



# TOWN OF CHAPEL HILL

## Planning Commission

### Meeting Agenda

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

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**Tuesday, June 3, 2025 7:00 PM**

**Virtual Meeting**

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#### 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.

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

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

#### 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](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

*Secretary reads procedures into the record*

#### Approval of Agenda

## Announcements

## Petitions

## Approval of Minutes

1. May 20 Meeting Minutes [\[25-0272\]](#)

**Attachments:** [May 20 Meeting Minutes](#)

## Old Business

## New Business

2. 225 Pine Knolls Site Plan [\[25-0273\]](#)

**Attachments:** [225 Knolls St Site Plan Staff Report](#)  
[225 Knolls Site Plan Project Fact Sheet](#)  
[225 Knolls St Site Plan Applicant Materials](#)  
[225 Knolls St Site Plan Review Resolution](#)  
[A - Approving the Application](#)  
[225 Knolls St Site Plan Review Resolution](#)  
[B - Denying the Application](#)

3. 130 Old Durham Road Concept Plan [\[25-0276\]](#)

**Attachments:** [CP Staff Report](#)  
[Application and Narrative CP-25-3](#)  
[Concept Plan](#)

4. Update on the Natural Features Model [\[25-0274\]](#)

**Attachments:** [Natural Features Model February 25](#)  
[Project Overview](#)

5. Planning Commission Applications 2025 [\[25-0275\]](#)

**Attachments:** [Planning Commission Applications 2025](#)

*Adjournment*

*Next Meeting - June 17th, 2025*

*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](mailto: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.*