

## 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 FOR 101-111 ERWIN ROAD

June 15, 2021

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Melissa McCullough moved and Jon Mitchell seconded a motion to recommend that the Council adopt Resolution A (Resolution of Consistency).

**Vote:** 7 – 0

**Yeas:** James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, Jon Mitchell, John Rees, Elizabeth Webber

**Nays:**

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Melissa McCullough moved and Elizabeth Losos seconded a motion to recommend that the Council approve the Conditional Rezoning, with conditions.

**Vote:** 7 – 0

**Yeas:** James Baxter (Vice-Chair), Neal Bench, Elizabeth Losos, Melissa McCullough, Jon Mitchell, John Rees, Elizabeth Webber

**Nays:**

**Conditions:**

- That the modification to regulations related to parking spaces be removed from Ordinance A.

Prepared by: James Baxter, Vice Chair  
Becky McDonnell, Planner II

## 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 100-111 ERWIN ROAD

June 14, 2021

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Ted Hoskins moved and John Weis seconded a motion to recommend approval of the project presented by the applicant, with the following conditions:

1. That the proposed stipulations be modified to read that the Commission review *and approve* building elevations, site lighting plans, and the landscape plan.

**Vote:** 7-0

**Yeas:** Ted Hoskins  
Susan Lyons  
Scott Levitan  
Megan Patnaik  
John Weis  
Christine Berndt  
Susana Dancy

**Nays:** NA

Prepared by: Adam Nicholson, Senior Planner

# HOUSING ADVISORY BOARD

June 8, 2021

*The charge of the Housing Advisory Board is to assist the Chapel Hill Town Council in promoting and developing a full spectrum of housing opportunities that meet the needs of the Chapel Hill community.*

## RECOMMENDATION SUMMIT PLACE TOWNHOMES DEVELOPMENT APPLICATION 100-101 ERWIN ROAD

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** A motion was made by Mary Jean Seyda seconded by Anne Hoole, that the 101-111 Erwin Road Development (Summit Place Townhomes) Application be recommended for approval by the Town Council with the condition that the applicant provide the affordability levels presented at the HAB meeting: 4 units at 80% AMI and 3 units at 65% AMI.

**Vote:** 6-0

Ayes: Sue Hunter (Chair), Dustin Mills (Vice-Chair), Jared Brown-Rabinowitz, Laura Cowen, Anne Hoole, Mary Jean Seyda

Nays: NA

Prepared by: Sue Hunter, Housing Advisory Board Chair  
Emily Holt, Staff

## 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

**100-110 Erwin Road**

**(Project # 20-082)**

**May 25, 2021**

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

**Motion:**      Brian Hageman moved, and Denise Matthews seconded, to recommend approval of the conditional zoning application with the following condition:

- That the applicant and Town staff work to establish a 30 foot easement along the Dobbins Road frontage of the property to support a future sidepath.

**Vote: 7-1**

**Ayes: Heather Brutz, Nikki Abija, Eric Allman, Mary Breeden, Brian Hageman, Katie Huge, Denise Matthews**

**Nays: Rudy Juliano**

Prepared by:  
Josh Mayo, Transportation Planner I