



TOWN OF CHAPEL HILL

Planning Commission Meeting Minutes

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

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

Chuck Mills
E. Strother Murray-ndinga
Libby Thomas
Erik Valera

Tuesday, April 1, 2025

7:00 PM

Virtual Meeting

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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_A3xow23YR_i0-kJr9egzIA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 826 8045 8931

Opening

Roll Call

Present	6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Chuck Mills, E. Strother Murray-ndinga, Libby Thomas, and Erik Valera
Absent	2 - Geoffrey Green, and Wesley McMahon

Secretary reads procedures into the record

Approval of Agenda**Announcements****Petitions****Approval of Minutes****1. Draft March 18th Minutes**[\[25-0137\]](#)

A motion was made by Valera seconded by Thomas that the minutes be approved with the addition of materials provided by Jon Mitchell. The motion carried unanimously.

Old Business**New Business****2. Consider a Community Priority Conditional Zoning Application for MLK Affordable Housing at 607-617 Martin Luther King Jr. Blvd**[\[25-0143\]](#)

Erik Valera moved, seconded by Jonathan Mitchel, a recommendation that the Council adopt the 607-617 Martin Luther King Jr. Blvd Conditional Zoning District Application as an amendment to the Zoning Atlas with a condition that the development continues to be reviewed by the Town's Urban Designer as a supplement to their recommendation.

Erik Valera moved, seconded by Jonathan Mitchel, a recommendation that the Council find that the proposed 607-617 Martin Luther King Jr. Blvd Conditional Zoning District Application is consistent with the Comprehensive Plan

3. Consider a Community Priority Conditional Zoning Application for 2510 Homestead Road[\[25-0139\]](#)

Strother Murry-Ndinga moved, seconded by Erik Valera, a recommendation that the Council adopt the 2510 Homestead Road Conditional Zoning District Application as an amendment to the Zoning Atlas with a condition that the applicant continues to move as much of the development outside of the Resource Conservation District as practicable as a supplement to their recommendation.

Strother Murry-Ndinga moved, seconded by Erik Valera, a recommendation that the Council find that the proposed 2510 Homestead Road Conditional Zoning District Application is consistent with the Comprehensive Plan

4. COnsider a Rezoning Request at 1701 Martin Luther King Jr. Blvd.

[\[25-0140\]](#)

Libby Thomas moved, seconded by Erik Valera, a recommendation that the Council adopt the 1701 Martin Luther King Jr. Blvd. Conditional Zoning District Application as an amendment to the Zoning Atlas with a recommendation that the applicant work to increase shade tree plantings in the parking lot as a supplement to their recommendation.

Libby Thomas moved, seconded by Erik Valera, a recommendation that the Council find that the proposed 1701 Martin Luther King Jr. Blvd. Conditional Zoning District Application is consistent with the Comprehensive Plan

Adjournment

Next Meeting - April 15th

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.