



Planning Commission

Meeting Minutes - Draft

September 16, 2025, 7:00 PM

RM 110 | Council Chamber

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

Chuck Mills
Libby Thomas
Mike Zibaie

For interpretation
or translation
services, call
919-969-5105.

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如需口头或书面翻
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919-969-5105。

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Para servicios de
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traducción, llame al
919 969-5105.

Opening

THIS MEETING IS SCHEDULED TO BEGIN AT 6 PM

Roll Call

Present 7 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, Chuck Mills, Libby
Thomas, and Mike Zibaie

Secretary reads procedures into the record

Approval of Agenda

The Commission approved the agenda with the addition of the Complete
Community Matrix Discussion

Announcements

Petitions

Approval of Minutes

[Draft August 19th Minutes](#)

[TMP-643
1]

Attachments: [Draft August 19th PC Meeting Minutes](#)

McMahon, seconded by Green, moved to approve the minutes.

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

Abstain: 1 - Chuck Mills

[Draft September 2nd Meeting Minutes](#)

**[TMP-643
2]**

Attachments: [Draft September 2nd PC Minutes](#)

Green, seconded by McMahon, moved to approve the minutes.

Aye: 7 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Wesley McMahon, Chuck Mills, Libby Thomas, and Mike Zibaie

Old Business

New Business

[623 Martin Luther King Jr. Blvd Site Plan](#)

**[TMP-642
8]**

Attachments: [623 MLK Jr Blvd Project Fact Sheet](#)
[623 MLK Jr Blvd Site Plan](#)
[623 MLK Jr Blvd Site Plan Review Resolution A](#)
[623 MLK Jr Blvd Site Plan Review Resolution B](#)
[623 MLK Jr Blvd Staff Report](#)

Green, seconded by Zibaie, moved to approve Resolution A.

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

Abstain: 1 - Chair Elizabeth Losos

[Complete Community Matrix Discussion](#)

**[TMP-645
9]**

Attachments: [Full Comparative Matrix Facts Analysis](#)
[Synthesis of complete community matrices](#)

The board discussed the Complete Community Matrix process for reviewing developments.

Adjournment

Next Meeting - October 7th

The meeting adjourned at 7:15 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.