



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Susana Dancy, Chair  
Christine Berndt, Vice-Chair  
Edward Hoskins  
Susan Lyons

Megan Patnaik  
Polly Van de Velde  
John Weis

---

**Tuesday, September 24, 2019**

**6:30 PM**

**RM 110 | Council Chamber**

---

#### Opening

#### Roll Call

Staff-Nicholson, Liles  
Council Liason-Oates

**Present**      6 - Chair Susana Dancy, Vice-Chair Christine Berndt, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis  
**Absent**        1 - Edward Hoskins

#### Approval of Agenda

A motion was made by Weis, seconded by Lyons, that the agenda be approved.

The motion carried by the following vote:

Vice Chair Berndt noted objections to items being added after the published agenda.

**Aye:**            4 - Chair Dancy, Lyons, Van de Velde, and Weis

**Aye:**            4 - Chair Dancy, Lyons, Van de Velde, and Weis

**Nay:**            2 - Vice-Chair Berndt, and Patnaik

**Nay:**            2 - Vice-Chair Berndt, and Patnaik

#### Announcements

1. Blue Hill Massing update will be heard at the end of the meeting.
2. Van de Velde provided an update on the Eastowne meetings that had taken place over the last month.
3. FLUM discussion regarding current update. Item will be at the October 22 CDC meeting for discussion.
4. Vacant seat discussions moved to October 22 meeting.
5. Petition updates, both concept plan review and awards will be discussed at the CCES meeting on Friday, October 4th.
6. Public comments, sign up sheet up front.

1.      Blue Hill Massing Update

**[19-0761]**

Staff will introduce this study and review progress made to date. Commission is asked to provide initial feedback on potential changes to Blue Hill Code.

A motion was made by Van de Velde, seconded by Weis, that the Blue Hill Masing update be received and that presentation and discussion will be conducted at the October 22nd meeting. The motion carried by a unanimous vote.

## **Petitions**

### **Approval of Minutes**

#### **2. July Minutes**

[\[19-0762\]](#)

1. Add headings to item 6, 7 & 8 to describe what is being reviewed.
2. #9 motion should explain the approval type.

A motion was made by Lyons, seconded by Weis, that the July minutes be approved w/ modifications including descriptions for projects being used in the report and that approval for Christ Community Church include the that elevations and alternate buffer were approved. The motion carried by a unanimous vote.

#### **3. August Minutes**

[\[19-0763\]](#)

A motion was made by Van de Velde, seconded by Lyons, that the August minutes be tabled for discussion at the October 22 meeting. The motion carried by a unanimous vote.

### **Consent Agenda**

A motion was made by Van de Velde, seconded by Patnaik, that the consent agenda be approved. The motion carried by the following vote:

Vice Chair Berndt (reason given was that application did not meet Blue Hill code intent)

**Aye:** 5 - Chair Dancy, Lyons, Patnaik, Van de Velde, and Weis

**Nay:** 1 - Vice-Chair Berndt

#### **4. 140 West Lighting-Consent**

[\[19-0764\]](#)

Commission is asked to approve updated lighting for breezeway.

#### **5. Village Plaza Parking Lighting-LED Retrofit**

[\[19-0765\]](#)

Commission is asked to provide approval for LED retrofit.

### **Concept Plans**

#### **6. 1701 Martin Luther King-Evolve Concept Plan**

[\[19-0766\]](#)

Commission is asked to provide comments on concept plan proposing change of use.

1. Multiple commissioners expressed support of the change if the residential units are classified for affordable housing.
2. One commissioner expressed caution to endorse the change given the recent approval of SECU-Charterwood on the adjacent property.
3. One commissioner encouraged the applicant to investigate neighborhood service/retail or consider flex-space for start-ups.
4. One commissioner was supportive of the change given the existing retail has remained vacant and referenced the timid approach to providing retail as the root cause for current vacancy.

7. 124 W. Rosemary-Concept Plan

[\[19-0767\]](#)

Commission is asked to provide comments on proposed hotel.

A motion was made by Vice-Chair Berndt, seconded by Lyons, that the concept plan for West Rosemary Hotel be referred to the Community Design Commission, due back by 10/22/2019. The motion carried by a unanimous vote.

8. 201 S. Estes Drive-University Mall Concept Plan

[\[19-0768\]](#)

Commission is asked to provide comments on proposed redevelopment.

