



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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

Chair Amy Ryan
Vice-Chair John Rees
Neal Bench
Michael Everhart
Melissa McCullough

Louie Rivers
Katherine Roberts
Whit Rummel
Elizabeth Webber

Tuesday, February 6, 2018

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

Councilmembers Hongbin Gu, and Karen Stegman (Council Liaisons), Alisa Duffey Rogers (Town Staff) and Aaron Frank (Town Staff Liaison) were also present.

- | | |
|----------------|--|
| Present | 7 - Chair Amy Ryan, Vice-Chair John Rees, Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, and Elizabeth Webber |
| Excused | 1 - Whit Rummel |
| Absent | 1 - Katherine Roberts |

Approval of Agenda

The agenda was approved as presented.

Announcements

No announcements.

Petitions

Approval of Minutes

1. Approve December 5th Draft Action Minutes

[\[18-0001\]](#)

Chair Ryan noted that Louie Rivers and Katherine Roberts should be noted as members of the LUMO subcommittee for equity and outreach in the Dec. 5 meeting minutes. The action minutes were approved by the Commission.

Commissioner Rees moved and Commissioner Everhart seconded to approve

the December 5, 2017 Planning Commission Action Minutes, subject to staff changes.

Aye: 6 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, Rivers, and Webber

Excused: 2 - McCullough, and Rummel

2.

[\[18-0090\]](#)

Commissioner Bench moved and Commissioner Webber seconded to approve the January 2, 2018 Action Minutes.

Aye: 6 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, Rivers, and Webber

Excused: 2 - McCullough, and Rummel

Melissa McCullough arrived to the meeting

New Business

3. **Revisions to LUMO Text Amendment for Conditional Zoning**

[\[18-0089\]](#)

Staff:

Ben Hitchings, Director
 Development Services
 Alisa Duffey Rogers, LUMO Project Manager

Department:

Planning &

Overview: On November 29, 2017, the Town Council amended the Land Use Management Ordinance (LUMO) to include the expanded use of Conditional Zoning. The effective date for those amendments is April 1, 2018.

Since November of 2017, additional revisions are necessary to clarify certain amendments and to clarify the link between the Town’s Land Use Plan and conditional zoning district applications.

This amendment to the Land Use Management Ordinance, if enacted, would not rezone any particular parcel of land in the Town.

The Commission provided the feedback on the amendment:

- Explicitly note that a public hearing is necessary for a change to the land use map, and that decision will not be made at the same meeting.
- Clarify that the goal for Energy Conservation comply with AIA 2030, as amended, to account for future amendments to the AIA 2030

Challenge.

- Note that page 5 section B read ...“that a public process will be triggered.” This is to instigate a separate process for evaluation of the inconsistency with the Comprehensive Plan.
 - o Evaluate public process requirements for rezoning as a comparable process.

The Planning Commission asked that Alisa return and present the text amendment for recommendation at the February 20th meeting.

Reports

Aaron Frank (Town staff) noted that upcoming Wireless Communications Joint Review on February 12th, and a possible date for a Blue Hill Design Guidelines Joint Review on March 5th.

Adjournment

Next Meeting - February 20

The meeting adjourned at 8:23p.m.

Commissioner Bench moved to adjourn and the motion was unanimously seconded.

Aye: 7 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, McCullough, Rivers, and Webber

Excused: 1 - Rummel

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 and Development Services Department at 919-969-5066; 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.