

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION FOR CONDITIONAL ZONING APPLICATION: PUTT PUTT FUN CENTER

May 18, 2020

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and Louie Rivers seconded a motion to recommend that the Council approve the Resolution of Consistency.

Vote: 7 – 0

Yeas: Michael Everhart (Chair), James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, Louie Rivers, Stephen Whitlow

Nays:

Recommendation: Approval Approval with Conditions Denial

Motion: Melissa McCullough moved and Stephen Whitlow seconded a motion to recommend that the Council approve Ordinance A with the following conditions:

- Integrate additional green infrastructure around the Go-Cart track and Putt Putt course such that the detention pond may be reduced in size, or pulled out of the RCD altogether.
- Remove the minimum parking requirement for the storage facility
- Continue to pursue a pedestrian connection to Carraway Village apartments and pursue an additional pedestrian to the current Drive-In movie theatre lot.
- Add additional bicycle parking spaces

Vote: 7-0

Yeas: Michael Everhart (Chair), Neal Bench, James Baxter (Vice-Chair), Elizabeth Losos, Melissa McCullough, Louie Rivers, Stephen Whitlow

Nays:

Prepared by: Michael Everhart, Chair
Judy Johnson, Planning

COMMUNITY DESIGN COMMISSION

The charge of the Community Design Commission is to assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.

RECOMMENDATION FOR CONDITIONAL ZONING PERMIT AT 2200 EUBANKS ROAD (115/135 Chapel Point Road) – Putt Putt Fun Center

May 10, 2021

Recommendation: Approval Approval with Conditions Denial

Motion: Susan Lyons moved and Megan Patnaik seconded a motion to recommend project for approval with the following conditions to be considered by Council and the applicant. Enhancing the buffer adjacent to the future affordable housing site to the west and limiting the commercial re-zoning boundary to the foot print of the buildings and not the entire site.

Vote: 3 – 2

Yeas: Dancy, Lyons and Patnaik

Nays: Berndt and Weis

Prepared by: Adam Nicholson, Senior Planner

ENVIRONMENTAL STEWARDSHIP ADVISORY BOARD

The charge of the environmental stewardship advisory board will be to assist the Chapel Hill Town Council in strengthening environmentally responsible practices that protect, promote and nurture our community and the natural world through advice and program support.

RECOMMENDATION FOR CONDITIONAL ZONING DISTRICT FOR PUTT-PUTT FUN CENTER LOCATED AT 2200 EUBANKS DRIVE

April 13, 2021

Recommendation to Council: Approval Approval with Conditions Denial

Motion: Noel Myers moved and Adrienne Tucker seconded a motion to recommend that the Council approve the conditional zoning district for the Putt-Putt Fun Center project located at 2200 Eubanks Rd., with the following conditions and special considerations.

Vote: 8-1

Aye: Chair Maripat Metcalf, Vice-Chair Adrienne Tucker, Bruce Sinclair, Grace Elliott, Julie Gras-Najjar, Marirosa Molina, Thomas Henkel, and Lucy Vanderkamp

Nay: Julie McClintock

Reasons Cited Against:

- Julie McClintock – concerned about the proposed storage building being located next to existing residential

Conditions:

- Add zoning conditions that ensure that the northern portion of the site remain open space
- Use plant species that are non-invasive
- For the mini golf course area, use reclaimed water, native/non-invasive plant species, and as much permeable material as possible
- Add zoning conditions that restrict the use potable water irrigation and require the proper application of fertilizer, with sensitivity to nearby wetlands
- We ask that the stormwater advisory board review the project

Special Considerations:

- We ask that the Council inquire about more details regarding the interior planning prior to a decision

Prepared by: Maripat Metcalf, Chair, Environmental Stewardship Advisory Board
John Richardson, Community Resilience Officer, Staff Liaison to ESAB

TRANSPORTATION AND CONNECTIVITY ADVISORY BOARD

To assist the Chapel Hill Town Council in creating an inclusive connected community by recommending, advocating and planning for comprehensive, safe, effective and sustainable multi-modal transportation and connectivity

RECOMMENDATION

Putt Putt Fun Center

(Project # 20-062)

April 27, 2021

Recommendation: **Approved** **Approval with Conditions** **Denied**

Motion: Heather Brutz moved, and Brian Hageman seconded, to recommend approval of the conditional zoning application with the following conditions:

- That the applicant ensures that pedestrian lighting along the Chapel Point Drive connection is sufficient.
- That the applicant coordinates with the Town of Chapel Hill and Carraway Village (to the extent possible) on sidewalk and greenway connections between the sites and to provide access to businesses.

Vote: 7-1

Ayes: Susanne Kjemtrup-Lovelace, Eric Allman, Heather Brutz, Brian Hageman, Denise Matthews, Nikki Abija, Katie Huge

Nays: Rudy Juliano

Prepared by:

Susanne Kjemtrup-Lovelace, Vice-Chair, Transportation and Connectivity Advisory Board
Bergen Watterson, Transportation Planning Manager