



TOWN OF CHAPEL HILL

Planning Commission Meeting Agenda

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

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

E. Strother Murray-ndinga
Theodore Nollert
Louie Rivers
Erik Valera

Tuesday, September 19, 2023 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.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအဂီၢ် ၢ် 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_nIUaE1IyQQe5dzjYRYjz9Q

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

Meeting ID: 821 2827 4746

Opening

Roll Call

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. August 21st, 2023 Meeting Minutes [\[23-0646\]](#)

Attachments: [8.21.23 Meeting Minutes](#)

2. September 5th, 2023 Meeting Minutes [\[23-0647\]](#)

Attachments: [9.5.23 Meeting Minutes](#)

Old Business

New Business

3. Chapel Hill Crossings Conditional Zoning Application Update [\[23-0648\]](#)

Attachments: [Chapel Hill Crossings Staff Report Applicant Narrative and requested modifications](#)
[Site Plans](#)
[Chapel Hill Crossing TIA](#)
[DRAFT Ordinance A](#)
[DRAFT Resolution A Reasonableness and Consistency](#)
[Resolution B Denying the Application](#)

Zoning Atlas Amendment

4. Hillmont Conditional Zoning Application [\[23-0649\]](#)

- Attachments:** [Staff Report](#)
[ATTACHMENT 1 - Applicant's Requested Modifications to Regulations, Justification, and Statement of Compliance](#)
[ATTACHMENT 3 - Site Plan Exhibit, Hillmont and Barbee Chapel Apartments](#)
[ATTACHMENT 3 - Site Plans, Revised September 12, 2023](#)
[ATTACHMENT 4 - Highest and Best Use Analysis, Woodmont, 2021](#)
[ATTACHMENT 5 - Zoning Atlas Amendment Analysis](#)
[ATTACHMENT 6 - Hillmont Traffic Impact Analysis Executive Summary](#)
[ATTACHMENT 7 - DRAFT Resolution A](#)
[ATTACHMENT 8 - DRAFT Ordinance A](#)

Adjournment

Next Meeting - October 3, 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.