



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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

Elizabeth Losos
Wesley McMahon
Chuck Mills
Jonathan Mitchel

John Rees
Louie Rivers
Stephen Whitlow

Tuesday, September 6, 2022

7:00 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၆၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

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如需口头或
书面翻译服
务，请拨打
919-969-5105.

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_LqSkpZzaSXqwr2RQaFstPQ After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 896 8523 2788

Opening

Roll Call

Staff: Jacob Hunt, Staff liaison; Corey Liles, Staff liaison
Council Liaison: Camille Berry

Present 6 - Elizabeth Losos, Wesley McMahon, Chuck Mills, Jonathan Mitchell, John Rees, and Louie Rivers

Absent 1 - Stephen Whitlow

Secretary reads procedures into the record

Approval of Agenda

A motion was made by Elizabeth Losos to approve the agenda. The agenda was approved without objection.

Announcements

Petitions

Approval of Minutes

Old Business

New Business

1. Stanat's Place Conditional Zoning

[\[22-0617\]](#)

A motion was made by John Rees, seconded by Louie Rivers, to forward a recommend to approve to the Town Council to approve Resolution A and Ordinance A with the added conditions that Stanat's Place have full connectivity to Cabernet Drive, without bollards, and that construction vehicles NOT be permitted to use the connection to Cabernet Drive until construction of Stanat's Place is complete. The motion passed with a unanimous vote.

Planning Commission has also included the following as recommendations:

1. Stanat's Place have full connectivity to Cabernet Drive, without bollards, notwithstanding strongly felt and understandable concerns of Vineyard Square residents. This recommendation aligns with both staff's and the TCAB's position on the issue.

2. Construction vehicles NOT be permitted to use the connection to Cabernet Drive until construction of Stanat's Place is complete. The developer, Capkor Ventures, has agreed to this condition.

3. Consistent with the objective of transit-oriented development along major transit corridors, the Council negotiate for a lower on-site parking ratio than the proposed 4.4 spots/unit. This could be achieved by reducing visitor parking (Homestead Aquatic Center has considerable amounts of underutilized visitor parking immediately beside the proposed development) and/or by reducing or removing driveway pads."

2. Report on Takeaways from PC Retreat

[\[22-0618\]](#)

The Commission summarized their recent retreat and discussed future

proposals for Planning Commission activities.

3. Report on Meeting with Town Consultants on LUMO

[\[22-0619\]](#)

The Commission stated that the town consultants were still in the information collection stage of the project.

Adjournment

Next Meeting - 9/20/2022

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.