

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION MERRITT MILL EAST, MULTI-FAMILY DEVELOPMENT (PROJECT #17-084) SPECIAL USE PERMIT

March 6, 2018

Recommendation: **Approval** ☒ **Approval with Conditions** ☐ **Denial** ☐

Motion: Michael Everhart moved and Buffie Webber seconded the motion to recommend approval of Resolution A approving the Special Use Permit as submitted.

Vote: 7-0

Ayes: Melissa McCullough, Michael Everhart, John Rees, Louie Rivers, Whit Rummel, Amy Ryan, and Buffie Webber

Prepared by: Amy Ryan, Chair, Planning Commission
Kay Pearlstein, Planning and Development Services Staff

COMMUNITY DESIGN COMMISSION

To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION MERRITT MILL EAST, MULTI-FAMILY DEVELOPMENT SPECIAL USE PERMIT (PROJECT #17-084) February 28, 2018

Recommendation: **Approved** ☒ **Approval with Conditions** ☐ **Denied** ☐

Motion: Lucy Carol Davis moved and Susana Dancy seconded to approve Merritt Mill East, Multi-Family Development as submitted.

Vote: 7 - 0

Ayes: Chris Berndt, Susana Dancy, Lucy Carol Davis, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

Nays: None

Key Considerations

1. Consider minor site plan changes that would allow a 5-foot planting area adjacent to the building wall and parking lot.
2. Consider adding additional windows to the street-facing side of the clubhouse.

Prepared by: Dixon Pitt, Chair, Community Design Commission
Kay Pearlstein, Staff

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Merritt Mill East, Multi-Family Development

800 S. Merritt Mill Rd.

(PROJECT #17-084)

February 27, 2017

Recommendation: **Approved** ☒ **Approval with Conditions** ☐ **Denied** ☐

Motion: Susanne Kjemtrup-Lovelace moved and Eric Allman seconded to approve the Merritt Mill East, Multi-Family Development Special Use Permit Application.

Vote: **6-0**

Ayes: **Jason Merrill (Vice Chair), Eric Allman, Heather Brutz, Josh Kastrinsky, Susanne Kjemtrup-Lovelace, and Ignacio Tzoumas**

Nays: **none**

Prepared by: Jason Merrill, Vice Chair, Transportation and Connectivity Advisory Board
Kayla Seibel, Planner II

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION MERRITT MILL EAST MULTI-FAMILY DEVELOPMENT (CASA) (PROJECT #17-084) SPECIAL USE PERMIT

February 20, 2018

Recommendation: Approval ☒ Approval with Conditions ☐ Denial ☐

Motion: Tom Henkel moved and Heidi Kim seconded a motion to recommend approval of the Special Use Permit modification with the special considerations listed below.

Vote: 6-0

Ayes: John Wallace (Chair), Tom Henkel (Vice Chair), Gregory Ames, Heidi Kim, Mary Metcalf and Bruce Sinclair

Nayes:

Conditions:

- None

Special Considerations:

- Meet AIA 2030 above current target of achieving 20% better than ASHRAE
- Explore utilizing natural gas for heating purposes
- Rooftop or carport canopy solar PV systems
- Interior LED lighting
- Encourage the Town of Chapel Hill to extend the bike facilities north of the project site on Merritt Mill Road
- Use of stormwater storage for graywater use within buildings
- Natural daylighting for clubhouse

Prepared by: John Wallace, Chair, Environmental Stewardship Advisory Board
 John Richardson, Planning Operations Manager, Staff Liaison to ESAB

HOUSING ADVISORY BOARD

The charge of the housing advisory board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION

**Merritt Mill East
800 S Merritt Mill Rd
(PROJECT #17-023)
February 13, 2018**

Recommendation: **Approved** ☒ **Approval with Conditions** ☐ **Denied** ☐

Motion: A motion was made by Huynh, seconded by Davison, that the Housing Advisory Board recommends that the Town approve CASA's SUP for the Merritt Mill Road project.

Special Considerations:

The Board recommends that the Council and look into transportation and connectivity issues on the Chapel Hill side of the project. consider extending sidewalks beyond the project property to facilitate pedestrian access and to review and possibly enhance bus routing and schedules for the site.

Vote: 7-0

Ayes: Anne Hoole, Stephan Whitlow, Letitia Davison, Jared Brown-Rabinowitz, Laura Cowan, Kayla Prestwood, Tai Huynh.

Nays:

Recused: Mary Jean Seyda, Chair

Prepared by: Jared Brown -Rabinowitz, Acting Chair, Housing Advisory Board
Ed Barberio, Staff