



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
Susana Dancy

Edward Hoskins
Scott Levitan
Megan Patnaik

Tuesday, May 24, 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

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

Opening

Roll Call

Present	5 - Chair John Weis, Vice-Chair Susan Lyons, Susana Dancy, Edward Hoskins, and Megan Patnaik
Absent	1 - Scott Levitan

Approval of Agenda

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

1. Approval of April minutes with changes shared by Chair Weis.

2. 105 Market St. be approved as part of the consent agenda with a condition that lighting temperatures be 3,000K or warmer.
3. Farm Tennis be approved as part of the consent agenda with a condition that light sources would not be visible from other properties.
4. RENA Community Center be approved as presented as part of the consent agenda.
5. The CDC accepts and forwards UNC Golf Concept Plan without comment.
6. The CDC accepts and forwards UNC Tennis Concept Plan without comment.
7. CDC moves item #12 'Commissioner's Recommendations, Vacant Seats' to the first discussion item.

Announcements

No announcements were noted at the time of agenda release.

No announcements were noted during the meeting.

Petitions

No petitions were noted at the time of agenda release.

No petitions were noted during the meeting.

Approval of Minutes

1. April Minutes

[\[22-0438\]](#)

Commission is asked to consider approval of April draft minutes.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that the April Minutes be approved as amended. The motion carried by a unanimous vote.

New Business

2. 105 Market Street
Final Plans-Lighting

[\[22-0439\]](#)

Commission is asked to review and consider action on a lighting plan upgrade. Actions include approval, approval w/ conditions or deferral.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that 105 Market St. be approved as part of the consent agenda with the condition that lighting be 3,000K or warmer. The motion carried by a unanimous vote.

3. The Farm Tennis
Final Plans-Lighting

[\[22-0440\]](#)

Commission is asked to review and consider action on a lighting plan upgrade. Actions include approval, approval w/ conditions or deferral.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that The Farm Tennis lighting be approved as part of the consent agenda with the condition that light sources will not be visible from other properties. The motion carried by a unanimous vote.

4. RENA Community Center [\[22-0441\]](#)
Final Plans

Commission is asked to review and consider action on a elevation review for an classroom trailer. Actions include approval, approval w/ conditions or deferral.

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that RENA Community Center be approved as presented as part of the consent agenda. The motion carried by a unanimous vote.

5. UPlace [\[22-0442\]](#)
Final Plan-Elevations

Commission is asked to review and consider action on elevations reviews for (3) buildings at UPlace. Actions include approval, approval w/ conditions or deferral.

A motion was made by Patnaik, seconded by Vice-Chair Lyons, that the final plans review for UPlace be deferred to a later meeting to allow the applicant to respond to commission comments. The motion carried by a unanimous vote.

Commissioners-

1. Commissioners were concerned about parking orientations, the pedestrian connection to Fordham Blvd. and the design of the parking structure.
2. Since the parking structure will be a major new building on Fordham Blvd., Commissioner's want additional treatment on portions of the parking structure facade especially those without treatments in the current plans. The implied use of murals would not be adequate.
3. Although appreciate was voiced for the use of materials such as brick and fiber cement siding, Commissioner's believed that the designs presented were uninspired.
4. Commissioners were appreciative of the corner treatment on bldg. 7 and encouraged the applicant to provide same or similar treatment to bldg. 6.

Concept Plan Reviews

6. Huse Street [\[22-0449\]](#)

The Commission is asked to provide comments for the proposed concept plan.

Please reference separate comments document.

7. Starpoint Refuel Center

[\[22-0450\]](#)

The Commission is asked to provide comments for the proposed concept plan.

Please reference separate comments document.

8. UNC Golf

[\[22-0444\]](#)

The Commission is asked to provide comments for the proposed concept plan.

No comments were noted, forwarded without review as part of the consent agenda.

9. UNC Tennis

[\[22-0445\]](#)

The Commission is asked to provide comments for the proposed concept plan.

No comments were noted, forwarded without review as part of the consent agenda.

10. Barbee Chapel Road Apartments

[\[22-0446\]](#)

The Commission is asked to provide comments for the proposed concept plan.

Please reference separate comments document.

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that Dancy be recused from the meeting while the commission discuss Barbee Chapel Hill Road Concept Plan and AURA Blue Hill and that she would be immediately entered back into the meeting as a commissioner once those discussions were complete. The motion carried by a unanimous vote.

Dancy was recused at 9:06PM.

**11. AURA Blue Hill
Courtesy LA Review**

[\[22-0447\]](#)

The Commission is asked to review and provide comments on the courtesy landscape plan review.

No specific comments were noted as part of this courtesy review.

12. Commissioner Recommendations

[\[22-0448\]](#)

Vacant Seats

Commission is asked to provide three recommendations to Council to fill June terms. There are (3) total vacancies to be filled/refilled, (1) which is term limited and (2) seats which will allow for additional terms.

Dancy rejoined the meeting at 10:00PM

A motion was made by Hoskins, seconded by Vice-Chair Lyons, that the seat recommendations be discussed as the first discussion item. The motion carried by a unanimous vote.

A motion was made after discussion of this item by Dancy, seconded by Patnaik, that the seat recommendations be made at the end of the meeting. The motion carried by a unanimous vote.

Commission supported recommending Chair Weis, Vice-Chair Lyons and Nikolaus Reasor for vacant seats.

Adjournment

Next Meeting - Tuesday, June 28

A motion was made by Vice-Chair Lyons, seconded by Hoskins, that the meeting be adjourned at 10:15. 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.