



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

John Weis, Chair
Susan Lyons, Vice Chair
Edward Hoskins

Scott Levitan
Megan Patnaik

Tuesday, August 23, 2022

6:30 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 ၂ 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_UozMrgaaSomGrs_6tZhj2w After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 891 3125 0291

Opening

Roll Call

Present 5 - Chair John Weis, Vice-Chair Susan Lyons, Edward Hoskins, Scott Levitan, and Megan Patnaik

Approval of Agenda

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the Agenda be approved with the modifications noted below. The motion carried by a unanimous vote.

1. Hargraves Community Center lighting be moved off the consent agenda. Item will be heard as the first 'new' business item (New Item #7.)

2. AURA BH moved to the consent agenda.

3. Chapel Hill Character/CDC Guidance Principles be moved to the consent agenda.

Announcements

Vice-Chair Lyons made an announcement to thank Hoskins for his work on the Chapel Hill Character/CDC Guidance Principles document.

Petitions

No petitions were noted.

Approval of Minutes

A motion was made by Vice-Chair Lyons, seconded by Patnaik, that the June minutes be approved with the modifications noted by Chair Weis. The motion carried by a unanimous vote.

1. June Minutes

[\[22-0595\]](#)

The Commission is asked to review and approve June minutes report.

Consent Agenda

A motion was made by Vice-Chair Lyons, seconded by Levitan, that the consent agenda be approved. The motion carried by a unanimous vote.

The Consent Agenda as reflected in the approved agenda includes Vilcom, 712 Market Street & The Chapel Hill Character/CDC Guidance Document.

Chair Weis will work with Vice-Chair Lyons and Staff to forward Character document and related petition to Mayor/Manager/Council for review.

2. Vilcom Final Plans Lighting

[\[22-0596\]](#)

The Commission is asked to approve this LED retrofit (3K) parking light proposal as part of the consent agenda.

3. 712 Market Street Final Plan Sign Review

[\[22-0597\]](#)

The Commission is asked to approve sign proposal as part of the consent agenda. As part of Southern Village, signs request CDC review prior to ZCP.

4. Hargraves Tennis Crt Final Plans
Lighting

[\[22-0598\]](#)

The Commission is asked to approve this LED retrofit tennis lighting proposal as part of the consent agenda.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that Hargraves Community Center be approved as New Business Item #7. The motion carried by a unanimous vote.

Old Business

5. 1200 MLK
Final Plans

[\[22-0609\]](#)

The Commission is asked to review and provide an action on this final plans review. Actions include approval or approval w/ conditions.

A motion was made by Chair Weis, seconded by Levitan, that 1200 MLK be approved and the applicant study additional landscaping along the front of the building including additional space and larger species. Vice-Chair Lyons offered an addition to the motion for the applicant to work to add electric charging stations. The amendment was seconded by Hoskins. The motion carried by a unanimous vote.

6. AURA Blue Hill
Certificate of Appropriateness Modification

[\[22-0599\]](#)

The Commission is asked to review and consider action on a modification to an existing COA. Actions include approval, approval w/ conditions and denial/deferral to address concerns voiced.

New Business

7. Chapel Hill Character/CDC Guidance Principles

[\[22-0610\]](#)

The Commission has provided this report for group discussion and approval.

8. Monterrey Grill
Certificate of Appropriateness Modification

[\[22-0601\]](#)

The Commission is asked to review and consider action on a modification to an existing COA. The applicant is proposing a deck for outdoor seating/dining. Actions include approval, approval w/ conditions and denial/deferral to address concerns voiced.

A motion was made by Levitan, seconded by Vice-Chair Lyons, that Monterrey Grill be deferred to the Community Design Commission, at a later date. The motion carried by a unanimous vote.

The applicant was encouraged to work with staff to determine the feasibility of adding trees to the sidewalk space adjacent to the deck.

9. 710 N. Estes [\[22-0602\]](#)
CZ Recommendation

The Commission is asked to review and provide a recommendation to Council for a conditional zoning application. Recommendations including approval, approval w/ conditions and denial.

A motion was made by Hoskins, seconded by Levitan, that the CDC recommend denial of this CZ application to Council. The motion carried by a unanimous vote.

The Commission noted the following issues related to their denial motion.

1. The Commission agreed this was too much development/density for the site.
2. Mass grading and working with topography were encouraged as potential re-design.
3. Tree save of established canopy were encouraged.

10. Aspen Heights [\[22-0603\]](#)
CZ Recommendation

The Commission is asked to review and provide a recommendation to Council for a conditional zoning application. Recommendations including approval, approval w/ conditions and denial.

A motion was made by Vice-Chair Lyons, seconded by Patnaik, that the CDC recommend approval of the CZ application to Council. The motion carried by a unanimous vote.

11. Stanat's Place [\[22-0604\]](#)
CZ Recommendation

The Commission is asked to review and provide a recommendation to Council for a conditional zoning application. Recommendations including approval, approval w/ conditions and denial.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the CDC recommend approval of the CZ application to Council. The motion carried by

a unanimous vote.

Concept Plan Reviews

12. Lullwater Park

[\[22-0611\]](#)

The Commission is asked to provide comments on this concept plan.

The Commission noted the attached comments for their review of the concept plan.

13. Gateway

[\[22-0612\]](#)

The Commission is asked to provide comments on this concept plan.

The Commission noted the attached comments for their review of the concept plan.

Information Item Only

14. Minor Works Information Item

[\[22-0608\]](#)

Staff has provided this report as a follow up to the June discussion on Minor Works review. This informational item is for the Commission's review and discussion can continue as desired.

The Minor Works document was presented 'For Information Only'. No discussion or action was requested or required.

Adjournment

Next Meeting - Sept. 27

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the meeting be adjourned at 11:56pm. The motion carried by a unanimous vote.

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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.

Note