



TOWN OF CHAPEL HILL

Community Design Commission Meeting Agenda

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

John Weis, Chair
Susan Lyons, Vice Chair
Susana Dancy

Edward Hoskins
Scott Levitan
Megan Patnaik

Tuesday, January 25, 2022 6:30 PM

Virtual Meeting

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_edUaBtEiSKKYZrwZWAqxnA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 890 8168 1068

Opening

Roll Call

Approval of Agenda

Announcements

No announcements were noted at time of agenda release.

Petitions

No petitions were noted at time of agenda release.

Approval of Minutes

1. December Minutes

[\[22-0047\]](#)

Attachments: [Report](#)

Consent Agenda

2. Fifth Third Bank @ UPlace [\[22-0048\]](#)
Elevations & Site Lighting

Attachments: [Plan Set](#)

Commission is asked to consider approval on Fifth Third final plans request as part of the consent agenda. Appropriate actions associate w/ the elevations and site lighting plan include approval, approval w/ conditions and deferral.

If the project is removed for discussion it will be moved to Old Business to be heard after AURA Blue Hill.

3. Shake Shack @ Eastgate [\[22-0049\]](#)
Certificate of Appropriateness Modification

Attachments: [Perspective Set](#)
[Dumpster Plan Set](#)
[Bike Rack Cutsheet](#)
[ZCP Plan Set](#)

Commission is asked to consider action on COA minor modification request. Appropriate actions include approval, approval w/ conditions or deferral.

Staff has determined that use of EIFS will be evaluated as a nonconforming feature. The applicant must demonstrate to staff that materials are in compliance with the nonconformity standards of LUMO (ie not increasing the degree or extent of the feature) before staff can issue a zoning permit. The Commission therefore does not need to make any special consideration of materials for the Certificate of Appropriateness.

If the project is removed for discussion it will be moved to Old Business to be heard after AURA Blue Hill.

Old Business

4. AURA Blue Hill [\[22-0050\]](#)
Certificate of Appropriateness

Attachments: [Plan Set](#)
[Narrative](#)
[Urban Design Assessment](#)
[COA Review Elements](#)
[Review Checklist](#)
[DA Requests](#)
[UDA-Comment Responses](#)

*Commission is required to take final action on COA request.
Actions are approval, approval w/ conditions or denial.*

New Business

5. University Place Development [\[22-0051\]](#)
Final Plans Review

Attachments: [Multi-Family Plan Set](#)
[Multi-Family Cutsheets](#)
[Bldg 4-5 Plan Set](#)
[Bldg 2-3 Plan Set](#)
[Mall Plan Set](#)
[Lighting Cutsheets](#)
[Landscape Light Plan](#)
[Approved Design Standards](#)

Commission is asked to receive project proposals for final plan reviews at University Place. Multiple reviews have been submitted for consideration. Elevations and site lighting are the related review criteria for final plans.

Concept Plans

6. Weaver Dairy Road Residential [\[22-0052\]](#)
Concept Plan

Attachments: [Application](#)
[Developer Program](#)
[Plan Set](#)
[Affordable Housing Proposal](#)
[Urban Design Review](#)
[Long Range Evaluation](#)

Commission is asked to provide comments on concept plan

proposal.

Adjournment

Next Meeting - Tuesday, Feb. 22

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.