

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 1165 WEAVER DAIRY ROAD AS A CONDITIONAL ZONING DISTRICT APPLICATION

February 3, 2026

Recommendation: Approval Approval with Comments Denial

Motion: Elizabeth Losos moved, and Geoff Green seconded, to recommend approval of Resolution A and Ordinance A, subject to the consideration of the recommendations in the attached Complete Community Matrix.

Vote: 9 – 0

Yeas: Jon Mitchell (Chair), Geoff Green (Co-Chair), Elizabeth Losos, Chuck Mills, Libby Thomas, Mike Zibaie

Nays:

Prepared by: Josh Mayo, Planner

Planning Commission Complete Community Matrix for 1165 Weaver Dairy Road

On February 3, 2026, the Planning Commission voted 6-0 that the proposal is consistent with the Comprehensive Plan and to recommend Ordinance A, subject to the consideration of the recommendations in this Complete Community Matrix.

	Complete Community Criteria	Facts	Analysis	Recommendations
1	Land use efficiency (measured as housing density per acre)	<ul style="list-style-type: none"> 1.8 acres Approx 10 units per acre for the residential portion of the parcel. 	<ul style="list-style-type: none"> Given the location of this infill, it would be appropriate to try to get more dense housing, if possible. Ordinance A allows up to 12 residential units 	<ul style="list-style-type: none"> Consider adding more units, perhaps with stacked townhouses or by reducing the footprint of the daycare center (by putting offices and storage upstairs).
2	Mix of housing unit sizes/configurations that address affordability goals	<ul style="list-style-type: none"> Multiuse: daycare center (single story) South end will have 4-unit cluster of 2-story townhomes. (Up to 12 units are permitted by the draft ordinance.) 	<ul style="list-style-type: none"> ~1,600 – 1,800 sq ft townhouses seem to be an appropriate size Daycare welcome in this area! 	<ul style="list-style-type: none"> None
3	Walkability and bikeability to daily needs, such as housing, jobs, schools, recreation	<ul style="list-style-type: none"> Close access to extensive commercial. Draft Ordinance A, condition 11 requires sidewalks within the site. No easy access to retail in Timberlyne, except via Weaver Dairy sidewalk, due to steep slope. Also, properties between 1165 Weaver Dairy and Timberlyne are under separate ownership. 	<ul style="list-style-type: none"> PC agreed with Brian Peterson comment: “Suggest improving the pedestrian connection from the townhouses to Weaver Dairy Road by extending the sidewalk along the east side of the daycare southward, through the parking lot, to connect to the townhouses.” This is now incorporated in the plans. 	<ul style="list-style-type: none"> None
4	Access to transit	<ul style="list-style-type: none"> 0.25 miles from future BRT site CH Transit routes serve Weaver Dairy Road 	<ul style="list-style-type: none"> Good access. 	<ul style="list-style-type: none"> None
5	Parking aligned with Planning Commission recommendations (from 6/21/23 petition to Council)	<ul style="list-style-type: none"> 34 spaces in a surface parking lot for daycare center 1 covered space per townhouse Shared overflow parking between townhouses and daycare center (when daycare is closed) 	<ul style="list-style-type: none"> Seems reasonable given daycare use. 	<ul style="list-style-type: none"> None
6	Quality design, place-making, and prioritization of the pedestrian realm	<ul style="list-style-type: none"> See next column 	<ul style="list-style-type: none"> During concept plan meeting, PC agreed with Brian Peterson: “Look for opportunities to incorporate a small gathering/social space (grilling area, seating, pergola, etc.) in the small lawn area to the west 	<ul style="list-style-type: none"> Encourage as many trees as possible (including retaining some existing trees)

			<p>of the townhouses, while ensuring an adequate vegetive buffer to the Walgreens next door.”</p> <ul style="list-style-type: none"> • “As the details of the building design and outdoor play areas evolve, look for opportunities to engage the building architecture with the site.” • Formal application includes robust tree plantings and expanded buffer and gathering space around the townhouses. 	
7	Respect of surrounding neighborhoods	<p>Brian Peterson:</p> <ul style="list-style-type: none"> • Inclusion of some housing is a positive aspect of the project. While the townhouses might be a bit isolated within this block now, beginning to incorporate some housing into this Timberlyne district points toward the future redevelopment of this entire area, which should move towards a mixed use neighborhood, of housing, work, and retail/commercial, as a Transit Oriented Development 	<ul style="list-style-type: none"> • Because the site is currently surrounded by commercial properties, there is no concern about height transitions. (There are mobile homes indirectly to the south.) All proposed structures are no more than 2 stories. • Requested buffer modifications seem appropriate. 	<ul style="list-style-type: none"> • None
8	Maintain natural landscapes (tree canopy, green space, topography), including protected natural areas	<ul style="list-style-type: none"> • According to plan, erosion and sedimentation control will be applicable only during the construction phase of the development. • Per staff report: “Staff reviewed the Natural Features Model and determined the minimal influence of natural features does not warrant additional protections or changes to the applicant’s proposal.” 	<ul style="list-style-type: none"> • Tree cover will be especially important in this area, given that the neighboring developments are very open and paved. With children playing outside, shade will be critical. 	<ul style="list-style-type: none"> • None
9	Responsive to stormwater concerns	<ul style="list-style-type: none"> • Flat plateau • Extreme steep slope from previous grading will be disturbed • Underground stormwater detention • Proposal satisfies 100-year storm standard 	<ul style="list-style-type: none"> • Given that this site is at a very high elevation for Chapel Hill with a steep slope and no natural barriers, and that most of the site will become impervious, there is a good chance that increasingly frequent and severe storms will present significant costs to downhill residents. 	<ul style="list-style-type: none"> • Stormwater management – both grey (underwater facility) and green infrastructure – should be considered very carefully, erring on the side of caution.
10.	Address sustainability	<ul style="list-style-type: none"> • See Ordinance A, conditions 19-22 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • None