

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING LOCATED AT 2200 HOMESTEAD ROAD

March 18, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Noel Myers moved and Julie McClintock seconded a motion to recommend that the Council approve the conditional zoning for 115-129 affordable housing units located at 2200 Homestead Road, with the following special considerations.

Vote: 10-0

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

Nays:

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 a wetland area with native plants

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION 2200 Homestead Mixed-Income Development (Project #20-081) March 23, 2021

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Brian Hageman moved, and Rudy Juliano seconded, to recommend approval of the conditional zoning permit with the following conditions:

- a) Developer coordinate with Chapel Hill Transit on placement of bus stop(s), ensuring safe and convenient access to bus stops on both sides of Homestead Road, and forecast future demand and capacity of the HS-Route to handle frequency and service hours.
- b) Developer ensure retention of connectivity between 2200 Homestead and the newly relocated Hope Gardens.

Vote: 8-0

Ayes: Heather Brutz (Chair), Susanne Kjemtrup-Lovelace (Vice-Chair), Eric Allman, Brian Hageman, Nikki Abija, Denise Matthews and Katie Huges, and Rudy Juliano

Nays:

Prepared by: Heather Brutz, Chair, Transportation and Connectivity Advisory Board
Jomar Pastorelle, Transportation Planner I

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 2200 HOMESTEAD ROAD

March 23, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: Chris Berndt moved and Susan Lyons seconded a motion to recommend approval of the project presented by the applicant, with the following conditions:

1. The applicant develop a set of design guidelines that would include options for fencing along Homestead Road.
2. That Council add 'and approve' to the standard stipulations regarding CDC review of building elevations and site lighting plans.

Vote: 6-0

Yeas: Christine Berndt
Susana Dancy
Susan Lyons
Ted Hoskins
Megan Patnaik
John Weis

Nays: none

Prepared by: Adam Nicholson, Senior Planner

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION FOR 2200 HOMESTEAD ROAD

April 6, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: Neal Bench moved and John Rees seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

Vote: 9 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, John Rees, Louie Rivers, Elizabeth Webber, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Jamex Baxter moved and Elizabeth Losos seconded a motion to recommend that the Council approve the Conditional Rezoning, as proposed.

Vote: 9 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, John Rees, Louie Rivers, Elizabeth Webber, Stephen Whitlow

Nays:

Special Considerations:

- That the Council consider prioritizing the extension of the greenway to make a longer and more connected path.

Prepared by: Anya Grahn, Senior Planner

HOUSING ADVISORY BOARD

April 8, 2021

The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.

RECOMMENDATION 2200 HOMESTEAD RD CONDITIONAL ZONING APPLICATION

Recommendation: Approval Approval with Conditions Denial

Motion: A motion was made by Dawna Jones, seconded by Anne Hoole, that the 2200 Homestead Road Conditional Zoning Application be recommended for approval by the Town Council. The motion carried by a unanimous vote.

Vote: 6-0

Ayes: Sue Hunter (Chair), Dawna Jones, Mark Shelburne, Anne Hoole,
Laura Cowan, Letitia Davison

Nays:

Recused: Mary Jean Seyda

Prepared by: Sue Hunter, Housing Advisory Board Chair
Nate Broman-Fulks, Staff