding area consists of townhomes and single family and multi-family doesn't fit; single access may not be allowed; and review the existing hotel as part of the overall site plan.

Policies and Procedures

The Commission asked that application submittals include all submittal requirements. They noted that site plans are not always included in the packet. They also noted that when materials are presented by an applicant at the meeting that have not been included in their packet, they do not have enough time to digest what has been presented. Applicants need to be told materials need to be included in the packet to be considered. They also asked for an additional weekend to review packet items and visit the sites. Staff has agreed to publish the agenda so that there are 2 weekends before the meeting and to review agenda items to ensure that all submittal requirements have been addressed.

Adjournment

Next Meeting - August 28, 2018

Prior to adjournment, the Commission requested that adendas be available 2 weeks before the meetings to allow 2 weekends to visit the sites. They also wanted to make sure that all submittal requirements on the application are included in the packet.

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 and Development Services Department at 919-969-5066; 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.