



TOWN OF CHAPEL HILL

Planning Commission

Action Minutes

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Chair John Rees
Vice-Chair Louie Rivers
Neal Bench
Michael Everhart
Melissa McCullough

Katherine Roberts
Whit Rummel
Amy Ryan
Elizabeth Webber
Stephen Whitlow

Tuesday, March 5, 2019

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 8 - Amy Ryan, Chair John Rees, Neal Bench, Michael Everhart,
Melissa McCullough, Whit Rummel, Elizabeth Webber, and
Stephen Whitlow

Absent 2 - Vice-Chair Louie Rivers, and Katherine Roberts

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. Planning Commission Action Minutes for February 19th, 2019 [\[19-0188\]](#)

A motion was made by Bench, seconded by McCullough, that the Minutes be approved. The motion carried by a unanimous vote.

New Business

2. Reconsideration of an Application for a Minor Subdivision at [\[19-0196\]](#)
8320 and 8340 Rogers Road, PIN 9870-52-9175
(Project #18-116)

Webber offered the the following clarifying statement for the Planning Commission's decision: No payment-in-lieu is required due to the low

probability of construction on adjacent lots within the next 5 years.

A motion was made by Bench, seconded by Rummel, that the Site Plan be approved with no bike lane and no payment-in-lieu, but with a requirement to construct a sidewalk. The motion carried by the following vote:

Aye: 7 - Chair Rees, Bench, Everhart, McCullough, Rummel, Webber, and Whitlow

Nay: 1 - Ryan

3. Rogers Road Zoning Initiative [\[19-0189\]](#)

A presentation was heard regarding the Rogers Rd Zoning Initiative.

4. Discuss the Guiding Statements document relating to the FLUM project [\[19-0199\]](#)

A discussion was had regarding the FLUM Guiding Statements document. Commission members will provide written comments to staff at a later date.

5. Bedroom to Common Area Ratio Petition [\[19-0190\]](#)

A motion was made by McCullough, seconded by Bench, that the Petition be sent to Council. Everhart proposed a friendly amendment to remove the word "inadvertent" from the petition. A motion was made by McCullough, seconded by Bench, that the motion be amended. The motion carried by a unanimous vote.

Old Business

6. Discussion of Site Plan Review Process [\[19-0091\]](#)

Referred to the Planning Commission, due back on 3/19/2019

Adjournment

Next Meeting - March 19, 2019

A motion was made by Bench, seconded by McCullough, that the meeting be adjourned. 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 and Development Services Department at 919-969-5066; 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.