



Planning Commission

Meeting Minutes - Draft

October 07, 2025, 6:00 PM

Virtual Meeting

Elizabeth Losos, Chair
Jonathan Mitchell, Vice Chair
Geoffrey Green
Wesley McMahon

Chuck Mills
Libby Thomas
Mike Zibaie

For interpretation
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919-969-5105.

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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_A3xow23YR_i0-kJr9egzIA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 826 8045 8931

Opening

Roll Call

Present 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, Chuck Mills, Libby Thomas, and Mike Zibaie

Excused 1 - Geoffrey Green

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. [Draft September 16 Minutes](#)**[25-0438]****Attachments:** [Draft September 16 Minutes](#)

A motion was made by Vice-Chair Mitchell, seconded by Zibaie, to approve the minutes. The motion carried by a unanimous vote.

Old Business**New Business****2. [Consider an Omnibus Text Amendment to the Chapel Hill Town Code and the Land Use Management Ordinance](#)****[25-0451]****Attachments:** [Staff Report](#)
 [Ordinance A - Omnibus Text Amendments](#)
 [Resolution A - Resolution of Consistency](#)

Mitchell, seconded by McMahon, moved to recommend that the Town Council adopt the proposed text amendments with the following modifications:

- Planning Commission recommends the removal of site plan review for the Northside and Pine Knolls Neighborhood Conservation Districts;
- Planning Commission recommends keeping the requirement to open the hearing and close the hearing at separate meetings for conditional zonings;

The Planning Commission also authorized Chair Elizabeth Losos to provide additional context on the Commission's discussion and considerations to Town Council.

Aye: 5 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, Chuck Mills, and Libby Thomas

Excused: 2 - Geoffrey Green, and Mike Zibaie

3. [Rescheduling Planning Commission Meetings](#)**[25-0440]**

The Planning Commission agreed to cancel its meetings on November 4th and December 16th.

Adjournment

Next Meeting - October 21

The meeting adjourned at 9:30 PM

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.