



TOWN OF CHAPEL HILL

Planning Commission Meeting Minutes

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

Jonathan Mitchell, Chair
Elizabeth Losos, Vice Chair
Wesley McMahon
Chuck Mills

John Rees
Louie Rivers
Stephen Whitlow

Tuesday, February 7, 2023

7:00 PM

Virtual Meeting

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၆၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

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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_YwFGQk0sQn6kjhTHACN6RA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 849 9857 7521

Opening

Roll Call

- Present** 6 - Chair Jonathan Mitchell, Vice-Chair Elizabeth Losos, Chuck Mills, John Rees, Louie Rivers, and Stephen Whitlow
- Absent** 1 - Wesley McMahon

Secretary reads procedures into the record

Approval of Agenda

A motion to approve an amended agenda removing Item 2 Dunkin' Drive Through Special Use Permit was carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. January 17, 2023 Meeting Minutes [\[23-0104\]](#)

A motion to approve the January 17, 2023 Meeting Minutes as modified to remove a scrivener's error was carried by a unanimous vote.

Old Business

The Chair read a response to comments on the 2217 Homestead Conditional Zoning application into the record. Clarifying the Transit and Connectivity Advisory Board's position on the item.

New Business

2. Dunkin' Drive Through - Special Use Permit Modification [\[23-0105\]](#)
1509 E. Franklin Street

This is a Quasi-Judicial proceeding. Comments made by the Planning Commission will be provided to the applicant only and not forwarded to Town Council. Any Town Council members will need to remove themselves from the meeting prior to this item and return only until this item has been completed.

Removed from the agenda

Reports

3. Shaping Our Future – Transit Oriented Development Planning and Land Use Management Ordinance Visioning [\[23-0106\]](#)

Transit staff reported on ongoing TOD planning work.

4. Active Development Applications and Advisory Board Updates [\[23-0107\]](#)

Planning staff provided an update on upcoming development application.

5. Subcommittee Reports [\[23-0108\]](#)

Parking Subcommittee report on efforts for policy statement.

Adjournment

Next Meeting - February 21, 2023

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.