



# 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

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**Tuesday, May 1, 2018**

**7:00 PM**

**RM 110 | Council Chamber**

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#### **Opening**

The meeting convened at 7:02.p.m

#### **Roll Call**

*Secretary reads procedures into the record*

#### **Approval of Agenda**

#### **Announcements**

#### **Petitions**

#### **Approval of Minutes**

1. Approval of April 17th Draft Minutes [\[18-0399\]](#)

Commissioner Bench moved and Commissioner Everhart seconded to approve minutes.

**Aye:** 8 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, McCullough, Roberts, Rummel, and Webber

#### **Old Business**

2. Downtown Work Plan Update [\[18-0398\]](#)

Sarah Poulton (Town staff) presented an update on the Downtown Work Plan program.

Commissioner Rummel moved and Commissioner McCullough seconded to recommend that Council adopt the FY19-20 Work Plan.

**Aye:** 8 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, McCullough, Roberts, Rummel, and Webber

**3. Chapel Hill Cooperative Preschool Extension**

[\[18-0279\]](#)

Judy Johnson (Town staff) presented the application to the Planning Commission. Marian Raval spoke on behalf of the applicant. Several community members spoke regarding the application.

Commissioner Bench moved and John Rees seconded to deny the application. The motion to deny passes 6-2, with Commissioners Rummel and Webber voting naye. Commissioner Rummel commented on his vote that additional information regarding LUMO applicability was necessary to present clear options for a vote.

**Aye:** 6 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, McCullough, and Roberts

**Nay:** 2 - Rummel, and Webber

**New Business**

**5. 428 W Cameron Site Plan**

[\[18-0400\]](#)

Mike Klein (Town staff) presented the application. Jim Arnold spoke as the property owner and applicant. Jimbo Parrott, Clay Schossow, Elizabeth Sasser, and Bill Poteat spoke regarding the application.

Commissioner Bench moved to deny the minor subdivision and Commissioner McCullough seconded the motion.

**Aye:** 8 - Chair Ryan, Vice-Chair Rees, Bench, Everhart, McCullough, Roberts, Rummel, and Webber

**Reports**

Aaron Frank (Town staff) reported that a kickoff meeting for the Future Land Use Map/LUMO rewrite would occur May 10th at the Franklin Hotel.

**6. Municipal Services Center**

[\[18-0331\]](#)

Aaron Frank (Town staff) provided an update on the Municipal Services Center.

Notably the site plan has been modified to provide additional buffering, a future

community engagement structure is being developed, and the Town is continuing to discuss permitted land uses with the University

*Adjournment*

## Next Meeting - May 15

The meeting adjourned at 10:38p.m.

Commissioner Bench moved to adjourn the meeting. The motion was unanimously supported.

### *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](mailto: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.*