



TOWN OF CHAPEL HILL

Community Design Commission

Meeting Minutes

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

Chair Volker Mueller
Susana Dancy
Christine Berndt
Lucy Davis
Edward Hoskins

Susan Lyons
Megan Patnaik
Polly Van de Velde
John Weis

Monday, June 10, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Staff Liaison: Corey Liles
Council Liaison: Nancy Oates
Planning Commission Liaison: Amy Ryan

Present 6 - Chair Volker Mueller, Susana Dancy, Christine Berndt,
Edward Hoskins, Susan Lyons, and Polly Van de Velde

Absent 3 - Lucy Davis, Megan Patnaik, and John Weis

Approval of Agenda

A motion was made by Van de Velde, seconded by Hoskins, that the agenda be approved with the inclusion of Announcements on the Engineering Design Manual and Blue Hill Massing Study. The motion carried by a unanimous vote.

New Business

1. Process Petition

[\[19-0526\]](#)

Staff shared feedback on the draft recommendations for the Petition and answered clarifying questions. Commission members discussed items they were interested in having Concept Plan applicants focus on, including imagery, physical planning, and more about context. There was an interest in engaging frequent applicants for feedback.

Councilmember Oates recommended using the Petition as an opportunity to update Council on the Commission's interests.

A motion was made by Dancy, seconded by Lyons, that the draft process petition submitted by the subcommittee be forwarded to Town Council with the inclusion of the following summary points: (1) Proposed expansion to the LUMO definition of a Concept Plan, (2) Shift Concept Plan presentation

guidelines to be more visual, and (3) Seek Council guidance on the process to effect these changes. The motion carried by a unanimous vote.

The Commission determined they would continue discussion of the documents at the June 25 meeting for final approval before presentation at the Town Council meeting on June 26.

2. Blue Hill Stormwater

[\[19-0527\]](#)

Staff presented a proposal for revising the Blue Hill Code in response to changes in State law regarding stormwater treatment in redevelopment. The Code would have 2 paths for development, conventional and enhanced development.

Commission member comments: Support for the two-path approach proposed to encourage greater stormwater treatment; Recommendation that the required build-to percentage be applied to the primary frontage, encouraging more buildings on at least one side of the site in support of walkability; Recommendation that following this text amendment, the Council consider opportunities to secure other community benefits (eg affordable housing, more stream protection, more massing controls, more open space) as conditions for the Enhanced Development path.

Commission comments provided to staff to support discussion of the proposal with Council.

Announcements

Chair Mueller provided an update on the Blue Hill Massing Study. Council recently received a presentation on options for massing standards and provided feedback. CDC input will be solicited as the project moves forward.

Commissioner Dancy provided an update on Advisory Board review of the Engineering Design Manual update. Two meetings have been held and two more are planned.

Chair Mueller shared that the two CDC petitions (proposed Design Award and proposed changes to the Concept Plan process) will be received by Council for the June 26 meeting. Commissioners Hoskins and Lyons offered to attend and assist with presenting them.

Commissioner Dancy expressed an interest in representing the CDC on the NS BRT Policy Committee.

Adjournment

Next Meeting - Tuesday, June 25th

A motion was made by Van de Velde, seconded by Dancy, that the meeting be adjourned at 8:35 PM. 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.