



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Volker Mueller  
Susana Dancy  
Christine Berndt  
Lucy Davis

Edward Hoskins  
Susan Lyons  
Megan Patnaik  
Polly Van de Velde

---

**Monday, April 1, 2019**

**6:30 PM**

**RM 110 | Council Chamber**

---

#### Opening

#### Roll Call

**Present**      7 - Chair Volker Mueller, Susana Dancy, Lucy Davis, Edward Hoskins, Susan Lyons, Megan Patnaik, and Polly Van de Velde

**Absent**        1 - Christine Berndt

#### Approval of Agenda

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

#### Announcements

Regarding the findings from the Process Subcommittee, Commissioner Lyons stated that she would distribute the writeup by email and asked that members share any comments prior to the next meeting.

Chair Mueller requested any vacant seat candidates in attendance to introduce themselves. Jeffrey Hoagland was present and shared his interest in serving on the CDC.

#### Petitions

#### Old Business

1. Park Apartments [\[19-0267\]](#)  
Certificate of Appropriateness

Scott Radway, member of the public, encouraged applicant to engage with Cultural Arts Commission on how to improve public art component.

Members shared comments on the revised project design and the requested Design Alternatives. Additional comments from Commissioner

Berndt, not present, were shared by email. Members determined that the plans should be revised in response to comments and presented at a future meeting.

#### DA 1-Ground Floor Elevation

1. Add shared stoop/access on higher ground floor elevation at the western end of Ephesus Ch. Rd. facade to reduce stretch of higher than 4' ground floor elevation.
2. Reconsider decorative tiles on greater than 4' ground floor elevation along Elliott Road Extension and look at public artwork that merges proposed planters and wall face into more comprehensive art. Commission chair will collate inspirational material and send to staff to forward to applicant.
3. Reduce column size on the corner at the traffic circle for a more inviting and communicative situation to the shared work space.

DA 2-Street tree spacing to meet fire department requirements, approved as noted in the meeting minutes.

#### DA 3-Block length along Elliott Rd. Extension

1. Stronger connection across Elliott Rd. w/ relocation of mail boxes.
2. Consider aligning public amenity area inserted in garden apartments w/ pass-through north of Elliott Rd. and public amenity area inserted in garden apartments, alternatively w/ cross-walks close to traffic circle.
3. Use mail box pavilion as focal point of public space inserted in garden apartments, helping residents avoid having to cross parking lot. Also for potential future connection to Frances St. in the spirit of smaller, walkable block sizes and increased connections between neighborhoods.
4. Exclusion of flood-prone area at west end of Elliott Rd. makes sense in combination w/ connectivity to future greenway extension along Booker Creek. That greenway extension is planned on UNC Foundation land and if Town of Chapel Hill is confident that a greenway can be created there it should be possible to connect from a neighboring property to that greenway (additional amenity for residents). Therefore, reconsider location of dumpsters.

#### Additional Concerns

1. Pass-throughs need revision. After clarification that pass-throughs fall under current code they need revision for multiple reasons: 11'-1/2" width insufficient in any case. Pass-throughs need to comply w/ the greater requirements for pass-throughs in four-stories or higher buildings: min. height then is second floor ceiling, min. width is 12', however there is a requirement for width being proportionate to height (see section S of 3.11.2.7 Measurements and Exceptions of Blue Hill District form-based code).
2. The blue or green color facade elements appear out of context; some lighter color harmonizing w/ the rest of the non-brick facade (white/gray) seems more acceptable.
3. Reconsider urban situation at traffic circle as entrance portal to Blue Hill

District when arriving from I-40 via NC 54 exit and Farrington Rd.

4. Reduced entrance on Elliott Rd. is not in the spirit of design guidelines; greater number of noticeable entrances are advantageous for creating the impression of walkability.

A motion was made by Dancy, seconded by Davis, that Design Alternative #2 be approved provided that the 2 street trees omitted for fire access purposes be installed as full-size trees elsewhere on the site. The motion carried by a unanimous vote.

Actions on the other two Design Alternatives and the Certificate of Appropriateness as a whole were deferred to a future meeting.

**2. Chapel Hill Cooperative Preschool  
Information Update**

[\[19-0266\]](#)

Commission members received the information and asked clarifying questions. CDC review is able to proceed at this time alongside staff review for a ZCP, with the understanding that Court proceedings may ultimately supersede. Staff will review parking space dimensions in accordance with the Engineering Design Manual. No action was taken.

**New Business**

**3. Charting Our Future  
Update**

[\[19-0270\]](#)

Commission members received the presentation and provided comments which can be generally summarized as: include consideration of NCDs, elevate some principles and identify priorities for cases where there are competing interests, determine how Opportunity Zone overlaps with Central West Focus Area, and integrate street design types with future land uses.

Additional comments from Commissioner Berndt, not present, were shared by email. No action was taken.

**4. Roger's Road Discussion**

[\[19-0296\]](#)

Commissioner Lyons shared that she felt resident concerns had been better considered following the most recent open house. Chair Mueller stated that if residents were happy with the results, the CDC should have a limited role and not be too involved. Commissioner Davis stated there may be value in creating Design Guidelines in the future for this area. Additional comments from Commissioner Berndt, not present, were shared by email. No action was taken.

**5. Vacant Seat Application Discussion**

[\[19-0297\]](#)

Chair Mueller indicated that all three current members whose terms are up

for renewal have reapplied - Dancy, Lyons, and Davis. There is one vacant seat on the Commission and five candidates, following some recent additions and withdrawals. The deadline to apply for the seat is April 15. The April 23 meeting will be an opportunity to hear from other candidates before making a recommendation to Council. This item will be continued to the next meeting (with updated applications distributed) and candidates will be invited to attend.

Several members reaffirmed the interest in finding a landscape architect to serve on the Commission.

A motion was made by Van de Velde that the three current members re-applying to the Commission be recommended for reappointment. The motion carried by a unanimous vote.

### *Adjournment*

Next Meeting - April 23, 2019

A motion was made by Van de Velde, seconded by Hoskins, to adjourn the meeting. The motion carried by a unanimous vote. The meeting was adjourned at 10:00pm.

*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](mailto: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.*