



TOWN OF CHAPEL HILL

Planning Commission

Action Minutes

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

Chair John Rees
Vice-Chair Louie Rivers
James Baxter
Neal Bench
Michael Everhart

Melissa McCullough
Whit Rummel
Elizabeth Webber
Stephen Whitlow

Tuesday, August 4, 2020

7:00 PM

RM 110 | Council Chamber

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_kDKiTLhMSiOIB7Dms6Wt2Q After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 851 9454 0875

Opening

Roll Call

Present 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

Secretary reads procedures into the record

Approval of Agenda

Baxter made a motion to approve the agenda as presented.

Announcements

1. Updates from Advisory Board Champions

[\[20-0118\]](#)

This time provides an opportunity for Advisory Board Champions to relay updates from their latest meetings, as needed.

Chair Rees shared an update regarding a project that will inventory every

bicycle space in Chapel Hill, starting with the Downtown area. Bench shared that the Community Design Commission discussed and denied a Special Use Permit application for 1200 Martin Luther King Jr. Blvd.

Petitions

Approval of Minutes

2. Planning Commission Action Minutes for June 16, 2020 [\[20-0513\]](#)

A motion was made by McCullough, seconded by Bench, that the Minutes be approved. The motion carried by the following vote:

Aye: 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

New Business

3. Consider an Application for Site Plan Review - Northside Neighborhood Conservation District Maximum Vehicle Parking Exception - 302 & 304 McMasters Street [\[20-0514\]](#)

A motion was made by Whitlow, seconded by McCullough, that the Site Plan be approved, with a condition that Stipulation #1 be modified to say that no parking can be located between the house and McMasters Street. The motion carried by the following vote:

Aye: 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

4. Consider an Application for Minor Subdivision Review - Amity Court Subdivision, 318-324 West Rosemary Street and 1-7 Amity Court [\[20-0515\]](#)

A motion was made by Bench, seconded by McCullough, that the Minor Subdivision be approved. The motion carried by the following vote:

Aye: 7 - Chair John Rees, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, and Elizabeth Webber

Nay: 2 - Vice-Chair Louie Rivers, and Stephen Whitlow

5. Consider an Application for Site Plan Review - 318 W. Rosemary Street Mixed Use [\[20-0516\]](#)

A motion was made by Baxter, seconded by Bench, that items #5, #6, #7, #8,

and #9 be delayed until the next regularly scheduled meeting, with a list of questions to be compiled by the Planning Commission for the applicant and Town Staff to answer prior to the next meeting. The motion carried by the following vote:

Aye: 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

6. Consider an Application for Site Plan Review - 320 W. [\[20-0517\]](#)
Rosemary Street Mixed Use
7. Consider an Application for Site Plan Review - 322 W. [\[20-0518\]](#)
Rosemary Street Mixed Use
8. Consider an Application for Site Plan Review - 324 W. [\[20-0519\]](#)
Rosemary Street Mixed Use
9. Consider an Application for Site Plan Review - 326 W. [\[20-0520\]](#)
Rosemary Street Mixed Use

Adjournment

Next Meeting - August 18, 2020

McCullough moved to adjourn the meeting; adjourned.

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.