

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION OF PLANNING COMMISSION TO THE TOWN COUNCIL

This record of the Planning Commission reflects actions taken at its April 17, 2018 meetings.

**Recommendation:**  The Planning Commission recommends that the Town Council approve the Blue Hill Design Guidelines.

**April 17, 2018**

**Motion:** Commissioner Bench moved and Commissioner McCullough seconded to recommend adoption of the Design Guideline Updates with the proposed changes:

Building Street Types:

- Type D: be changed to agree with CDC recommendation of further study
- Type E: include all of the CDC recommendations

Building Massing:

- 70% upper plate reduction is recommended but would require a step back to the "front" or most visited façade

Design Alternatives:

- Encourage utilization of rooftop space removing rooftop as a qualifying amenity space
- Recommend 8% open amenity space ratio rather than 6%
- Recommend that planning evaluate the downsides of removing forecourt space

Enhanced Standards:

- Drive thrus be prohibited and the Commission believes it to be counter to the intention of the Blue Hill District and Chapel Hill 2020

Review and Applications:

- The PC Endorse the CDCs recommendation that Council and not Town Manager approve revisions to the Design Guidelines

**Vote:** 7 – 0

**Ayes:** John Rees (Vice-Chair), Neal Bench, Michael Everhart,

Melissa McCullough, Louie Rivers, Whit Rummel, and  
Buffie Webber

**Nays:** None

**Motion:** Commissioner Bench moved and Commissioner McCullough seconded to find the proposed text amendments, and any minor changes to the text amendments, consistent with the comprehensive plan.

**Vote:** 7 – 0

**Ayes:** John Rees (Vice-Chair), Neal Bench, Michael Everhart,  
Melissa McCullough, Louie Rivers, Whit Rummel, and  
Buffie Webber

**Nays:** None

**Motion:** Commissioner Everhart moved and Commissioner Bench seconded to recommend adoption of the text amendments relating to the Form District Design Guidelines.

**Vote:** 7 – 0

**Ayes:** John Rees (Vice-Chair), Neal Bench, Michael Everhart,  
Melissa McCullough, Louie Rivers, Whit Rummel, and  
Buffie Webber

**Nays:** None

**Prepared by:** Aaron Frank, Planning and Development Services Staff