



Planning Commission

Meeting Minutes - Draft

October 21, 2025, 6:00 PM

Virtual Meeting

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

Chuck Mills
Libby Thomas
Mike Zibaie

For interpretation
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services, call
919-969-5105.

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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_Gps38mDsQDKidO-DN5n5qQ

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 4441 5948

Opening

Roll Call

Present 5 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Chuck Mills, and Mike Zibaie
Excused 2 - Wesley McMahon, and Libby Thomas

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

[Draft October 7th Minutes](#)

[25-0471]

Attachments: [Draft October 7 Minutes](#)

Zibaie, seconded by Mills, moved to approve the October 7th minutes.

Old Business

New Business

[Consider a Conditional Zoning Modification for Hillmont at 146 Stancell Drive](#)

[25-0472]

Attachments: [Staff Report](#)
[Applicant's Project Narrative](#)
[Overall Site Plan from District Specific Plan](#)
[Resolution A – Consistency and Reasonableness](#)
[Ordinance A – Approving the Application](#)

Green, seconded by Zibaie, moved to recommend approval of Resolution A. The motion passed on a 5-0 vote.

Zibaie moved to recommend Ordinance A, but the motion did not receive a second.

Mills, seconded by Losos, moves to recommend Ordinance A with the modification that the developer provide a minimum of 30 affordable units in the development's Affordable Housing Plan and a voluntary contribution of \$1 million to the Town's Affordable Housing Funding Program. The motion failed in a 2-3 vote (Mills and Losos in favor, Mitchell, Green, and Zibaie against).

Mitchell, seconded by Losos, moves for the Planning Commission to transmit comments without a recommendation to convey the Planning Commission's comments on the application to the Town Council.

- Planning Commission is sensitive to the financing challenges of the project and that the payment may be helpful to the applicant.
- Council should hear from the Affordable Housing staff about if staff believes the modification is beneficial to the Town's affordable

housing goals and why.

- Planning Commission believes that in general, on-site units are more valuable than a payment and the Town should try to secure as many units as possible that can be inhabited in the near-term.

Aye: 3 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, and Mike Zibaie

Nay: 1 - Geoffrey Green

Excused: 2 - Wesley McMahon, and Libby Thomas

Abstain: 1 - Chuck Mills

Adjournment

Next Meeting - November 18

The meeting adjourned at 7:25 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.

