



# TOWN OF CHAPEL HILL

## Planning Commission

### Action Minutes

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

Chair John Rees  
Vice-Chair Louie Rivers  
James Baxter  
Neal Bench  
Michael Everhart

Melissa McCullough  
Whit Rummel  
Elizabeth Webber  
Stephen Whitlow

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**Tuesday, September 15, 2020**

**7:00 PM**

**Virtual Meeting**

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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\\_vY4hPJEEtfeSdLWX3110qg](https://us02web.zoom.us/webinar/register/WN_vY4hPJEEtfeSdLWX3110qg)

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 842 4916 6220

#### Opening

#### Roll Call

**Present**        8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench,  
Michael Everhart, Melissa McCullough, Whit Rummel,  
Elizabeth Webber, and Stephen Whitlow

**Absent**        1 - James Baxter

*Secretary reads procedures into the record*

#### Approval of Agenda

Bench made a motion to approve the agenda.

#### Announcements

1. Updates from Advisory Board Champions

[\[20-0118\]](#)

This time provides an opportunity for Advisory Board Champions to relay updates from their latest meetings, as needed.

Advisory Board Champions shared that two of the applications being heard at this meeting were reviewed by their respective boards.

**Petitions**

**Approval of Minutes**

- 2. Planning Commission Action Minutes for September 1, 2020 [\[20-0594\]](#)

A motion was made by Bench, seconded by Everhart, that this Minutes be approved. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

**New Business**

- 3. Future Land Use Map (FLUM) Update [\[20-0595\]](#)

Alisa Rogers presented an update on the Future Land Use Map. No action was taken.

- 4. Consider a Land Use Management Ordinance Text Amendment: [\[20-0596\]](#)  
Table 3.7-1 Use Matrix, Permitted Uses in the Planned Development Mixed Use (PD-MU) District.

A motion was made by Bench, seconded by Rummel, that Ordinance A be recommended for approval. The motion carried by the following vote:

**Aye:** 5 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Whit Rummel, and Elizabeth Webber

**Nay:** 3 - Michael Everhart, Melissa McCullough, and Stephen Whitlow

A motion was made by Bench, seconded by Rummel, that the Resolution of Consistency be recommended for approval. The motion carried by the following vote:

**Aye:** 5 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Whit Rummel, and Elizabeth Webber

**Nay:** 3 - Michael Everhart, Melissa McCullough, and Stephen Whitlow

- 5. Consider a Limited Scope Special Use Permit Modification for [\[20-0597\]](#)  
Carraway Village, 3000 Eubanks Drive

A motion was made by Bench, seconded by Rummel, that modification of the Special Use Permit to allow Conditioned Self-Storage be recommended for

approval. The motion carried by the following vote:

**Aye:** 7 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

**Nay:** 1 - Michael Everhart

A motion was made by Bench that modification to the Special Use Permit to allow gas stations as a primary use on blocks A, B, or C, with an amendment to limit gas stations to one (1), be recommended for approval. No second was made.

A motion was made by Everhart, seconded by Vice-Chair Rivers, that modification to the Special Use Permit to allow fgas stations as a primary use on blocks A, B, or C be recommended for denial. The motion carried by the following vote:

**Aye:** 6 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, and Whit Rummel

**Nay:** 2 - Elizabeth Webber, and Stephen Whitlow

A motion was made by McCullough, seconded by Rummel, that modification of the Special Use Permit to adjust allowed location and display size of signs be recommended for approval. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

A motion was made by Rummel, seconded by McCullough, that modification of the Special Use Permit to reduce the threshold for signage to a cumulative total 20,000 SF of commercial space be recommended for approval. The motion carried by the following vote:

**Aye:** 7 - Chair John Rees, Vice-Chair Louie Rivers, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

**Nay:** 1 - Neal Bench

A motion was made by Bench, seconded by Rummel, that modification of the Special Use Permit to adjust the location of the termination of Road A, with a friendly amendment from Stephen Whitlow that a pedestrian easement be

provided in the general location of the termination of Road A, extending to the Western property line of Block G. be recommended for approval. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

- 6. Consider an Application for Conditional Zoning - Bridgepoint, [\[20-0598\]](#)  
2214 and 2312 Homestead Road

A motion was made by Bench, seconded by Rummel, that the Resolution of Consistency be recommended for approval. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

A motion was made by Bench, seconded by McCullough, that Ordinance A be recommended for approval. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

- 7. Consider an Application for a Special Use Permit Modification [\[20-0599\]](#)  
for 1200 MLK, 1200 & 1204 Martin Luther King Jr. Blvd.

Bench made a motion that items #7 and #8 be deferred to the next regularly scheduled meeting, due back on 10/6/2020. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

- 8. Consider an Application for a Zoning Atlas Amendment for 1200 [\[20-0600\]](#)  
MLK, 1200 and 1204 Martin Luther King Jr. Blvd.

Bench made a motion that items #7 and #8 be deferred to the next regularly scheduled meeting, due back on 10/6/2020. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

9. Review Applications for Upcoming Planning Commission Vacancies

[\[20-0550\]](#)

The Planning Commission considered applicants for the upcoming vacant seats. Rummel withdrew his name from the pool of applicants. The applicants recommended were: John Rees, Geoffrey Green, and Elizabeth Losos.

*Adjournment*

Next Meeting - October 6, 2020

Bench moved to adjourn, McCullough seconded.

*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.*