



# TOWN OF CHAPEL HILL

## Planning Commission Meeting Minutes - Draft

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  
Libby Thomas  
Mike Zibaie

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**Tuesday, August 19, 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.

လၢတၢ်ကတိကျးထံ မ့တမၢ် လၢတၢ်ကွဲးကျးထံအတၢ်မၤစၢ်အဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

### Opening

### Roll Call

<b>Present</b>	4 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, and Libby Thomas
<b>Absent</b>	3 - Geoffrey Green, Chuck Mills, and Mike Zibaie

*Secretary reads procedures into the record*

### Approval of Agenda

### Announcements

### Petitions

### Approval of Minutes

Draft June 17th Meeting Minutes

[\[25-0378\]](#)

**Attachments:**     [Draft June 17th Minutes](#)

### Old Business

### New Business

Consider a Conditional Zoning Application for 701 Martin Luther King Jr. Blvd

[\[25-0379\]](#)

**Attachments:**     [Staff Report](#)  
                              [Applicant's Draft Presentation](#)  
                              [Applicants Requested Modifications to Regulations](#)  
                              [and Other Statements](#)  
                              [District-Specific Plan](#)  
                              [Other Applicant Materials](#)  
                              [Urban Design Assessment](#)  
                              [Transportation Impact Analysis Executive Summary](#)  
                              [Resolution A - Consistency and Reasonableness](#)  
                              [Ordinance A - Approving the Application](#)

McMahon, seconded by Mitchell, moved to recommend approval of Resolution A. The vote passed unanimously.

Mitchell, seconded by McMahon, moved to recommend approval of Ordinance A with the recommendation to include language addressing agreed design features in Brian Peterson's memo as appropriate.

**Aye:**                 4 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, and Libby Thomas

**Absent:**            3 - Geoffrey Green, Chuck Mills, and Mike Zibaie

Conditional Zoning: 860 Weaver Dairy Road

[\[25-0380\]](#)

**Attachments:**     [Staff Report](#)  
                              [Applicant's Requested Modifications to Regulations](#)  
                              [and Statements](#)  
                              [District-Specific Plan](#)  
                              [Other Applicant Materials](#)  
                              [Urban Design Assessment](#)  
                              [Draft Traffic Impact Analysis](#)  
                              [Resolution A - Consistency and Reasonableness](#)  
                              [Ordinance A - Approving the Application](#)

The Planning Commission did not make a motion on this development proposal. Please see the Additional Materials item for the Planning Commission's notes.

McMahon, seconded by Thomas, moved to authorize Jon Mitchell to compile

the Planning Commission's comments and send to Council. The board voted in favor unanimously.

Conditional Zoning Application: 115 Chapel Point Road

[\[25-0381\]](#)

**Attachments:**     [Staff Report](#)  
                              [Requested Modifications to Regulations and](#)  
                              [Statements](#)  
                              [District-Specific Plan](#)  
                              [Other Applicant Materials](#)  
                              [Urban Design Assessment](#)  
                              [Traffic Impact Analysis Executive Summary](#)  
                              [Resolution A](#)  
                              [Ordinance A](#)

Mitchell, seconded by McMahon, moved to recommend approval of Resolution A. The motion passed unanimously.

Mitchell, seconded by McMahon, moved to authorize Elizabeth Losos to compile the Planning Commission's comments and send to Council. The board voted in favor unanimously.

Mitchell, seconded by McMahon, moved to recommend approval of Ordinance A.

**Aye:**                    4 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, and Libby Thomas

**Absent:**                3 - Geoffrey Green, Chuck Mills, and Mike Zibaie

August 19th Minutes: Additional Materials

[\[TMP-6430\]](#)

**Attachments:**     [CC matrix 860 Weaver Dairy DRAFT](#)  
                              [115 Chapel Point - complete community matrix- 8-25](#)

### *Adjournment*

Next Meeting - August 24th (Retreat)

The meeting adjourned at 11:05 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](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.*