



# 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  
Kim Levell

Susan Lyons  
Megan Patnaik  
Polly Van de Velde  
John Weis

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**Tuesday, December 10, 2019**

**6:30 PM**

**Seymour Center-Ashe/Birch Theater**

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#### **Opening**

#### **Roll Call**

Staff

-Liles

-Town Attorney Ralph Karpinos

-Nicholson

Council

-Gu

**Present**      8 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Kim Levell, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

#### **Approval of Agenda**

A motion was made by Lyons, seconded by Hoskins, that the agenda be approved w/ the addition of discussion w/ Town attorney Ralph Karpinos to be heard at the end of the meeting. The motion carried by a unanimous vote.

#### **Announcements**

-Hoskins made an announcement about the upcoming sub-committee meeting regarding the Chapel Hill design awards. A meeting would take place the following Tuesday, December 17th at the Seymour Center. He asked that staff respond to the following list of questions prior to that meeting:

1. Is it possible to have Town funding for work related to awards?
2. If not, does the commission have permission to fundraise?
3. What is the process for setting up a website and email address for submissions?
4. Is staff support available to confirm eligibility of submitted projects?

Commission also asked if the Town's new urban designer would be available to come to the January meeting to introduce himself.

## Approval of Minutes

A motion was made by Vice-Chair Berndt, seconded by Van de Velde, that the minutes be approved w/ the addition to the motion for the 140 West-Cafe item that it come back at a later date addressing issues raised by the Commission to add some 'zip' to the design; and that wording be added under Announcements to include confirmation that the CDC does not have a seat on the short-term rentals task force, and that staff provided CDC petition updates. The motion carried by a unanimous vote.

### 1. November Minutes

[\[19-1035\]](#)

## Consent Agenda

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

### 2. Medical Day Spa

[\[19-1036\]](#)

Commission is asked to approve sign for Southern Village.

### 3. 791 Cleland Drive-Pump Station

[\[19-1037\]](#)

Commission is asked to approve roof line modifications to OWASA facility to address maintenance concerns.

## Old Business

### 4. 140 West-Cafe

[\[19-1038\]](#)

Commission was asked to consider action on modifications to cafe proposed at 140 West.

A motion was made by Van de Velde, seconded by Patnaik that Lyons be recused from discussion on this item. The motion carried by a unanimous vote. Public comment from homeowner Susan Lyons included: preference for a green roof (felt white would be reflective), consider art opportunity for roof, not enough shade on site, and w/ tree removal site has a more concrete feel. After discussion, the Chair summarized the CDC concerns including reflective roof value, style of shipping container, material continuity, more shade, look of the fake window and door facing public walkway.

A motion was made by Van de Velde, seconded by Weis, that 140 West Cafe be approved w/ the condition that the HOA approve the roof color and have input on the side colors.. The motion carried by the following vote:4-3

Hoskins noted reason for nay vote that structure was not 'special' enough. Vice-Chair Berndt and Levell agreed w/ Hoskins and felt it was not the right design for an important public space.

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

**Nay:** 3 - Vice-Chair Berndt, Hoskins, and Levell

**Recused:** 1 - Lyons

## **New Business**

### **5. Park Apartments-Certificate of Appropriateness**

[\[19-1039\]](#)

Commission is asked to consider action on a request to modify a Blue Hill Certificate of Appropriateness. (3) modifications will be discussed.

1. Transformer location and screening.
2. Street tree modification due to Duke Energy requirements.
3. Material modification (note color will not change). Material areas noted on the renderings are proposed to use fiber cement instead of aluminum composite. Fiber cement is already being used on the building in multiple locations. Color will remain as shown in the renderings.

Motion was made by Weis, seconded by Van de Velde to table discussion on transformer to later meeting date b/c the proposed design was not integrated into the site. The motion carried by a unanimous vote.

The Chair noted member concerns that there may be a need for revised guidelines for tree plantings and a different street section for DOT roads in the Blue Hill District Code.

A motion was made by Van de Velde, seconded by Weis, to approve the street tree modification and the building material change. The motion carried by a unanimous vote.

### **6. University Place-Exterior Building Improvements**

[\[19-1040\]](#)

Commission was asked to consider approval of building elevations and site lighting for an existing exterior entrance section of the mall.

Vice-Chair Berndt asked staff to confirm the transformer shown was not included in this request. Staff verified that during the meeting. Van de Velde suggested the Kidzu space should be retained and more shade trees added.

A motion was made by Lyons, seconded by Weis, that this item be approved w/ greater emphasis placed on mall entrance. The motion carried by the following vote: 6-2

Van de Velde voted nay b/c of the issue w/ the Kidzu space.

**Aye:** 6 - Chair Dancy, Vice-Chair Berndt, Hoskins, Lyons, Patnaik, and Weis

**Nay:** 2 - Levell, and Van de Velde

## Reports

### *Adjournment*

Next Meeting - Tuesday, January 28th

A motion was made by Van de Velde, seconded by Patnaik, that this meeting be adjourned (due to Seymour Center closing time). 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.*