



## Planning Commission

### Meeting Minutes - Final

May 06, 2025, 7:00 PM

Virtual Meeting

Elizabeth Losos, Chair

Jonathan Mitchell, Vice Chair

Geoffrey Green

Wesley McMahon

Chuck Mills

E. Strother Murray-ndinga

Libby Thomas

Erik Valera

For interpretation  
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### 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\\_A3xow23YR\\_i0-kJr9egzIA](https://us02web.zoom.us/webinar/register/WN_A3xow23YR_i0-kJr9egzIA)

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 826 8045 8931

### Opening

### Roll Call

#### Present

8 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Wesley McMahon, Chuck Mills, E. Strother Murray-ndinga, Libby Thomas, and Erik Valera

*Secretary reads procedures into the record*

### Approval of Agenda

A motion was made that the Council approved to [DUE DATE]. The motion carried by a unanimous vote.

### Announcements

**Petitions****Approval of Minutes**

1. April 1, 2025 Meeting Minutes [25-0218]

**Attachments:** [April 1 2025 Meeting Minutes](#)

A motion was made by Thomas seconded by Murray-Ndinga that the April 1st minutes be approved. The motion carried unanimously.

2. April 15, 2025 Meeting Minutes [25-0219]

**Attachments:** [April 15th Draft Minutes](#)

Valera requested that the minutes be amended to reflect two votes on item 2.

**Old Business****New Business**

3. Rules and Membership of Advisory Boards & Commissions – LUMO Text Amendment [25-0220]

**Attachments:** [Staff Report](#)  
[Resolution of Consistency](#)  
[Ordinance Approval](#)  
[Resolution Denial](#)

Wesley McMahon moved, and Strother Murray-Ndinga seconded, a recommendation that the Council adopt Resolution C (Denying the Proposed Text Amendment) with the attached draft comments as a supplement to their vote.

Vote: 7 – 1

Yea: Elizabeth Losos (Chair), Jonathan Mitchell (Co-Chair), Strother Murry-Ndinga, Chuck Mills, Wesley McMahon, Libby Thomas, and Erik Valera

Nay: Geoff Green

Wesley McMahon moved, and Geoff Green seconded, a recommendation that the Council find that the proposed Rules and Membership of Advisory Boards & Commissions – LUMO Text Amendment Application is consistent with the Comprehensive Plan

Vote: 5 – 3

Yea: Jonathan Mitchell (Co-Chair), Geoff Green, Chuck Mills, Wesley McMahon, and Erik Valera  
Nay: Elizabeth Losos (Chair), Libby Thomas, Strother Murry-Ndinga

4. Consider a Recommendation for a Land Use Management Ordinance Text Amendment - Articles 3, 4, and 5 Regarding Amendments to Historic Rogers Road Neighborhood District [25-0221]

**Attachments:** [Staff Report](#)  
[Ordinance A Zoning](#)  
[Resolution A – Resolution of Consistency](#)  
[Resolution B – Denying the Application](#)

Geoff Green moved, and Wesley McMahon seconded, a recommendation that the Council adopt the proposed Land Use Management Ordinance Text Amendment. The motion passed unanimously.

Geoff Green moved, and Wesley McMahon seconded, a recommendation that the Council find that the proposed Land Use Management Ordinance Text Amendment Application is consistent with the Comprehensive Plan. The motion passed unanimously.

### **Zoning Atlas Amendment**

5. 1900 Purefoy Drive (Greene Tract) Rezoning [25-0222]

**Attachments:** [Greene Tract Rezoning Staff Report](#)  
[Greene Tract Narrative](#)  
[Greene Tract Resolution A Draft](#)  
[Greene Tract Rezoning Ordinance Draft](#)

Erik Valera moved, and Jonathan Mitchell seconded, a recommendation that the Council adopt the 1900 Purefoy Drive Rezoning Application as an amendment to the Zoning Atlas. The motion passed unanimously.

Erik Valera moved, and Jonathan Mitchell seconded, a recommendation that the Council find that the proposed 1900 Purefoy Drive Rezoning Application is consistent with the Comprehensive Plan. The motion passed unanimously.

*Adjournment*

Next Meeting - May 20, 2025

*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](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.*