



# TOWN OF CHAPEL HILL

## Environmental Stewardship Advisory Board

### Meeting Minutes

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

Chair John Wallace  
Vice-Chair E. Thomas Henkel  
Gregory Ames  
Jericho Cook  
Hui Ding

Heidi Kim  
Mary Metcalf  
Bruce Sinclair  
Adrienne Tucker

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**Tuesday, September 11, 2018**

**7:00 PM**

**RM 233 | 2nd Floor Training Room**

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### Opening

The meeting opened at 7:00 p.m.

### Roll Call

**Present**      8 - John Wallace, E. Thomas Henkel, Gregory Ames, Hui Ding,  
Heidi Kim, Vice-Chair Mary Metcalf, Bruce Sinclair, and Chair  
Adrienne Tucker

**Absent**      1 - Jericho Cook

### Approval of Agenda

A motion was made by Henkel, seconded by Ames, to approve the agenda as written. The motion unanimously passed (6-0). Kim and Ding arrived at the beginning of Old Business.

### Announcements

None.

### Petitions

#### 1. Vice-Chair's Petition

[\[18-0737\]](#)

Vice-Chair Henkel presented a petition asking that the Board recommend that Council require solar installations for all Special Use Permits with Rezoning.

A motion was made by Henkel, seconded by Metcalf, that the Vice Chair's petition be received and moved to new business for discussion. The motion unanimously passed (6-0).

## Approval of Minutes

### 2. Approval of August 14 Draft Action Minutes

[\[18-0735\]](#)

A motion was made by Vice-Chair Henkel, seconded by Ames, that the draft action minutes be approved as written. The motion carried by a unanimous vote (6-0).

## Updates from the Chair

The Chair announced that there may be an upcoming speaking opportunity to share what Chapel Hill is doing to address climate change as part of the Rise for Climate Solutions Forum in Raleigh. Vice-Chair Henkel indicated that he may be available to speak if the event is rescheduled.

The Chair thanked the Board for the opportunity to serve as Chair and for the Board's support.

## Old Business

### 3. Special Use Permit - Homestead Road Active Adult Apartments

[\[18-0731\]](#)

Richard Gurlitz presented background and updates about the project, including a change to the driveway location that will require the stormwater bioretention area to be redesigned.

A motion was made by Metcalf, seconded by Ames, that the SUP be recommended for approval by the Council with the following conditions and special considerations. The motion carried by a unanimous vote (8-0).

Condition:

- Install rooftop solar for 80% of all available, unshaded roof areas. This helps to address the proposed impacts associated with tree removal, all-electric HVAC system and impervious surface area.

Special Consideration:

- Meet the applicable AIA 2030 fossil fuel reduction targets.

## New Business

### 4. Election of Officers

[\[18-0732\]](#)

A motion was made by Vice-Chair Henkel, seconded by Ames, that Mary Metcalf be appointed as Vice-Chair of the Environmental Stewardship Advisory Board. The motion carried by a unanimous vote (8-0).

A motion was made by Ames, seconded by Vice-Chair Henkel, that Adrienne Tucker be appointed as Chair of the Environmental Stewardship Advisory Board. The motion carried by a unanimous vote (8-0).

**5. Discussion of August 14 Petition on Sidewalk Maintenance**

**[\[18-0733\]](#)**

The members discussed the petition from Mr. John Christian and received a preliminary report from the Staff Liaison. The board asked if there is a plan for addressing the issue of space within the ROW. The Staff Liaison explained that a full report would be ready for the October meeting.

A motion was made by Ames, seconded by Tucker, that the August 14 Petition on Sidewalk Maintenance be tabled until the October meeting when a full report will be available for discussion. The motion carried by a unanimous vote (8-0).

**6. Discussion of Development Review Criteria**

**[\[18-0734\]](#)**

The members reviewed and discussed a proposal from the Vice-Chair to amend the current set of development review criteria to include the following:

- Achieves AIA-2030 energy performance goals
- Implementation of renewable energy (e.g., solar PV panels or solar thermal collectors)
- Minimizes grading, land disturbance, and tree removal

The Board agreed to review the document and suggest additional refinements at a future meeting.

**7. Planning for Festifall**

**[\[18-0736\]](#)**

The Chair solicited the Board for volunteers and ideas about their table at Festifall.

**Discussion of Vice-Chair's Petition**

**[\[18-0784\]](#)**

A motion was made by Vice-Chair Henkel, seconded by Ames, that the petition be recommended for Council, Planning Commission and Community Design

Commission review and consideration. The motion carried by a vote of 7-1.

Member Sinclair noted his support for solar, but voted against the petition citing concerns about requiring it of all buildings regardless of feasibility or suitability to the project. He mentioned that such a requirement could limit the range of options available to a developer for otherwise meeting the Town's energy efficiency and conservation goals. Member Henkel subsequently shared that the draft could be revisited to take these concerns into consideration.

### **Reports**

None.

### **Adjournment**

A motion was made by Vice-Chair Henkel, seconded by Ames, that a motion to adjourn be approved. The motion carried unanimously (8-0).

The meeting ended at 9:15 PM.

*Next Meeting - Oct. 9, 2018*

*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 and Development Services Department at 919-969-5066; [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.*