



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, February 26, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Staff Liasons-
Adam Nicholson
Corey Liles
Kay Pearlstein
Council Member-
Nancy Oates

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 Davis, that the Meeting Agenda be approved. The motion carried by a unanimous vote.

Announcements

1. Please speak into your microphones.
2. Vacant Seat Applications (discussion on applications will be held at the end of the meeting).

1. Chair Mueller announced that all members should speak into provided microphones as meetings are public record and need to be heard.
2. Staff presented UNC Eastowne Champion initiative. Requesting (1) Commissioner to serve as a volunteer to attend meetings regarding UNC Eastowne process and report information back to CDC.

1. CDC Vacant Seat Applications

[\[19-0169\]](#)

1. Staff opened the podium for CDC vacant seat applicants to speak w/ the

Commission. No applicants were present.

2. Discussion of applications moved to the end of the meeting.

Petitions

No petitions were presented

Approval of Minutes

Modifications to January Minutes:

1. Commissioner Dancy abstained from voting on Chapel Hill Retirement Residences because she was the broker involved in the sale.
2. Minutes be re-ordered in order to match agenda changes.
3. Note that Council Member Allen Buansi was also present.
4. Hillstone Apartments and Chapel Hill Retirement Residences were removed from the Consent Agenda.

A motion was made by Berndt, seconded by Lyons, that the January Minutes be approved with the noted modifications. The motion carried by a unanimous vote.

2. January Minutes [\[19-0170\]](#)

New Business

3. Canopy Home Care-Concept Plan [\[19-0171\]](#)

Commission members made the following comments to send to Town Council;

1. Request applicant investigate a modified parking layout in order to save 30" Oak at northeast corner of house.
2. Encouraged pedestrian connections to adjacent properties including Carol Woods.
3. That applicant work w/ staff to investigate parking reduction or potential park share w/ adjacent businesses.
4. Encouraged additional landscaping at front of structure.
5. Asked applicant to consider alternate material for parking (Ex. Pavers).
6. Request screening/treatment of mechanical yard.

4. The Park at Chapel Hill Apartments-Certificate of Appropriateness [\[19-0172\]](#)

The applicant is beginning the process of consideration for Certificate of Appropriateness. Staff determined the application was complete as of 2.25.19. Staff noted the applicant is requesting four (4) Design Alternatives at the time the application was submitted. The applicant explained how they had addressed the courtesy review comments the CDC made at its December meeting. They noted;

1. Design Alternative for the Build-To Zone was not being requested at this time.

No public comments were received for this application.

No votes were taken on CoA or Design Alternatives

Commission Comments:

1. Noted that building materials would need to be presented prior to CoA approval.
2. Discussed the idea of a site visit for better context. Requested applicant provide a context map showing more of the surrounding area, including Eastgate and Ram's Plaza, the character of residential areas along Ephesus Church Road, the location of Booker Creek and the floodplain and potential pedestrian and bicycle connections.
3. Interested in having a potential project connection to Booker Creek. Review the Greenways Master Plan for this area, and provide information.
4. Requested staff provide a reference sheet for review of design guidelines for this project to the commission for its use. Request applicant provide information on how they are meeting the Blue Hill Design Guidelines.
5. Noted appreciation of architectural modifications and design changes made to date.
6. Requested activation of ground level, with focus on Elliott Road/Ephesus intersection.
7. Requested additional information on ratio of height/width of pass-throughs and interior treatment, and how the proposal meets the pass-through standards of the design guidelines.
8. Requested additional articulation of the Ephesus Road facade to help the project relate better to residences across Ephesus Church Road. The current facade appears monotonous and flat.
9. Exterior work space adjacent to traffic circle seems mis-placed.
10. Requested additional consideration to the relationship of building types in Section 1A and 1B.
11. Balcony stacks feels uncomfortable and 'floating'.
12. Commission struggled with the Building Elevation Design Alternative request. Applicant to investigate corner activation at Elliott Road and Ephesus Church, where Commission would be more amenable to Design Alternative request with greater activation.
13. Requested clarification from staf how the mentioned MOU about which code version applies to this application affects applicability of changes to the code since, e.g. applicability of design guidelines and improved pass-through proportioning.
14. Would be good to have on-street parking where feasible.
15. Lighter colors at the top of the buildings are better.
16. Requested illustration of vision for main entrance to site from Elliott Road.

