



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Volker Mueller
Susana Dancy
Christine Berndt
Lucy Davis

Edward Hoskins
Susan Lyons
Megan Patnaik
Polly Van de Velde

Tuesday, January 22, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Adam Nicholson (Staff)
Corey Liles (Staff)
Kay Pearlstein (Staff)
Allen Buansi (Council)
Nancy Oates (Council)

Present 8 - Chair Volker Mueller, Susana Dancy, Christine Berndt, Lucy Davis, Edward Hoskins, Susan Lyons, Megan Patnaik, and Polly Van de Velde

Approval of Agenda

A motion was made by Van de Velde, seconded by Hoskins, that the agenda be approved with a modification that Item 3-Hillstone Apartments be moved out of the Consent Agenda, to be heard after Christ Community Church Concept Plan. The motion carried by a unanimous vote.

Announcements

In February staff will bring forward vacant Commission seat applications for review. We will set aside time during the meeting for each to give a short presentation on their design background.

In addition to Commission applications Staff Liason Nicholson announced-

1. Kay Pearlstein with Planning would be present for the meeting and Corey Liles would join shortly after the Transportation and Connectivity Advisory Board meeting being held at the same time.
2. Signup sheet for public comment is located at the front desk.

Petitions

Approval of Minutes

A motion was made by Berndt, seconded by Davis that this Discussion Item be approved. The motion carried by a unanimous vote.

1. December Minutes [\[19-0039\]](#)

A motion was made by Berndt, seconded by Hoskins, that the December minutes be approved. The motion carried by a unanimous vote.

Consent Agenda Items

A motion was made by Van de Velde, seconded by Hoskins, that the Consent Agenda items including Carolina Square-Chase Bank and The Casual Pint be approved. The motion carried by a unanimous vote.

2. Carolina Square-Chase Bank [\[19-0040\]](#)
Final Plan-Elevations and Lighting
123 West Franklin Street
4. Chapel Hill Retirement Residences [\[19-0042\]](#)
Final Plan-Building Elevations
700 North Estes

A motion was made by Van de Velde, seconded by Hoskins, that this Consent Agenda Item be approved. The motion carried by the following vote:

Dancy abstained because she was the broker involved with the sale.

Aye: 7 - Chair Mueller, Berndt, Davis, Hoskins, Lyons, Patnaik, and
Van de Velde

Abstain: 1 - Dancy

5. Casual Pint (Berkshire)-Railling Modification [\[19-0043\]](#)
Certificate of Appropriateness
210 Elliott Road, Suite 5

Old Business

6. Tarheel Lodging [\[19-0044\]](#)
Certificate of Appropriateness

1742 & 1740 Fordham Boulevard

Design Alternative 15-Reducing the minimum Ground Story Height to 12'-2" for Building 1 (TRU Hotel).

Motion-Van de Velde motion to approve DA 15, seconded by Hoskins
This motion passed unanimously.

Design Alternative 16-Allowing moveable above-grade planters in lieu of installed landscape islands in Phase 1 surface parking lot on Block 1.

Motion-Davis motion to approve DA 16, seconded by Dancy.
This motion passed unanimously.

Design Alternative 17-Increase the maximum Ground Floor Elevation to 7' for Building 5 along Novus Lane and Street 2.

Motion-Dancy motion to approve DA 17, seconded by van de Velde.

Aye (7) - Chair Mueller, Dancy, Berndt, Hoskins, Lyons, Patnaik and van de Velde.

Nay (1) - Davis justification for vote against include DA does not meet the intent of the code.

A motion was made by Dancy, seconded by Lyons that the parking deck be approved.

The motion carried by the following vote.

Berndt justification for vote against included vote against the project in previous meetings.

Aye: 7 - Chair Mueller, Dancy, Davis, Hoskins, Lyons, Patnaik, and
Van de Velde

Nay: 1 - Berndt

Concept Plan

7. Christ Community Church
Concept Plan
141 Erwin Road

[\[19-0045\]](#)

-Concern expressed about the right-in, right-out proposed on Erwin Road; the applicant should work with Town Staff to improve the entrance/exit at that location with a concentration on the alignment with McGregor Drive.