1. Multiple commissioners expressed acknowledgement that the floodplain is a constraints which impacts potential improvements.
2. One commissioner suggested putting density on the back side of the property in Pods A, B and C shown on the concept plna to minimize development in the floodplain.
3. Multiple commissioners encouraged the applicant to investigate making the land which regularly floods between the existing mall building and Estes Drive an enhanced stormwater feature and community greenspace for the site. This area could be a stormwater rain garden (Pod E).
4. Multiple commissioners expressed an interest in seeing permeable paving and an overall reductino in impervious footprint.
5. A commissioner suggested not interrupting the community open space w/ a roadway.
6. One commissioner expressed interest in seeing a concept that removed the gas station from the floodplain over the long term.
7. One commissioner wanted to see the central green space relate more to Fordham and Estes.
8. One commissioner applauded the applicant's idea of conneting Booker Creek and Bolin Creek greenways, and suggested adding this and other pedestrian/bikeway connections to the concept plan.
9. One commissioner suggested buffering the adjoining church property.
10. Multiple commissioners felt that a more intense/bold approach could work in this location. Further increasing density and verticality could work well for this parcel, although acknowledging there is a major flooding issue to be addressed.

11. One commissioner made specific note of their support of permeating the existing building and expressed a desire for increasing that practice.
12. Multiple commissioners would like to see additional residential space. There is an opportunity for townhomes and affordable housing.
13. One commissioner mentioned enhancing the streetscape along Willow Drive.
14. One commissioner noted creating design guidelines by pod area could be a useful tool for this site like those done for Carraway Village.
15. A citizen asked that the project not add to Camelot Village's flooding problems and suggested a flood study be done. A citizen living in Willow Terrace asked that the developer preserve the businesses across the street from them.

**9. 137 W. Rosemary-Concept Plan**

[\[19-0769\]](#)

Commission is asked to provide comments on core and shell improvements.

1. Commission supports the investigation of energy efficient building measures.
2. One commissioner was concerned about glass treatment and its impact on birds.
3. Commission was generally supportive of the improvements proposed.
4. Multiple commissioners encouraged enhancing the pedestrian circulation from Rosemary Street to Franklin Street through the building, and showing clearly on the plans how the pedestrian connections will work.
5. One commissioner would like to see the glass treatment be more vertical in appearance.
6. One commissioner wanted to see some investigation into treating the brick facade w/ public art along the Wallace Deck alley, and making the pedestrian bridge a unique feature.

**New Business**

**10. Tarheel Lodging-COA Modifications**

[\[19-0770\]](#)

1. Motion made by Van de Velde, seconded by Lyons that the alternate street tree spacing be approved. Motion carried by a unanimous vote.
2. Motion made by Weis, seconded by Van de Velde, that screening not be required but that the applicant will coordinate w/ Duke Energy the extent to which landscaping can be used at the transformer and backflow preventer. Motion carried by a unanimous vote.
3. Motion made by Weis, seconded by Van de Velde, that elevations be approved w/ the condition that drawings will be provided that ensure that screened mechanical equipment on the roof cannot be seen from the public right of way. Motion carried by the following vote: 5-1  
Aye-Chair Dancy, Lyons Van de Velde, Patnaik and Weis  
Nay Vice Chair Berndt (noted the need for a more thorough review of the mechanical equipment).

4. Motion made by Lyons, seconded by Van de Velde, that the locked door be removed from the front facade. Motion carried by the following vote:

4-2

Aye-Vice Chair Berndt, Lyons Van de Velde and Weis

Nay-Chair Dancy and Patnaik

5. Motion made by Van de Velde, seconded by Weis, that the dumpster enclosure be approved. Motion carried by a unanimous vote.

A motion was made by Van de Velde, seconded by Lyons, that Tarheel Lodging/TRU Hotel is in compliance w/ a modified certificate of appropriateness. The motion carried by the following vote:  
Vice Chair Berndt (noted screening of mechanical equipment is not suitable).

**Aye:** 5 - Chair Dancy, Lyons, Patnaik, Van de Velde, and Weis

**Nay:** 1 - Vice-Chair Berndt

### *Adjournment*

Next Meeting - Tuesday, October 22nd

A motion was made by Van de Velde, seconded by Weis, that the meeting be adjourned. 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 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.*