5. 66 Vilcom Circle-Building 2

[\[19-0173\]](#)

Further clarification offered regarding the project approval track. The Commission was asked to approve revised elevations changing the building from 3 stories to 2 stories.

No Public Comments were received for this application.

Commission Comments:

1. Concerned about the visibility and height of rooftop mechanical screening, given the revision to 2-stories.

A motion was made by Dancy, seconded by Davis, that Vilcom Circle be approved with encouragement to applicant to set back the mechanical equipment screening and lower the height in order to reduce visibility at the project entrance. The motion carried by a unanimous vote.

6. Chapel Hill Cooperative Preschool

[\[19-0174\]](#)

The applicant presented its proposed final elevations, requested alternative buffers and proposed light plan. The Planning Board had approved the site plan with stipulations.

A motion was made by Dancy, seconded by Van de Velde that Alternative Buffers come back w/ revisions to specific plant material and proposed fence. The motion carried by a unanimous vote.

A motion was made by Dancy, seconded by Patnaik to approve the chain link fence at playground. Motion passed 7-1.

Aye (7)

Chair Mueller, Dancy, Davis, Lyons, Van de Velde, Hoskins and Patnaik.

Nay (1)

Berndt-fence is a safety concern for children, the fence should be higher and more substantial due to the topography drop-off in that location.

Public Comments:

Janice Farringer

1. Mentioned litigation hearing scheduled for April 29th and asked that action not be considered until after that time.
2. Expressed concern of the design vocabulary and how it will fit in w/ the surrounding single family community.
3. Expressed concern of site topography and danger presented to children.
4. Concerned that applicant may be exceeding 40,000sf of land disturbance.

Terry Vance

1. Expressed concern over the safety of Mr. Carmel Church Road for vehicles and pedestrians entering/exiting and using the site.
2. Concern over process for land acquisition.
3. Concerned that applicant may be exceeding 40,000sf of land

disturbance.

A motion was made by Dancy, seconded by Van de Velde that the applicant return with a revised plan for alternative buffers, with revisions to the location and types of plant material. The motion carried by a unanimous vote.

A motion was made by Davis, seconded by Van de Velde, that Building Elevations, HVAC, Site Lighting Plan AND dumpster screening be approved w/ applicant required to use on/off controls for the timed operation of parking lot lighting. Her motion excluded the alternative buffers and the chain link fence at the edge of the playground. The motion carried by a unanimous vote.

7. Rogers Road Zoning Update

[\[19-0175\]](#)

Staff Comments:

1. Noted Joint Advisory Board Meeting for Rogers Road on Tuesday, March 19.
2. Interested in preserving rural character.
3. Mixed-use in this area will mean 'small scale, neighborhood supported services'.

Commission Comments/Questions:

1. How protective will the district be?
2. Can property owners opt out of the zoning?
3. Encouraged in having workshop/cottage industry use.
4. How will Carrboro/ToCH land be unified?
5. Is Market Study available?

Discussion

1. Discussion of vacant seat applications.
2. Project Review Process-i.e. Active Adults

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

A motion was made by Dancy, seconded by Lyons, that neither vacant seat application be recommended to Council. The motion carried by a unanimous vote.

Hoskins (abstained)-noted lack of familiarity w/ new applicant.

The Commission felt that it would be desirable if the vacant position could be filled by a landscape architect, and requested staff to make additional efforts to recruit for the position.

A motion was made by Dancy, seconded by Lyons, for a sub-committee to take on the task of addressing, evaluating and improving process context. The motion carried by a unanimous vote.

Volunteers-Berndt, Lyons, Dancy and Van de Velde

A motion was made by Van de Velde, seconded by Dancy, for a sub-committee to continue efforts on the Design Awards initiative. The motion carried by a unanimous vote.

Volunteers-Chair Mueller, Davis, Patnaik and Hoskins

Adjournment

Next Meeting - DATE

Next Meeting-Tuesday, March 26

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.