One idea to explore is whether the Erwin Road project proposed to the south of Christ Church could use a common entrance at McGregor Drive.

-While the proposed stormwater improvements may meet Town regulations to not make conditions worse, commission members expressed a desire for the applicant to exceed the code requirements and make a positive impact by looking into 'green' infrastructure alternatives including but not limited to rain gardens and pervious paving. This is important because of considerable change in impervious surface due to the required parking. Citizens have noted major stormwater issues in this area.

- Request applicant to provide some information on the second future building proposed on the corner, including how it would harmonize with the proposed church.
- Additional study for site traffic flow may be needed; including whether main entrance should be from Erwin Road or Old Oxford Road East, and whether a potential connection to the parcel south would create a 'cut through' scenario.
- Consider aligning the northern entrance of Old Oxford Road (north) to a driveway serving Kirkwood, consider making this entrance an exit only.
- A member suggested that the church could potentially be relocated to anchor the corner from an urban design standpoint.
- The applicant should study the saving of existing trees.
- Commission members expressed appreciation for the aesthetic of the proposed architecture including overall scale, pedestrian access, use of porches, locating parking behind the building and the applicant's use of site topography.
- Several citizens expressed concern over shared issues including but not limited to building scale and height, interior traffic flow, traffic impact to the neighborhood, flooding and stormwater runoff impacts.

New Business

3. Hillstone Apartments [\[19-0041\]](#)
Certificate of Appropriateness
1000 & 2000 Novus Lane

A motion was made by Dancy, seconded by Hoskins, that Hillstone Apartments be approved with a condition that the applicant screen gas meters with additional landscape and contact Duke Energy to determine if transformers can either be supplied in alternate colors to further recede into landscape, and/or be used as an opportunity for public art. The motion carried by a unanimous vote.

8. Wegmans [\[19-0046\]](#)
Final Plan-Building Elevations
1810 Old Durham Chapel Hill Road

A motion was made by Davis, seconded by Lyons, that this Discussion Item be approved. The motion carried by a unanimous vote.

9. Carraway Village-Multi Tenant Commerical Building [\[19-0047\]](#)
Final Plan-Building Elevation
3000 Eubanks Road

This matter was referred to the Community Design Commission, due back on 2/26/2019 or at a later date pending applicants modifications to the building materials/elevations. The motion carried by a unanimous vote.

10. Carraway Village Chick-fil-A [\[19-0048\]](#)
Final Plan-Building Elevation
Outparcel Block 'B' Phase 1

This matter was referred to the Community Design Commission, due back on 2/26/2019 or at a later date pending applicants modifications to the building materials/elevations. The motion carried by a unanimous vote.

11. SECU-Charterwood Branch [\[19-0049\]](#)
Final Plan-Building Elevation, Buffers & Lighting Plan
1621 Martin Luther King Jr. Boulevard

Project was removed from agenda prior to meeting.

12. 2019 Community Design Commission Board Priorities [\[19-0050\]](#)

Discussion of Board Priorities for 2019

A motion was made by Van de Velde, seconded by Lyons, that this meeting be extended by 15 minutes. The motion carried by a unanimous vote.

1. Issue a Design Award this year-
 - a. Establish a sub-committee to finalize Community Design Award proposal.
 - b. Finalize proposal to be sent to Council in May.
2. Work with Staff to create clearer materials for project review-
 - a. Provide more context for projects in project history and project surroundings.
 - b. Make an easier decision-making process, to facilitate a more informed decision.
3. Investigate how the Community Design Commission can get engaged earlier in the project conversation.
 - a. Provide input at the right times.
 - b. Facilitate increased engagement with Council and other advisory boards.

Adjournment

Next Meeting - Tuesday, February 26

A motion was made by Van de Velde, seconded by Lyons, that this meeting be adjourned. The motion carried by a unanimous vote.

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 for more information on the above referenced applications.

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