



Planning Commission

Meeting Minutes - Final

August 19, 2025, 7:00 PM

Virtual Meeting

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

Chuck Mills
Libby Thomas
Mike Zibaie

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

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Opening

Roll Call

- Present** 4 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Wesley McMahon, and Libby Thomas
- Absent** 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-643
0]**

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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.