



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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

Chair Amy Ryan
Vice-Chair John Rees
Neal Bench
Michael Everhart
Melissa McCullough

Louie Rivers
Katherine Roberts
Whit Rummel
Elizabeth Webber

Tuesday, January 2, 2018

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

Councilmember Michael Parker (Council Liaison), Corey Liles (Town Staff) and Aaron Frank (Town Staff Liaison).

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

Absent 1 - Louie Rivers

Approval of Agenda

The agenda was approved as presented.

Announcements

No announcements.

Petitions

None

Approval of Minutes

No Motion

1. Approve December 5th Draft Action Minutes

[\[18-0001\]](#)

The December 5 Planning Commission minutes would be reviewed at the next meeting due to online formatting issues. John Rees clarified that the minutes did not note his attendance although he was present at the meeting.

No Motion

Old Business

New Business

2. Blue Hill Design Guidelines

[\[18-0002\]](#)

Corey Liles (Town Staff) presented the Blue Hill Design Guidelines. The Planning Commission made the following comments:

1. Noted the value of the design guidelines as a teaching document, to help developers understand our standards and goals.
2. Commented that it would be useful to use the principles in this document as the basis for town-wide guidelines.
3. Need more on addressing the creek as an amenity - viewsheds, access, stipulating cleanup of adjacent creek areas as part of development approval. Would it be possible to incentivize daylighting of the creek as an economic development asset?
4. Specific guidelines for desirable plant species would be useful.
5. Add connectivity as one of the design principles for the area.
6. Recommended that the town attorney issue a memo stating what teeth these guidelines have, how the CDC can use them in deciding whether to grant approvals.

The Planning Commission expressed support for the proposed Design Guidelines with support of significant and meaningful massing changes, and changes to building pass-throughs. The Commission offered to provide additional comments by email prior to the January 24th Council meeting.

None

3. Vision Zero Presentation

[\[18-0003\]](#)

Seth LaJeunesse of the UNC Highway Safety Research Center presented Vision Zero safety principles to the Planning Commission.

None

Adjournment

The meeting adjourned at 8:47 p.m.

Commissioner Bench moved to adjourn and the motion was seconded by Commissioner Everhart.

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.