



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
Kim Levell

Susan Lyons
Megan Patnaik
Polly Van de Velde
John Weis

Tuesday, February 25, 2020

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 8 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Kim Levell, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Approval of Agenda

A motion was made by Lyons, seconded by Weis, that the agenda be approved w/ the noted changes. The motion carried by a unanimous vote.

CDC authority discussion w/ staff and town attorney will take place at a special meeting on March 12th.

Discussion on the CDC/PC champion seat discussion would occur at the end of regular meeting after Weaver's Grove conditional zoning discussion.

Announcements

1. Hoskins noted that the design awards sub-com would meet on Thursday, Feb. 27th.
2. Chair Dancy provided an update on town council discussions of the Blue Hill form-district code updates.
3. Levell voiced interest in getting on the same page as a group regarding the level of drawing review. This discussion item will be on the special meeting to be held March 12th.

Petitions

Vice-Chair Berndt raised an issue related to the modifications at the Stroud building located at 159 E. Franklin Street. Commission requested staff report back on the historic nature of the building and the allowed changes.

Approval of Minutes

1. January [\[20-0134\]](#)

A motion was made by Vice-Chair Berndt, seconded by Lyons, that the January minutes be approved w/ the modifications noted below. The motion carried by a unanimous vote.

Chair Dancy and Van de Velde suggested that the commission notes under item 8 Valvoline Elevations/Lighting read "The commission members expressed concerns about how the building would relate in scale and material to the adjoining building and about whether the garage doors facing Franklin Street are appropriate. Clarification was requested from staff as to whether this plan constituted a drive-through, which are not allowed.

Staff Information**2. Q&A-Brian Peterson, Urban Designer [\[20-0135\]](#)**

Brian Peterson introduced himself, explained his background in design and reviewed the project on which he is currently working. Members expressed interest in him being a resources to the Commission.

3. CDC Review Authority [\[20-0136\]](#)

Discussion deferred until March 12.

Consent Agenda

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

4. Hillstone-Elevation Mods [\[20-0137\]](#)

Commission was asked to approve elevation modifications for Blue Hill Certificate of Appropriateness.

Concept Plan Reviews**5. AURA Chapel Hill [\[20-0138\]](#)**

Commission was asked to review and provide comments for concept plan.

Lyons made a motion, seconded by Van de Velde, that the commission recuse Chair Dahncy from this portion of the meeting due to her consultant position w/ the Aura development team. Motion passed unanimously, Vice-Chair Berndt chaired the Aura review.

Commission Consensus

1. Agreed on the need for a significant landscape buffer between the development and the Coker Hills and Shadowood communities.

2. Echoed the concerns of the citizens that spoke regarding traffic impacts at an already congested intersection.
3. Worried about the lack of significant retail space and the viability of the retail proposal.
4. Concerned about the table-top parking decks abutting housing units, specifically as they related to buildings 8 and 9. Wanted to see how the building elevations would work in this location. Look at putting parking underground.
5. Supportive of the proposed pedestrian connections to the neighboring properties.
6. Where building sides face the street, need to see how those sides look from the street. Consider turning building 3 to face the road.
7. Concern over the number of units compared to the previous plan and the scale of the project.

Individual Comments

1. Desire to see the setback of buildings along MLK match those of Shadowood.
2. Would like to see a reconfiguration of the community green along MLK to better relate to the BRT stop, MLK and the proposed retail. Town common may not have enough space or things around it.
3. Supportive of the proposed building heights and in the variation of heights to create a distinct community.
4. The plans architecture needs to address the significance of the corner of the site, this is one of the most prominent corners in town. The small area plan recommends an anchor building to create a focal point.
5. Architecture should relate to the community and be inviting. It should also use cutting edge architecture and green building practices. High quality architecture for this site is a must.
6. Replacement of the tree canopy is imperative.
7. Support was mentioned for upholding the 3yr moratorium on development.
8. Stormwater runoff problem is a concern.
9. Look at providing housing for households w/ less than 80% of area median income.

Citizen Comments

1. Scale of development is too big.
2. Neighborhood meeting not well advertised.
3. MLK/Estes intersection is overcapacity for traffic.
4. Project roundabout is consistent w/ the Small Area Plan.
5. Traffic impact on schools on Estes Dr. is a concern and emergency services.
6. The number of parking spaces is unrealistic.
7. Retail proposed is good.
8. Concern about height of buildings and width of tabletop parking.
9. Stormwater is an issue, especially since the land was cleared.
10. Concern about impact of pedestrian connections on the wooded Coker Hills easement.

New Business

Lyons moved, Weis seconded to extend meeting by 30min. Motion passed by a unanimous vote.

6. Weaver's Grove-Conditional Zoning

[\[20-0139\]](#)

Commission was asked to make a recommendation to council for this project.

One citizen expressed concern about flooding/drainage issues, noise from I-40 and the width of street connection to the south.

A motion was made by Hoskins, seconded by Weis, that the commission recommend approval to council for Weaver's Grove w/ the attached recommendations. The motion carried by a unanimous vote.

1. That the document limit neighborhood commercial zone/uses to those being proposed by Habitat and to have those classifications be tied to the Habitat and not w/ the land.
2. That the natural walking trail that ends at the parking lot adjacent to residential detached units, should instead be routed between the stormwater facility and the residential units and join back in w/ the path at the northern edge of the site.
3. The wording be added to stipulation 17, that the applicant further study saving as many rare trees as possible.

Adjournment

Next Meeting - Tuesday, March 24th

A motion was made by Lyons, seconded by Vice-chair Berndt, that Van de Velde be recused from CDC champion seat discussion because she was an applicant for the Planning Commission. The motion carried by a unanimous vote.

A motion was made by Weis, seconded by Patnaik that Elizabeth Losos be recommended to the CDC champion seat on the Planning Commission. The motion carried by a 6-1 vote:

Aye (6) Chair Dancy, Vice-chair Berndt, Lyons, Hoskins, Patnaik and Weis
Nay (1) Levell

A motion was made by Weis, seconded by Patnaik, 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.