



Planning Commission

Meeting Minutes - Final

May 19, 2026, 6:00 PM

Virtual Meeting

Jonathan Mitchell, Chair
Geoffrey Green, Vice Chair
Elizabeth Losos

Chuck Mills
Libby Thomas
Mike Zibaie

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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_RS WH9d8jS1-gCg_CV kD_mQ

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 857 5236 9008

Opening

Roll Call

approved.

Present

6 - Chair Jonathan Mitchell, Vice-Chair Geoffrey Green,
Elizabeth Losos, Chuck Mills, Libby Thomas, and Mike
Zibaie

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

approved.

[Draft December 2nd 2025 Minutes](#)**[26-0157]****Attachments:** [Draft December 2nd Minutes](#)**Losos, seconded by Zibaie, moved to approve the minutes.**

Aye: 6 - Chair Jonathan Mitchell, Vice-Chair Geoffrey Green, Elizabeth Losos, Chuck Mills, Libby Thomas, and Mike Zibaie

[Draft April 21st 2026 Minutes](#)**[26-0158]****Attachments:** [Draft April 21 Minutes](#)

A motion was made by Vice-Chair Green, seconded by Zibaie, they approved the minutes. The motion carried by the following vote:

Aye: 5 - Chair Jonathan Mitchell, Vice-Chair Geoffrey Green, Chuck Mills, Libby Thomas, and Mike Zibaie

Abstain: 1 - Elizabeth Losos

Old Business**New Business**[Conditional Zoning Application at 1651 Old Lystra Road](#)**[26-0159]**

Attachments: [CZD-25-6 Staff Report](#)
[Resolution A - Consistency and Reasonableness](#)
[Ordinance A - Approving the Application](#)
[Applicant's Requested Modifications to Regulations](#)
[District Specific Plan](#)
[Urban Design Assessment](#)

Geoff Green, seconded by Elizabeth Loses, moved to recommend approval with the following conditions:

- 1. Establish a maximum height to apply to the single-family lots along Old Lystra Road, presumably 35 feet for consistency with the surrounding R-LD1 district.**
- 2. Define "tiny homes" which is a term listed on the district-specific plan but not defined in the Ordinance or in the Chapel Hill LUMO, to establish clear expectations regarding the type of housing that might be provided on the site.**
- 3. Update the Modifications to Regulations section of Ordinance A to clarify all modifications to the regulations in the LUMO that**

are included in the Ordinance.

4. Consider minimizing the tree canopy loss, particularly large trees, and address stormwater impacts and risks through the location and construction of the parking lot and any trails on-site.

Aye: 5 - Chair Jonathan Mitchell, Vice-Chair Geoffrey Green, Elizabeth Losos, Chuck Mills, and Mike Zibaie

Nay: 1 - Libby Thomas

[LUMO Update - Discussion of Upcoming Meetings and PC Review](#)

[26-0160]

Attachments: [Council LUMO Priorities](#)

The Planning Commission had a conversation with Tas Lagoo regarding LUMO Updates.

[Planning Commission Applications](#)

[26-0161]

Attachments: [Planning Commission Applications](#)

Jon Mitchell, and other members unanimously moved to recommend that Council consider the following candidates for the Planning Commission. The recommended applicants, in alphabetical order, are:

- 1. Julia Chamberlin**
- 2. Geoff Green**
- 3. Mark Hainline**
- 4. Erik Valera**
- 5. Strother Murray-ndinga**
- 6. Peter Maniloff**
- 7. Leif Rasmussen**

Adjournment

Next Meeting - June 16th

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.