



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
Scott Leviten

Susan Lyons
Megan Patnaik
John Weis

Monday, June 14, 2021

7:15 PM

Virtual Meeting

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: [URL](#) After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: ###-####-####

Opening

Roll Call

Present 7 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Scott Levitan, Susan Lyons, Megan Patnaik, and John Weis

Approval of Agenda

A motion was made by Vice-Chair Berndt, seconded by Lyons, that the agenda be approved w/ the modification to switch Items 4 & 5. This moves St. Paul AME Village to the first concept plan review. The motion carried by a unanimous vote.

Announcements

Staff has no announcements at time of agenda release.

Staff noted that efforts were being made to not hold a July meeting if at all possible.

Petitions

Commission requested an update on their petition for membership reduction and status of concept plan review petition. Requested update prior to July break.

Approval of Minutes

1. May Minutes

[\[21-0536\]](#)

A motion was made by Vice-Chair Berndt, seconded by Weis, that the May minutes be approved as amended. Changes were noted in Vice-Chair Berndt's email and will be incorporated into the report. The motion carried by a unanimous vote.

Chair Dancy abstains noting her absence from the May meeting.

Consent Agenda

approved.

2. 409 W Franklin

[\[21-0537\]](#)

Screen Modification

Commission is asked to consider approval of screening of service window.

A motion was made by Lyons, seconded by Hoskins, that 409 W. Franklin be approved as part of the Consent Agenda. The motion carried by a unanimous vote.

3. Purefoy Road Apartments

[\[21-0538\]](#)

Elevation Modification

Commission is asked to consider approval of elevation modification.

A motion was made by Lyons, seconded by Hoskins, that Purefoy Road Apartments be approved as part of the Consent Agenda. The motion carried by a unanimous vote.

Concept Plan Reviews

4. 101 East Rosemary Street (45Min.)

[\[21-0462\]](#)

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

Commissioners noted the following recommendations for this concept plan.

- Multiple commissioners expressed concern that the building design was not specific to Chapel Hill and the historic adjacent buildings and structures.
- Multiple commissioners expressed concerns about parking and back of house being kept out of the public view.
- Multiple commissioners expressed desire for street activation be for pedestrians not just residents of the building.
- Multiple commissioners agreed that this site should be viewed as a gateway site.
- Multiple commissioners expressed concern about the added density without an affordable housing component.
- Multiple commissioners expressed thoughts that a modern design could work in a

historic setting if done well.

- One commissioner expressed support to review a shared parking agreement.
- One commissioner expressed concern that the project does not fit w/ the FLUM specifically related to building heights.
- One commissioner questioned if the applicant could consider saving portions of the existing building.
- One commissioner questioned if the 'turtle' mural could be saved.
- Multiple commissioners expressed belief the site is a destination, not a gateway.
- One commissioner expressed the belief that this site should not be residential. Suggested active commercial.
- One commissioner expressed support of the proposed height and using the slope in an interesting way.
- One commissioner noted this could be the location for something unique, not historic.
- One commissioner expressed desire for the Town to not give exclusive use for parking to the residents, so market adjustments can be made.
- One commissioner noted that something 'special' be done w/ the first floor and the ground floor use needs work.

5. 1604 Purefoy Drive
St. Paul Community Village (45Min.)

[\[21-0461\]](#)

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

Commissioners noted the following recommendations for this concept plan.

- Multiple commissioners requested information on the proximity of the project to the adjacent neighborhoods during the next review.
- Multiple commissioners expressed concern over the density and massing and relayed that the transition from the project to the neighborhood would need further study.
- Multiple commissioners expressed concerns related to drainage and the RCD.
- Multiple commissioners expressed concern over the development of the blocks and how those uses and functions will work.
- Multiple commissioners expressed concern over the size of the parking.
- Multiple commissioners expressed support of reforestation and green spaces, and suggested that those efforts could be used to mitigate the transition concerns.
- Multiple commissioners expressed support of the affordable housing component.
- Multiple commissioners requested that Council add CDC review and approval authority to building elevations and site lighting.
- Multiple commissioners questioned how such a dense project could fit into the historic Roger's Road neighborhood district.

Old Business

6. Aldi @ Eastgate
COA Modification (30Min.)

[\[21-0539\]](#)

Commission is asked to review applicants modification and consider action on COA modification request. Actions include approval, approval w/ conditions or denial.

A motion was made by Lyons, seconded by Hoskins, that the Aldi @ Eastgate COA be approved as presented. The motion carried by a unanimous vote.

7. 100-111 Erwin Road [\[21-0540\]](#)
CZ Recommendation (30Min.)

Commission is asked to provide a recommendation for this Conditional Zoning application. Recommendations include approval, approval w/ conditions or denial.

A motion was made by Hoskins, seconded by Weis, that 100-111 Erwin Road be recommended for approval for Conditional Zoning w/ the stipulations noted below. The motion carried by a unanimous vote.

Condition that the CDC will review and approve building elevations, lighting plan and landscape plan.

New Business

8. Bridgepoint Final Plans - Courtesy Review (30Min.) [\[21-0541\]](#)

Commission is provided a courtesy review for this project. No action is required or requested for this discussion item.

Commissioners noted the following considerations for this courtesy review.

Applicant consider extending the pergola's over the garage doors in order to soften the garage doors. Consider matching finish of pergola w/ the similar feature on the front facade above the windows. Garage doors should be go-away Gray instead of white w/ a lot of detail.

9. Vice-Chair Election (5Min.) [\[21-0542\]](#)

Commission is asked to appoint a new Vice-Chair for the next meeting.

A motion was made by Lyons, seconded by Hoskins, that John Weis be nominated as Vice-Chair. The motion carried by a unanimous vote.

Adjournment

Next Meeting - DATE

A motion was made by Levitan, seconded by Weis, to adjourn this meeting at 10:13pm. 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.