



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

Tuesday, October 22, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

-Staff
Liles
Nicholson
Duffey Rogers

-Council
Oates
Buansi

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

Absent 1 - Vice-Chair Christine Berndt

Approval of Agenda

A motion was made by Lyons, seconded by Weis, that the agenda be approved w/ an opportunity to discuss new applicant at the end of the meeting. The motion carried by a unanimous vote.

Announcements

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1. Chair Dancy announced that Wesley McMahon would not be present for discussion item.
2. Susan Lyons announced conversation w/ UNC Forest Manager Tom Bythell and his willingness to visit the commission to discuss tree health measures for the Town.
3. Staff made announcement regarding new November and December dates for CDC meetings. November was announced for Tuesday the 12th at the Seymour Center. December's will be Tuesday the 10th at the Seymour Center.
4. Kim Levell, applicant for CDC vacant seat introduced herself and fielded questions from the commission.

Motion was made to approve Kim Levell to Council for seat appointment.
Motion passed by a unanimous vote.

Petitions

Staff provided updates on the status of Concept Plan Petition and Design Awards Petition. Both will require follow up at later meetings.

Approval of Minutes

1. August Minutes [\[19-0861\]](#)

A motion was made by Weis, seconded by Van de Velde, that the August minutes be approved w/ noted changes. The motion carried by a unanimous vote.

2. September Minutes [\[19-0862\]](#)

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

Staff Update

3. Blue Hill Massing Update [\[19-0863\]](#)

Update on Blue Hill Massing progress. Presentation materials will be available at the meeting.

Concept Plan Reviews

4. West Rosemary Hotel [\[19-0864\]](#)

Commission is asked to provide comments to Council on hotel development

Commission Comments

- Multiple members expressed appreciation to the applicant for their efforts on such a complicated project.
- One member suggested framing the cupola of the existing Old Town Hall as you drive up Martin Luther King Jr. Blvd.
- Multiple members expressed their desires to see the building not exceed the constraints of the Neighborhood Conservation District.
- Multiple members expressed their desire to see any new architecture reflect the Old Town Hall, to honor the existing structure.
- Commission agreed that a TIA would be an important piece of this project as the applicant moves forward.
- One commissioner expressed concern that adequate parking was being provided.
- Multiple members expressed the desire to see true underground parking.
- Multiple members expressed the desire to see an elegant building drawing on historic and artisitc themes found around Town.
- Multiple members wanted to see art integrated into the blank facades, particularly along the Columbia Street wing.

- One member encouraged the applicant to review potential office/commercial use along Columbia Street.
- One member was concerned about the potential development impacts of large trees in/around the project site.
- Multiple members suggested expanding the park space to the Columbia Street frontage.
- Multiple members were in agreement that special attention should be paid to the scale, massing and design of the facades that face the adjoining neighborhood district.
- One commissioner expressed concerns in the rezoning of lots to OI and R-3, with the intention that if left in place they would serve as a buffer to the adjoining neighborhood district.
- The commission encourages the applicant to consult the West Rosemary Street Guidelines and its recommendations for building green technologies.
- Multiple members encouraged the applicant to engage the community through public meeting regarding the project's design.

5. Valvoline Retail-Courtesy Review

[\[19-0865\]](#)

Commission is asked to provide comments to applicant for consideration
Applicant withdrew prior to meeting. No action or comments.

New Business

6. FLUM Update

[\[19-0866\]](#)

Update on project status from Alisa Duffey Rogers

Staff presented updates on FLUM project. Commission submitted various comments verbally and through email.

7. Parks & Rec-Greenway Discussion

[\[19-0867\]](#)

Wesley McMahon

Discussion presented by Wesley McMahon

Applicant withdrew prior to meeting. No action or comments.

Adjournment

Next Meeting - November 12

Note New Location-Seymour Center

A motion was made by Hoskins, seconded by Weis, that the meeting be adjourned. The motion carried by a unanimous vote. Next meeting will be held 6:30 on Tuesday, November 12th at the Seymour Center.

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.