



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
David Hallen
Rudy Juliano
Jack Whaley

Thursday, September 10, 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. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_CWsLdBNwRu2pdIfGG9HKQ

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode.

Phone: 301-715-8592

Meeting ID: 841-5145-7226

Opening

Roll Call

Bergen Watterson (Town Staff), Alisa Rogers (Town Staff), Amy Harvey (Town Staff), Jomar Pastorelle (Town Staff), John Rees (Planning Commission Liaison), Julian Taylor (Youth Council Liaison), Kevin Hunt (Interpreter), Lissette Saca (Interpreter), Eric Chupp (Capkov Ventures, Inc.), Joe Kovens (Capkov Ventures, Inc.), Scott Kovens (Capkov Ventures, Inc.), Cameron Rice (Advanced Civil Design, Inc), Dan Jewell (Coulter Jewell Thames, PA), Jeremy Anderson (Coulter Jewell Thames, PA), Fred Lampe (Chapel Hill Resident)

Present

7 - Chair Jason Merrill, Vice-Chair Susanne Kjemtrup-Lovelace, Eric Allman, Heather Brutz, Brian Hageman, David Hallen, and Rudy Juliano

Approval of Agenda

Announcements

1. Interpretation - Spanish Option [\[20-0551\]](#)

Attachments: [Interpretation - Spanish Option](#)

Jomar Pastorelle, Town Staff, announced that Spanish speaking interpretation was available to the public.

1.1 Letter of Resignation

Jomar Pastorelle, Town Staff, announced to the advisory board that Jack Whaley submitted a letter of resignation on September 9, 2020.

Petitions

Approval of Minutes

2. July 28, 2020 Action Meeting Minutes - Draft [\[20-0552\]](#)

Attachments: [July 28, 2020 Action Meeting Minutes - Draft](#)

A motion was made by Allman, seconded by Juliano, to approve the July 20, 2020 draft action meeting minutes. The motion passed unanimously.

Old Business

New Business

3. Tarheel Mobile Home Park - Conditional Zoning [\[20-0553\]](#)

Attachments: [Application](#)
[Developer's Narrative](#)
[Tarheel Mobile Home Park - Plan Set](#)
[Tarheel Mobile Home Park - TCAB](#)
[Tarheel Mobile Home Park - Traffic Impact Analysis \(Executive Summary\)](#)
[Tarheel Mobile Home Park - TCAB \(CJTPA\)](#)

Jomar Pastorelle, Town Staff, presented on Tarheel Mobile Home Park - special use permit application. Pastorelle provided an overview of the subject property including site details, traffic impact analysis, and process. It is be noted that Tarheel Mobile Home Park will remain under a special use permit application until further action from Town Council.

Jeremy Anderson, Coulter Jewell Thames, PA Engineer, recapped highlights

of the subject property including existing conditions and site plan details.

A motion was made by Vice-Chair Kjemtrup-Lovelace, seconded by Brutz, to recommend approval of the special use permit for Tarheel Mobile Home Park with the following conditions:

- Align the Martin Luther King Jr. Blvd. site frontage with the NS-BRT project.
- Modernize the Martin Luther King Jr. Blvd and Northfield Drive intersection to enhance pedestrian safety.
- Design the current right in-right out driveway to optimize safety measures for all mode users, including possibly eliminating the right-out movement.

The motion passed. 4-3.

4. Bridgepoint - Conditional Zoning

[\[20-0554\]](#)

Attachments: [Application Materials](#)
[Bridgepoint - Conditional Zoning Plans](#)
[Bridgepoint - CZ Advisory Boards - Summary Report](#)
[Bridgepoint - Project Details Table](#)
[Bridgepoint - TCAB \(Capkov Ventures Inc.\)](#)
[Bridgepoint - TCAB](#)
[Draft Ordinance A Bridgepoint](#)
[Resolution A](#)
[Resolution B](#)
[Traffic Impact Analysis \(Executive Summary\)](#)

Jomar Pastorelle, Town Staff, presented on Bridgepoint - conditional zoning application. Pastorelle provided an overview of the subject property including site details, traffic impact analysis, and process.

Eric Chupp, Capkov Ventures Director, presented on the landmark map, landscape renderings, site plan details, Homestead Road improvement plans, and the traffic impact analysis.

A motion was made by Brutz, seconded by Hageman, to recommend approval of the conditional zoning permit for Bridgepoint with the following conditions of:

- Extending the existing bicycle lane on Weaver Dairy Road Ext to Homestead Road.
- Developer to find opportunities to reduce the total number of parking spaces.

The motion passed unanimously.

5. Staff Report

Jomar Pastorelle, Town Staff, informed the advisory board that they will need to elect a new chair, and vote on new applicants to fill vacant seats at the September 22nd meeting.

Bergen Watterson, Town Staff, announced that the temporary lane closure on Franklin Street is complete and will potentially remain in place until the end of the year.

Watterson informed the board that staff is working to finalize the Memorandum of Understanding with the Park Apartments developer, and construction on Elliott Road Ext. could begin next month. Watterson shared that NCDOT has released funds for Homestead Road sidewalks and can hopefully be approved to bid in the next couple of months. In addition, NCDOT announced that the funds for Estes Drive Bike-Ped improvements may be released by the end of September .

Watterson mentioned that the Town published a Fordham Sidepath survey soliciting public feedback for traffic calming treatments. Staff will be looking for October dates to engage the public on the results and will conduct another noise study analysis.

Adjournment

Next Meeting - September 22, 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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.