



TOWN OF CHAPEL HILL

Planning Commission Meeting Minutes - Draft

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

Elizabeth Losos, Chair
Wesley McMahon, Vice Chair
Geoffrey Green
Sawyer Husain
Chuck Mills

Jonathan Mitchell
E. Strother Murray-ndinga
Libby Thomas
Erik Valera

Tuesday, December 3, 2024

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.

လၢတၢ်ကတိကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၶ် 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_oU6SHTfsQ26nAuYHv1C92A

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 841 4129 1020

Opening

Roll Call

- | | |
|----------------|---|
| Present | 7 - Vice-Chair Wesley McMahon, Geoffrey Green, Chuck Mills, Jonathan Mitchell, E. Strother Murray-ndinga, Libby Thomas, and Erik Valera |
| Absent | 2 - Chair Elizabeth Losos, and Sawyer Husain |

Secretary reads procedures into the record

Approval of Agenda

Agenda approved 7-0

Announcements

Petitions

Approval of Minutes

1. November 19th, 2024 Meeting Minutes [\[24-0565\]](#)

Attachments: [11.19.24 Meeting Minutes](#)

Erik Valera motioned, seconded by Wes McMahon , to approve the November 19, 2024 Meeting Minutes. The motion passed 7-0.

Old Business

New Business

2. 104 Grant Street Site Plan Review [\[24-0566\]](#)

Attachments: [Staff Memo](#)
[Project Fact Sheet](#)
[Application Materials](#)
[Resolution A](#)
[Resolution B](#)

Geoff Green motioned, seconded by Wes McMahon , to approve Resolution A. Approving the Site Plan for 104 Grant Street. The motion passed 7-0.

3. 1701 Martin Luther King Jr Blvd Concept Plan [\[24-0567\]](#)

Attachments: [CP-24-10 Staff Report](#)
[Application and Narrative](#)
[Concept Plan](#)
[Draft Affordable Housing Commitment Letter](#)

The Planning Commission reviewed the 1701 Martin Luther King Jr Blvd Concept Plan and provided comments to the applicant.

4. Is the LUMO consistent with transit-oriented development and greenway connectivity? [\[24-0545\]](#)

Attachments: [PC workplan for Fall '24](#)

5. Blue Hill Write-up Discussion

[\[24-0547\]](#)

Attachments: [Blue Hill takeaways from PC CDC meeting \(Oct 2024\)](#)

Jonathan Mitchell motioned, seconded by Strother Murray-Ndinga, to have the Chair transmit the write up of the Planning Commission's discussion of Blue Hill design and process to the Town Council.. The motion passed 7-0.

Reports*Adjournment*

Next Meeting - December 17th, 2024

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.