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| **Logo** | | **Action Minutes**  **Community Design Commission** | | |
| **Date:** | **March 24, 2015** | |
| **Present:** | **Chris Berndt, Susana Dancy, Lucy Carol Davis, John Gualtieri, Jason Hart, Laura Moore, Dixon Pitt, and Polly van de Velde** | | |
| **Absent:** | **None** | |
| **Staff Present:::** | **Kay Pearlstein Planning Commission Champion present: Amy Ryan** | |

| **Agenda Item** | **Discussion points** | **Motions/Votes** | **Action** |
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| **Call to Order** | **Meeting called to order at 6:30 p.m. A quorum was present** |  |  |
| **Minutes**  **Announcements** | **None**  **Nominations at upcoming meeting.** | **Chris Berndt made an edit to the minutes. John Gualtieri moved to approve the minutes with the adjustment. Polly van de Velde seconded the motion passed unanimously.**  **None** | **The March 2, 2015 Action Minutes were approved.**  **None** |
| **Consent:**  **Mama Dips, Revised Elevations** | **Shingle roof changed to metal (leaky due to leak.** | **Polly van de Velde moved and Laura Moore seconded to approve the consent item. The Commission voted unanimously to approve.** | **Metal roof approved.** |
| **Ephesus/Fordham Form District : Certificate of Appropriateness for CVS @ Rams Plaza** | **HVAC to be hidden on SW side of roof. Make cap stone a color to match stone (not bright white) and lower height of cap. Parking in front of building places too much emphasis on car and not pedestrians.** | **Dixon Pitt moved and John Gualtieri seconded to approve the COA and the vote was 6-2. Approving: Susana Dancy, John Gualtieri, Jason Hart, Laura Moore, Dixon Pitt, and Polly van de Velde. Against: Chris Berndt and Lucy Carol Davis. Reasons: Site arrangement/building design doesn’t promote pedestrians with parking in front and wants to see a unified site design for Rams Plaza.** | **The CVS COA was approved.** |
| **Susana Dancy asked to be recused from the Chapel Hill Retirement Residence discussion. Polly van de Velde moved and Laura Moore seconded to approve recusal and the Commission approved unanimously.** | | | |
| **Concept Plans:**   * **Chapel Hill Retirement Residence** * **Amity Station** * **BP/Family Fare** | **A neighbor, Debra Gold presented a powerpoint of their development in Raleigh.**  **Commission comments:**  **Add to northern buffer;**  **Effect of Airport Hazard overlay;**  **Connectivity to include neighbors**  **Consider step-down to neighborhood**  **Attention to building materials**  **Retain trees.**  **E. Rosemary St. should be more than residential; building too tall; solar access to northern properties; alley programed for public activity space; swimming pool not in front; transition to Northside is key; and bring building mass to the street.**  **Add a southern window to see patio from inside; add a seat to the brick wall; move “chimney” over a bay; connect to Cedar Falls Courtyard retail; and consider removing the wall from the front.** | **None**  **None**  **Comments forwarded to Council.** | **Comments forwarded to Council.**  **Comments forwarded to Council.**  **Comments forwarded to Council.** |
| **Recommendations to Council:**   * **Grace Church Expansion** * **Grove Park** | **Consider using “turf stone” in lieu of pavement; pay more attention of northern buffer; and adjust footprint to orient to amenity of stormwater pond.** | **Susana Dance moved and Laura Moore seconded to approve Grace Church expansion. The vote was 6:2, voting for Susana Dancy, John Gualtieri, Jason Hart, Laura Moore, Dixon Pitt, and Polly van de Velde. Voting against: Chris Berndt because northern buffer not adequate and Lucy Carol Davis because not enough information on bldg. and elevations.**  **Polly van de Velde moved and John Gualtieri seconded and the vote was unanimous.** | **The Commission recommended approval of the SUP for Grace Church.**  **The Commission recommended approval of the SUP for Grove Park.** |
| **John Gualtieri asked to be excused from the meeting. Polly moved and Lucy Carol Davis seconded to excuse. The vote was unanimous to excuse.** | | | |
| **Final Plans:**  **Courtyards of Homestead**   * **Building Elevations** * **Lighting**     **Timberlyne Office Park, 111 Old University Station Rd.**   * **Revised Building Elevations** | **Applicant to provide options for softening front-facing garage doors (trellis) and make stone less prominent on front**  **None**  **The building colors and materials needed to match the existing and surrounding buildings.** | **Vote was 6-2 to approve the duplex. Voting for: Chis Berndt, Susana Dancy, and Lucy Carol Davis, Jason Hart, John Gualtieri, and Laura Moore. Voting against: Dixon Pitt because garages were not designed to minimize garage doors and Polly van de Velde because the front facades placed too much importance on stone.**  **Polly van de Velde moved and Susana Dancy seconded to approve the site lighting. The vote was unanimous.**  **Laura Moore moved and Lucy Carol Davis seconded to approve the building elevations with a condition.** | **Building Elevations were approved.**  **The Site Lighting was approved.**  **The building Elevations were approved.** |
| **Reports and other Business**   * **Obey Creek Development Agreement** * **How to Improve the Development Review Process** | **The Commission thanked the Chair for compiling their comments and a member considered presenting to Council the following night.**  **The Chair and Planning Commission Chair complied a document for improving the development review process proposing to facilitate a conversation for rezonings and SUPs.** | **None**  **None** | **None**  **None** |
| **Adjournment – The meeting was adjourned at 10:45 p.m.** | | | |

**Prepared by Kay Pearlstein**