



TOWN OF CHAPEL HILL

Environmental Stewardship Advisory Board Meeting Minutes

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

Chair E. Thomas Henkel
Vice-Chair Anthony Henage
Ella Feathers
Judy Gaitens-Arneson
Stefan Klakovich

Mary Metcalf
Marirosa Molina
Adrienne Tucker
Lucy T Vanderkamp

Tuesday, December 13, 2022

7:00 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

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如需口头或
书面翻译服
务，请拨打
919-969-5105.

1) Virtual Meeting Orientation

The staff liaison provided a virtual meeting orientation.

2) Opening

The Chair called the meeting to order at 7:02 p.m.

3) Roll Call

Other in Attendance: John Richardson (Staff Liaison)

Present 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Absent 4 - Vice-Chair Anthony Henage, Ella Feathers, Mary Metcalf, and Adrienne Tucker

4) Approval of Agenda

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

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

5) Announcements

None.

6) Petitions

a. Safe Housing for Chapel Hill Petition [\[22-0933\]](#)

Dr. Marshall presented a safe housing petition and asked the ESAB to consider putting it forward to the Town Council. The Board asked the petitioner questions about the cost to remove the coal ash today, if the petitioner is planning to address the Council directly, if they are looking for the ESAB's endorsement, and whether or not renters would be made aware of the risks should a housing component go forward. The ESAB also recommended that the petition be amended to request an updated cost estimate for removal by an accredited coal ash removal firm.

A motion was made by Member Gaitens-Arneson, seconded by Member Vanderkamp, that the ESAB endorse the petition, including a request for an updated cost estimate for removal by an accredited coal ash removal firm. The motion carried by the following vote:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Board Action: Discuss draft petition and determine next steps

Process: (1) Board discusses draft petition (2) If action is needed, Chair calls for a motion (3) Board discusses motion, if needed (4) Board votes on motion

7) Approval of Minutes

a. Review Draft Action Minutes [\[22-0934\]](#)

A motion was made by Member Gaitens-Arneson, seconded by Member Klakovich, that the draft action minutes for the October 11, 2022 ESAB meeting be approved as written. The motion carried by the following vote:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Board Action: Finalize October 11, 2022 ESAB meeting action minutes

Process: (1) Board discusses, if needed (2) Chair calls for a motion (3) Board discusses motion, if needed (4) Board votes on motion

8) Updates from Chair

None.

9) Updates from Planning Commission Chair

None.

10) Updates from Booker Creek Working Group Representative

Member Gaitens-Arneson reported that the Working Group is completing the final analysis and technical review that will be shared with the Council.

11) Updates from UNC Student Representative

None.

12) Old Business

a. None

13) New Business

Conditional Zoning Application for Barbee Chapel Apartments

[\[22-0935\]](#)

The Board received the applicant's presentation and asked a series of clarifying questions about the following topics: impervious surfaces, tree protection, parking ratios, all-electric design, HVAC equipment, stormwater management, and native landscaping.

There were no public comments.

A motion was made by Member Vanderkamp, seconded by Member Gaitens-Arneson, that the Council approve the conditional zoning application for Barbee Chapel Apartments with the following conditions and special considerations:

Conditions:

- All trees and other plantings should be native
- Protect all "tree-save" areas as shown in the original plan set

Special Considerations:

- Move toward the minimum allowable parking
- Look for ways to mitigate the 50-year flood event
- Structures should be solar-ready
- More covered bike storage
- Design, at minimum, for level 1 EV charging for each unit with a designated parking space

The motion carried by the following vote:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Board Action: Develop a recommendation for the Town Council

Process: (1) Applicant presents (2) Board asks clarifying questions (3) Board takes public comments, if any (4) Board formulates recommendation to Council (5) Chair calls for a motion (6) Board votes on motion

Conditional Zoning Application for 2217 Homestead

[\[22-0936\]](#)

The Board received the applicant's presentation and asked a series of clarifying questions about the following topics: irrigation, induction ranges, stormwater management, trail connections, pervious pavers, tree-save areas, and wetland plantings.

Public comments were made by Derek Ross, Kamim Kasrawi and Nancy Oates. Derek Ross shared that the TCAB recommended that the Kipling connection be emergency access only, talked about the history of stormwater impacts to the Courtyard at Homestead, expressed concern that the grading along the property line could affect the existing mature trees in that area, and advocated for the tree-save areas to be made a condition of approval.

Kamim Kasrawi talked about the grading plan for the southern edge and the need to address the increased height and slope as they relate to drainage patterns. Additional interests included the Courtyard at Homestead HOA's ability to maintain the existing pond if there are any additional drainage impacts and the need to preserve existing trail connections. The applicant shared that stormwater runoff will be less than what it is today and that the trail connections will not be impacted by the project.

Nancy Oates asked if the applicant could consider installing a drain to catch the runoff along Kipling Lane before it reaches the Courtyard at Homestead and expressed the interest to preserve the mature trees along the southern border of the site.

A motion was made by Member Klakovich, seconded by Member Vanderkamp, that the Council approve the conditional zoning application

for 2217 Homestead Road with the following conditions and special considerations:

Conditions:

- All trees and plantings should be native
- To the greatest extent possible, preserve the mature trees that currently exist along the western buffer

Special Considerations:

- Allow existing trail along Kipling Drive per UNC's wishes
- Mr. Derek Ross' letter to the Environmental Stewardship Advisory Board

The motion carried by the following vote:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Board Action: Develop a recommendation for the Town Council

Process: (1) Applicant presents (2) Board asks clarifying questions (3) Board takes public comments, if any (4) Board formulates recommendation to Council (5) Chair calls for a motion (6) Board votes on motion

14) Application for Board Service

A motion was made by Member Gaitens-Arneson, seconded by Member Vanderkamp, that the Council appoint Michelle Stewart to the Regional Collaboration seat of the Environmental Stewardship Advisory Board. The motion carried by the following vote:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

15) Staff Updates/Reports

None.

16) Adjournment

A motion was made by Member Klakovich, seconded by Member Molina, that the meeting be adjourned. The motion carried by the following vote and the meeting ended at 9:15 p.m.:

Aye: 5 - Chair E. Thomas Henkel, Judy Gaitens-Arneson, Stefan Klakovich, Marirosa Molina, and Lucy Vanderkamp

Board Action: Adjourn the meeting

Process: (1) Chair calls for motion to adjourn (2) Board votes on motion

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.