



# TOWN OF CHAPEL HILL

## Transportation and Connectivity Advisory Board

### Meeting Minutes

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

Chair Jason Merrill  
Vice-Chair Susanne  
Kjemtrup-Lovelace  
Eric Allman  
Heather Brutz  
Brian Hageman

Winston Hanks  
Rudy Juliano  
Joshua Kastrinsky  
Jack Whaley

---

**Tuesday, April 28, 2020**

**7:00 PM**

**Virtual Meeting**

---

#### **Virtual Meeting Notification**

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. Members of the public may live stream the meeting and are encouraged to do so. View Board meetings live at <https://chapelhill.legistar.com/Calendar.aspx>.

Due to recent changes (as of April 7th) the Council Chambers will not be made available for public access. The public is recommended to find other locations and ways to observe the meeting. There will be a opportunity to provide comments or questions prior to or during the meeting. The public is encouraged to email their comment or questions to [jpastorelle@townofchapelhill.org](mailto:jpastorelle@townofchapelhill.org) or call (919) 968-2728.

#### **Opening**

#### **Roll Call**

Bergen Watterson (Town Staff), Amy Harvey (Town Staff), Scott Clark (Town Staff), Jomar Pastorelle (Town Staff), Philip Post (Philip Post Engineering), Bo Harrison (Harrison Architectural), Michael Stevenson (Perkins & Will), George Retschle (Ballentine Associates), Joe Dye (Grubb Properties), John Rees (Planning Commission Liaison), Julian Taylor (Youth Council Liaison), Kurt Stolka (UNC-CH Transportation Liaison), Harvey Krasny (Chapel Hill Resident), Fred Lampe (Chapel Hill Resident)

**Present**      8 - Chair Jason Merrill, Vice-Chair Susanne Kjemtrup-Lovelace, Eric Allman, Heather Brutz, Brian Hageman, Rudy Juliano, Joshua Kastrinsky, and Jack Whaley

**Absent**        1 - Winston Hanks

#### **Approval of Agenda**

## Announcements

Jomar Pastorelle, Town Staff, made a friendly reminder that members of the public will only have 3 minutes to speak during public comment period.

## Petitions

## Approval of Minutes

1. February 25, 2020 Action Meeting Minutes - Draft [\[20-0263\]](#)

**Attachments:** [February 25, 2020 Action Meeting Minutes - Draft](#)

A motion was made by Hageman, seconded by Kastrinsky, to approve the February 25, 2020 draft action meeting minutes. The motion passed unanimously.

2. April 16, 2020 Action Meeting Minutes - Draft [\[20-0264\]](#)

**Attachments:** [April 16, 2020 Action Meeting Minutes - Draft](#)

A motion was made by Hageman, seconded by Kastrinsky, to approve the April 16, 2020 draft action meeting minutes. The motion passed unanimously.

## Old Business

## New Business

3. Christ Community Church - Special Use Permit [\[20-0265\]](#)

**Attachments:** [Christ Community Church - TCAB](#)  
[Application Materials](#)  
[Project Summary](#)  
[Staff Report](#)  
[Traffic Impact Analysis Report - Executive Summary](#)  
[Resolution A](#)  
[Resolution B](#)

Jomar Pastorelle, Town Staff, presented on Christ Community Church - Special Use Permit application. Pastorelle provided an overview of the subject property including site plan details, traffic impact analysis, process, and design/LUMO standards.

Philip Post, Project Engineer, answered questions from the advisory board. Chair Merrill opened the floor for public comments. A member from the public provided comments on the proposed development including an email read by Pastorelle.

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Hageman, to recommend approval of the special use permit application for Christ Community Church. The motion passed. 6-2

4. E. Rosemary Street Parking - Conditional Zoning

[\[20-0266\]](#)

**Attachments:**    [Rosemary Street Parking Deck - TCAB](#)  
[Application Materials - Combined](#)  
[Ordinance A - Rezoning](#)  
[Resolution A](#)  
[Resolution B](#)  
[E. Rosemary Parking Deck - TCAB \(Perkins&Will\)](#)

Jomar Pastorelle, Town Staff, presented on the E. Rosemary Street Parking Deck - Conditional Zoning application. Pastorelle provided an overview of the subject property including site plan details, process, and design/LUMO standards. Pastorelle requested that the advisory board to reserve all questions relating to the traffic impact analysis until staff can fully review the study.

Joe Dye, Executive Vice President of Grubb Properties, provided a brief overview of the E. Rosemary Street Parking Deck redevelopment project. Michael Stevenson, Perkins & Will architect, shared additional information on redevelopment strategy, streetscape improvements, concept design, parking levels/counts, and site plan. Chair Merrill opened the floor for public comments. No public comments were offered.

A motion was made by Brutz, seconded by Allman, to postpone formal recommendations until the May meeting with full review of the traffic impact analysis. The motion passed unanimously.

### **Staff Report**

Bergen Watterson, Town Staff, shared updates on the W. Franklin Street Lane Reallocation. Town Council has given approval and NCDOT will begin re-stripping this summer. Watterson informed the advisory board that a bicycle climbing lane will be installed on Country Club Road as part of the resurfacing project.

In addition, Watterson shared updates on the Fordham Boulevard Sidepath project - adding traffic calming designs. Watterson expressed interest of having open streets / temporary bike lanes in Chapel Hill while the 'stay-at-home' order is active. Lastly, Watterson informed that the Estes project is still moving forward with progress.

## *Adjournment*

*Next Meeting - May 26, 2020*

### *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](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.*