



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

Monday, April 27, 2020

6:30 PM

Virtual Meeting

Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. Members of the public may live stream the meeting and are encouraged to do so. View Board meetings live at <https://chapelhill.legistar.com/Calendar.aspx>

Opening

Roll Call

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

Absent 1 - Kim Levell

Approval of Agenda

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

Announcements

Adam Nicholson made announcements that citizen emails were welcome during the meeting and public participation was allowed through the meeting software.

Also Corey Liles would staff the meeting after Adam Nicholson leaves meeting around 8:30.

Approval of Minutes

1. February Meeting Minutes

[\[20-0254\]](#)

A motion was made by Hoskins, seconded by Van de Velde, that the February minutes be approved w/ the modifications noted below. The motion carried by a unanimous vote.

That staff clarify vote on Planning Commission Champion seat w/ Kim Levell.

2. April Virtual Meeting Minutes [\[20-0255\]](#)

A motion was made by Weis, seconded by Van de Velde, that the April 2 minutes be returned to the Community Design Commission with edits, due back at 5/18/2020 meeting. The motion carried by a unanimous vote.

Consent Agenda

3. Grove Park Elevations [\[20-0256\]](#)

Commission is asked to approve elevation mods noted in submittal

The Commission asked clarifying questions. Vice-Chair Berndt requested the staff investigate changes to the process so that Commission is not asked to approve elevation changes already constructed.

A motion was made by Weis, seconded by Patnaik, that this Discussion Item be approved. The motion carried by the following vote:

Vice-Chair Berndt voted nay because thy changes were already made, and because she did not feel the modifications to the entries were improvements from the originally approved elevations.

Aye: 6 - Chair Susana Dancy, Edward Hoskins, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

Nay: 1 - Vice-Chair Christine Berndt

4. Carraway Village Multi-Tenant Building Elevations [\[20-0257\]](#)

Commission is asked to approve elevation mods

A motion was made by Lyons, seconded by Patnaik, that this consent item be approved. The motion carried by a unanimous vote.

5. Kehillah Synagogue Lighting Plan-Maintenance Related Upgrades [\[20-0258\]](#)

Commission is asked to approve Duke energy maintenance upgrades for synangogue parking lot.

A motion was made by Lyons, seconded by Patnaik, that this consent item be approved. The motion carried by a unanimous vote.

New Business

6. 137 East Rosemary Street SUP Recommendation [\[20-0259\]](#)

Commission is asked to review 'schematic building design' for a special use permit and make a recommendation to Council. There are (2) motions the CDC is authorized to make. Those are approval or approval w/ conditions. Please note that this project will come back to CDC for final plan review at a later date, which will include final building elevations, lighting plans and any requested alternate buffers.

The Commission expressed general support of the project, and several members like the design of the atrium and elevator core.

A motion was made by Hoskins, seconded by Van de Velde, that this project be recommended for approval, specifically Resolution A, with stipulations reflecting the Commission's discussions. The motion carried by a unanimous vote.

-That the Franklin and Rosemary street level facades incorporate more articulation and interest.

-That the applicant consider facade modifications to the entire Franklin Street elevation that respect the historic nature of the adjacent buildings and fit within the Franklin Street context.

-That the applicant make improvements to the upper levels of the Rosemary Street facade to make it less monolithic and boring.

-Commission thought pedestrian circulation in and through the building connecting Franklin and Rosemary Street needed special attention and consideration.

-Commission also stated its desire to have an iterative design review process during final plan elevation views with the applicant as part of the motion.

-That murals be considered on East and West facades.

8. Christ Community Church
SUP Recommendation

[\[20-0261\]](#)

Commission is asked to review 'schematic building design' for a special use permit and make a recommendation to Council. There are (2) motions the CDC is authorized to make. Those are approval or approval w/ conditions. Please note that this project will come back to CDC for final plan review at a later date, which will include final building elevations, lighting plans and any requested alternate buffers.

(2) citizens comments were received and read into record stating their opposition of a non-residential project being allowed in a residentially zoned area.

A motion was made by Hoskins w/ friendly amendment from Van de Velde, seconded by Berndt, that this project be recommended for approval, specifically Resolution A, with support to add height back to the cupola up to 18" as determined by the architect. The motion carried by a unanimous vote.

Petitions

9. Stowd Building Petition

[\[20-0262\]](#)

Commission to discuss petition related to subject building

The commission agreed to have Commissioner Weis and Chair Dancy create a second draft featuring a single recommendation to create a downtown special appearance district. The revised petition draft will be reviewed further at the regular May meeting.

Adjournment

Next Meeting - TBD

A motion was made by Van de Velde, seconded by Weis, 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 Department at 919-968-2728; 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.