



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

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

Susana Dancy, Chair  
Christine Berndt, Vice-Chair  
Edward Hoskins  
Susan Lyons

Megan Patnaik  
Polly Van de Velde  
John Weis

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**Tuesday, August 27, 2019**

**6:30 PM**

**RM 110 | Council Chamber**

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#### **Opening**

#### **Roll Call**

Staff Liason  
-Nicholson  
-Liles

Council Liason  
-Oates

**Present**      7 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

#### **Approval of Agenda**

A motion was made by Vice-Chair Berndt, seconded by Lyons, that the agenda be approved w/ a modification to discuss vacant seat applications at the end of the meeting. The motion carried by a unanimous vote.

#### **Announcements**

##### **Mural Review-**

Staff follow up on governing body for mural review.

Staff made announcements regarding-

1. Mural review and the governing body for that review. Commission requested additional information. Staff will review and respond.

##### **1. Staff Presentation-Short Term Rentals**

**[\[19-0686\]](#)**

Review information about Town's efforts to regulate Short Term Rentals and associated task force.

1. Staff presented information on potential Town regulation of Short Term Rentals and the associated task force. Commission to review and determine an interested member to serve as a volunteer to the STR task

force. Interested commissioners should email the Chair.

## **Petitions**

Staff provided update information on petitions presented by the CDC to Council. Including Awards initiative and Concept Plan changes. Staff tasked w/ additional follow up on Concept Plan process w/ additional information to be presented at later meetings.

## **Approval of Minutes**

### **2. July Minutes**

[\[19-0687\]](#)

A motion was made by Weis, seconded by Vice-Chair Berndt, that the July minutes be tabled for discussion at the September meeting. The motion carried by the following vote:

Aye: 6 -Chair Dancy, Vice Chair Berndt, Hoskins, Lyons, Patnaik and Weis

Nay: 1 -Van de Velde, reason not stated

**Aye:** 6 - Vice-Chair Christine Berndt, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

**Nay:** 1 - Chair Susana Dancy

## **Consent Agenda**

A motion was made by Van de Velde, seconded by Weis, that the consent agenda be approved. The motion carried by a unanimous vote.

### **3. Wireless Antennas-OWASA Water Tower**

[\[19-0688\]](#)

Commission is asked to consider approval for wireless antennas on OWASA water tower.

### **4. Carraway Village-Bldg. 7, 8 & 9**

[\[19-0689\]](#)

Commission is asked to consider approval of constructed elevations. Modifications are a result of on-site grading benchmarks. Specifically to provide accessible routes to the buildings based on the road elevations of Eubanks Road and Myrica Drive (where public commuter station is located).

### **5. Eastowne Elevation Updates**

[\[19-0690\]](#)

Commission is asked to consider approval of building elevations which have been modified to address louver locations on West and South views.

## **Concept/Courtesy Plans**

### **6. Wegmans Market Traffic Improvements**

[\[19-0691\]](#)

Commission is asked to provide comments to Council for concept plan review.

Commission Comments-

1. Multiple members were supportive of the proposal to lessen traffic impacts on adjoining neighborhoods.
2. Majority of the members were disappointed w/ the visual impact on the integrity of the SECU building site design and the arrival drive to the building, as well as impacts on the appearance of the Town's 15-501 gateway.
3. Multiple members questioned if the rear elevations of Wegman's should be re-opened for discussion given the new entrance will highlight this facade.
4. Multiple members are expressed concern about the future stub-outs shown given potential development and further visual impacts of the SECU site.
5. Multiple members were supportive of the proposed multi-use path on 15/501.
6. Multiple members were concerned w/ potential traffic backup from I-40.
7. One member expressed desire to see internal connections to the 15-501 service road.
8. Members would like to see TIA reflect information from proposed Eastowne development study.
9. Multiple members expressed concern over the removal of trees from the SECU site.
10. Two members expressed concern about the impact of the project on the architecturally significant SECU building.
11. Multiple members expressed concern w/ the 10' grade change b/w the SECU site and the Wegman's site where the road is proposed.

## 7. Putt-Putt Fun Center

[\[19-0692\]](#)

Commission is asked to provide comments to Council for concept plan review.

Commission Comments-

1. Multiple members expressed appreciation for the recreational uses on site.
2. Multiple members expressed concern over the noise and potential light spillage into the adjoining residential areas.
3. One member mentioned embracing the forested nature of the site. Instead of clearing the site, using the trees as an interesting design feature.
4. Multiple members expressed concern over the size of the proposed buffers adjoining residential areas, citing inadequate size.
5. Multiple members would like to see a strong pedestrian connection through Carraway Village and the Park and Ride.
6. One member noted the desire to make the BMP a destination space for pedestrians.
7. One member encouraged the use of pervious paving.
8. Multiple members expressed appreciation for keeping the 100' buffer along I-40 in tact.
9. Multiple members felt surface parking was too dominant. One member suggested investigating underground parking.
10. One member would like to see RCD and tree preservation areas put

into a permanent conservation easement.

11. One member recommended the applicant implement the Greenways Master Plan trails for this site and connect them to the trails at the nearby Town operations center.

## 8. West Rosemary Street Hotel-Courtesy Review

[\[19-0693\]](#)

Commission is asked to provide comments for Courtesy Review.

Commission Comments-

1. Multiple members expressed concern over the impacts of development on surrounding single family neighborhood.
2. Multiple members wanted to understand the impacts on the historic house on Pritchard.
3. One member expressed support for the property exchange w/ the Town.
4. One member suggested condominiums for the site.
5. Multiple members liked the idea of a pocket park along the street to set off the historic Town Hall building, but felt surrounding it w/ parking was not appropriate. A brick wall could create an edge.
6. Multiple members expressed concern about how an urban streetscape can be addressed w/ the building facade having such a small impact.
7. One member expressed the desire to see more verticality along street frontages, and lower the neighborhood. There could be 2 or 3 building w/ variations in height.
8. Multiple members expressed desire for architectural design information for the north (Columbia St) facade, as this will be a terminal vista traveling south on MLK, and for the west facade facing the Northside neighborhood. These facades need a design sensitive to the neighborhood.
9. Multiple members suggested studying the AC Hotel as a successful project w/ green technology and for its architectural treatment adjoining Northside.
10. Multiple members wanted to make sure the Town property at corner of Rosemary and Columbia was celebrated and protected in line w/ its importance as a National Register of Historic Places building.
11. Multiple members would like to see true underground parking for the site. The visual dominance of surface parking is inappropriate in this location. One member would like to have applicant provide a justification if they think underground parking will not work, or a parking deck as a second preference.
12. One member would like to see how the proposal implements the Northside Neighborhood Conservation District regulations for stepping down to the neighborhood.
13. One member suggested reaching out to neighbors in Northside.

## Old Business

### 9. Purefoy Road Apartments

[\[19-0694\]](#)

Commission is asked to consider action on building elevations as modified from prior CDC reviews.

A motion was made by Van de Velde, seconded by Patnaik, that Purefoy Road elevations be approved. The motion carried by a unanimous vote.

*Adjournment*

Next Meeting - Tuesday, August 24

A motion was made Weis, seconded by Van de Velde, to table CDC application discussions until September meeting.

A motion was made by Weis, seconded by Van de Velde, 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](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.*