



TOWN OF CHAPEL HILL

Environmental Stewardship Advisory Board

Meeting Minutes

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

Chair Mary Metcalf
Vice-Chair Adrienne Tucker
Grace Elliott
Julie Gras-najjar
E. Thomas Henkel

Julie McClintock
Marirosa Molina
Noel Myers
Bruce Sinclair
Lucy T Vanderkamp

Thursday, March 18, 2021

7:00 PM

Virtual Meeting

1 Virtual Meeting Orientation

The staff liaison oriented everyone to the virtual meeting format.

2 Opening

The meeting opened at 7:05 pm.

Technical notes for minutes: The roll call and all unanimous votes supporting the motion were "10-0" and not "0". We are working to correct this error in the reporting software.

3 Roll Call

Other Attendees: Council Member Parker (Council Liaison), Melissa McCullough (Planning Commission Champion), Kenza Hessini (Youth Council Liaison), Susana Dancy, Ryan Stewart, Timothy Barranco, David Marcozzi (Aura Project Team), Wendi Ramsden, Jared Martinson, Dan Levine, Aspen Romeyn, Graham Smokoski, Emily Holt, Nate Broman-Fulks (2200 Homestead Road Project Team), Ashley Saulpaugh, Bill Derks (University Place Project Team), Scott Clark (IT Staff), John Richardson (Staff Liaison)

Present 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

4 Approval of Agenda

A motion was made by Member McClintock, seconded by Member Molina, that the agenda be approved as proposed. The motion carried by the following vote:

Aye: 9 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, and Lucy Vanderkamp

5 Announcements

None.

6 Petitions

Member Sinclair arrived at 7:10 pm.

A motion was made by Member Henkel, seconded by member Myers, that the petition from Member Henkel entitled "Petition for Denying UNC-CH Coal Burning Permit" be received and discussed.

The motion carried by the following vote:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

Petition for Denying UNC-CH Coal Burning Permit

[21-0241]

A motion was made by Member Henkel, seconded by Member Molina, that the petition/resolution be recommended to the Town Council for approval. The motion carried by the following vote:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

7 Approval of Minutes

Draft Action Minutes

[21-0204]

A motion was made by Member Henkel, seconded by Vice-Chair Tucker, to approve the draft action minutes from February 8, 2020, as written. The motion carried by the following vote:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

8 Updates from the Chair

None.

9 Updates from Planning Commission Champion

None.

10 Old Business

None

12 New Business

a) Aura Conditional Zoning

[\[21-0200\]](#)

The applicant team provided a presentation. The Board then asked a series of clarifying questions covering topics like: construction timing, AIA 2030, Central West Small Area Plan, traffic impacts, stormwater, all-electric design, solar readiness, water/sewer capacity and greenway connections.

Members of the public provided comments covering topics like: stormwater impacts, stormwater management and design, and tree planting.

A motion was made by Member Sinclair, seconded by Member Vanderkamp, that the Aura Conditional Zoning application be recommended to Council for approval with the following conditions and special considerations.

Conditions:

- Provide Council with a detailed stormwater management plan, ensuring that the NCDOT culvert has adequate capacity
- Ensure zero stormwater runoff to neighbors on the northeastern side of the property, with some form of recourse if the standard is not met (e.g. stormwater bond)
- Provide a detailed landscaping plan, ahead of the Council's review of a buffer modification, that includes number of trees, species and location

Special Considerations:

- Model 50, 75, 100-year storm events to ensure that the on-site stormwater infrastructure can meet capacity needs
- Add solar as part of initial construction, which could help the project meet the AIA 2030 standards
- Assess environmental health outcomes, both acute and larger
- Meet the Council's energy policy regarding 20% better performance than ASHRAE 90.1
- Allow the ESAB to review the project a second time once there are more details regarding: landscaping, traffic, stormwater

The motion carried by the vote below (6-4), with members voting against citing these reasons:

- Julie McClintock: concerns about reviewing a project ahead of understanding traffic impacts in the context of the new Town-wide traffic model
- Grace Elliott: concerns about traffic and lacking certainty that conditions will be met
- Noel Myers: concerns about traffic, stormwater and lack of pertinent information
- Julie Gras-Najjar: concerns about a lack of pertinent information

Aye: 6 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, E. Thomas Henkel, Marirosa Molina, Bruce Sinclair, and Lucy Vanderkamp

Nay: 4 - Grace Elliott, Julie Gras-Najjar, Julie McClintock, and Noel Myers

b) 2200 Homestead Road Conditional Zoning

[\[21-0201\]](#)

The applicant team provided a presentation. The Board then asked a series of clarifying questions covering topics like: mosquitoes in the wetland, rooftop solar, adjacent railroad, use of pervious surfaces, RCD and greenway connections.

One member of the public spoke to say that the Hope Gardens is looking forward to a new phase of development and to expand service to the community.

A motion was made by Member Myers, seconded by Member McClintock, that the 2200 Homestead Road Conditional Zoning application be recommended to Council for approval with the following special considerations:

Special Considerations:

- Use permeable surfaces for trails and parking lots
- Add solar photovoltaic systems to reduce operating costs for occupants and to help achieve the AIA 2030 standards
- Given RCD disturbance, special attention should be paid to native plantings and wetland area with native plants

The motion carried by the following vote:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

c) University Place Special Use Permit Modification

[\[21-0202\]](#)

At approximately 10:35 pm, the Chair asked if everyone could continue to the next item. Some members expressed the need to leave the meeting. The Chair did a quorum check and learned that there were not enough members available to continue the virtual meeting.

A motion was made by Member Henkel, seconded by Member McClintock, and agreed to by consensus, that the Board's discussion of the University Place Special Use Permit Modification be postponed to another meeting. The motion carried by the following vote:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

d) Develop Top Priorities for 2020-2025 to Share with Council

[\[21-0203\]](#)

This item was postponed to the next meeting.

12 Staff Updates/Reports

Due to technical editing delays, the Staff Liaison noted that the Climate Action and Response Plan will not go to Council on March 24 and that staff are now targeting April 7.

13 Adjournment

A motion was made by Member Henkel, seconded by Member Sinclair, to adjourn the meeting. The motion carried by the following vote, closing the meeting at 10:41 pm:

Aye: 0 - Chair Mary Metcalf, Vice-Chair Adrienne Tucker, Grace Elliott, Julie Gras-Najjar, E. Thomas Henkel, Julie McClintock, Marirosa Molina, Noel Myers, Bruce Sinclair, and Lucy Vanderkamp

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.