



# TOWN OF CHAPEL HILL

## Environmental Stewardship Advisory Board Meeting Minutes

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

Chair Adrienne Tucker  
Vice-Chair Mary Metcalf  
Gregory Ames  
E. Thomas Henkel

Julie McClintock  
Noel Myers  
Bruce Sinclair  
John Wallace

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**Tuesday, May 12, 2020**

**7:00 PM**

**Virtual Meeting**

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### **Virtual Meeting Notification**

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_cPjHKwqQ-mXiDnM37mRqw](https://us02web.zoom.us/webinar/register/WN_cPjHKwqQ-mXiDnM37mRqw) After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 829-1043-7360

### **1 Virtual Meeting Orientation**

Staff provided a general orientation to the virtual meeting platform, including the process for taking public comments. The Chair performed a sound check with the members and the Staff Liaison did the same for the presenters.

### **2 Opening**

The meeting was called to order at 7:05 pm.

### **3 Roll Call**

Others in attendance: Michael Parker (Council Liaison), Melissa McCullough (Planning Commission Champion), Kenza Hessini-Arandel (Youth Council), Bruce Ballentine, Jennifer Player, Scott Murray, Jason Lettie, Richard Turlington, George Retschle, Elam Hall (7 presenters with Weavers Grove Application Team), Joe Dye, Michael Stevenson, Jacob Manevich, Whitney St. Charles, Nick DePaoli (5 presenters with 125 E Rosemary St, with George Retschle), Bo Harrison, Phil Post (2 presenters with Christ Community Church), Harvey Krasny (provided public comments), Amy Harvey, Scott Clark, Judy Johnson (Town staff), John Richardson (Staff Liaison to Board)

**Present** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

#### **4 Approval of Agenda**

A motion was made by Member Henkel, seconded by Member Wallace, that the proposed agenda be approved. The motion carried by the following vote:

**Aye:** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

#### **5 Announcements**

None.

#### **6 Petitions**

None.

#### **7 Approval of Minutes**

Review Draft Action Minutes

[\[20-0311\]](#)

A motion was made by Member Ames, seconded by Member Myers, that the draft action minutes be approved as written. The motion carried by the following vote:

**Aye:** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

#### **8 Updates from the Chair**

None.

#### **9 Updates from the Planning Commission Champion**

None.

#### **10 Old Business**

a. Consider reopening the discussion for the recommendation to Council re: the Weavers Grove development application

[\[20-0312\]](#)

Virtual meeting attendance note: Member McClintock left the meeting at 10:16 pm and returned at 10:17 pm. (Under new State rules for virtual meetings, local governments are asked to minute instances when board members leave a meeting.)

A motion was made by Member McClintock, seconded by Member Henkel,

that the discussion about the Board's recommendation to Council regarding the Weavers Grove project be reopened. The motion carried by the following vote:

**Aye:** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

b. Motion to amend the 4/14 recommendation to Council regarding the Weavers Grove project, making "solar ready design" a condition rather than a special consideration

**[20-0332]**

A motion was made by Member Henkel, seconded by Member McClintock, that the recommendation for Weavers Grove be amended to make "solar ready buildings" a condition, and that the revision be recommended for approval to Town Council. The motion failed by the votes listed below. Members provided the following reasons for voting against the motion:

- John Wallace: expressed concern that changing a recommendation would set a bad precedent; didn't see new evidence that warranted a change to the original recommendation; and said that the overall intent of project, affordable housing, outweighs the need for adding any additional environmental conditions
- Bruce Sinclair: expressed a concern that additional environmental conditions may compromise access to affordable housing; and didn't see new evidence that warranted a change to the original recommendation
- Greg Ames: didn't see new evidence that warranted a change to the original recommendation
- Maripat Metcalf: didn't see new evidence that warranted a change to the original recommendation
- Noel Myers: expressed a concern about jeopardizing the project; and noted that the project will be 74% solar-ready, as designed
- Adrienne Tucker: didn't see new evidence that warranted a change to the original recommendation

**Aye:** 2 - E. Thomas Henkel, and Julie McClintock

**Nay:** 6 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, Noel Myers, Bruce Sinclair, and John Wallace

## 11 New Business

a. Review of development application for 125 E Rosemary Street project

[\[20-0313\]](#)

A motion was made by Member McClintock, seconded by Member Ames, that the application for the 125 E Rosemary Street project be recommended for Council approval with the following conditions and special considerations:

Conditions:

- Provide green walls on the north and east sides of the structure
- Provide the proposed solar PV canopy

Special Considerations:

- Evaluate the potential for rainwater harvesting

The motion carried by the following vote:

**Aye:** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

b. Review of development application for Christ Community Church project

[\[20-0314\]](#)

A motion was made by Member Henkel, seconded by Vice-Chair Metcalf, that the application for the Christ Community Church project be recommended for Council approval with the following special considerations:

- Use low flow toilets
- Minimize artificial fertilizers and herbicides
- Rotate building 90 degrees to be solar ready
- Increase stormwater management controls relative to current conditions

The motion carried by the following vote:

**Aye:** 8 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Julie McClintock, Noel Myers, Bruce Sinclair, and John Wallace

## 12 Staff Reports/Updates

## a. Update on Climate Action Plan

[\[20-0310\]](#)

The staff liaison shared the following project updates:

- The Climate Action Survey launched in April, with nearly 400 responses so far.
- Staff is working on translated versions of the survey.
- A project update is scheduled for the 6/17 Council Work Session.
- Staff is anticipating the release of a draft plan to Council this fall, which gives more time for community engagement.
- Staff plans to share more project details with the Board this summer.

**13 Adjournment**

Virtual meeting attendance note: Member McClintock left at 10:37 pm. (Under new State rules for virtual meetings, local governments are asked to minute instances when board members leave a meeting.)

A motion was made by Vice-Chair Metcalf, seconded by Member Henkel, to adjourn the meeting. The motion carried by the following vote:

**Aye:** 7 - Chair Adrienne Tucker, Vice-Chair Mary Metcalf, Gregory Ames, E. Thomas Henkel, Noel Myers, Bruce Sinclair, and John Wallace

**Excused:** 1 - Julie McClintock

*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](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.*