



TOWN OF CHAPEL HILL

Planning Commission

Meeting 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, April 16, 2019

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 9 - Amy Ryan, Chair John Rees, Neal Bench, Michael Everhart,
Vice-Chair Louie Rivers, Katherine Roberts, Whit Rummel,
Elizabeth Webber, and Stephen Whitlow

Absent 1 - Melissa McCullough

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. Planning Commission Action Minutes for April 2, 2019 [\[19-0316\]](#)

A motion was made by Bench, seconded by Ryan, to approve the April 2, 2019 meeting minutes as amended. The motion carried unanimously.

Consent Agenda

2. 7708 Rogers Road (West St. Mark's Church) [\[19-0317\]](#)

The Commission, without objection, chose to remove this item from the Consent Agenda for additional discussion. A motion was made by Ryan, seconded by Everhart, to approve Resolution A, a resolution to approve the Site Plan Review Application. The motion carried unanimously.

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3. 210 Howell St Minor Subdivision (Project 19-028) [\[19-0321\]](#)

The Commission, without objection, chose to remove this item from the Consent Agenda for additional discussion. A motion was made by Bench, seconded by Rummel, to approve Resolution A, a resolution to approve the Minor Subdivision Application, with a modification to Stipulation 11 to require a Payment-in-Lieu for the construction of a sidewalk along the Howell Street frontage. The motion carried by the following vote:

Aye: 6 - Ryan, Chair Rees, Everhart, Roberts, Rummel, and Webber

Nay: 3 - Bench, Vice-Chair Rivers, and Whitlow

4. 6902 Millhouse Road Rezoning (Fire Station Training Center) [\[19-0322\]](#)

A motion was made by Bench, seconded by Rummel, to recommend the Town Council enact Ordinance A, an ordinance allowing the rezoning of a parcel at 6902 Millhouse Road from MU-R-1 to OI-1. The motion carried unanimously.

Old Business

5. Rogers Road Zoning Ordinance [\[19-0318\]](#)

A motion was made by Ryan, seconded by Rummel, to recommend that Town Council enact Ordinance A, with amendments as specified in the Technical Report. The motion carried unanimously.

A motion was made by Ryan, seconded by Everhart, to recommend that Town Council enact Ordinance B, with an amendment to remove Section 2 (Billabong Lots). The motion carried unanimously.

A motion was made by Ryan, seconded by Webber, to recommend that Town Council adopt Resolution A. The motion carried unanimously.

A motion was made by Ryan, seconded by Webber, to recommend that Town Council adopt Resolution B, with amendments. The motion carried unanimously.

6. Consider Adopting Greene Tract Resolution [\[19-0290\]](#)

The Commission received public comment on the Greene Tract Resolution.

New Business

7. UNC Health Care Eastowne Development Agreement [\[19-0319\]](#)
Presentation

The Planning Commission received the presentation and discussed.

8. Consideration of Applicants to the Planning Commission [\[19-0320\]](#)

A motion was made by Bench, seconded by Ryan, to recommend that Town Council reappoint Michael Everhart and Katherine Roberts to the Planning Commission. The motion carried unanimously.

A motion was made by Ryan, seconded by Everhart, to recommend that Town Council reappoint Neal Bench to the Planning Commission. The motion carried unanimously.

Adjournment

Next Meeting - May 7, 2019

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.