



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

Tuesday, March 20, 2018

7:00 PM

RM 110 | Council Chamber

Opening

The meeting was called to order at 7:00p.m.

Roll Call

Councilmembers Karen Stegman and Michael Parker were in attendance. Staff liaison Aaron Frank was also in attendance.

Present 5 -Chair Amy Ryan, Vice-Chair John Rees, Melissa McCullough, Louie Rivers, and Whit Rummel

Absent 4 -Neal Bench, Michael Everhart, Katherine Roberts, and Elizabeth Webber

Approval of Agenda

Announcements

Petitions

1. TACAB Vision Zero Petition **[18-0234]**

Heather Brutz representing the Transportation and Connectivity Advisory Board requested the Planning Commission endorse a petition to Council to adopt a Vision Zero policy.

Commissioner McCullough moves and Commissioner Rees seconds that the Planning Commission endorse the petition, and acknowledges that Vision Zero is a real commitment that will cost money although the Commission still thinks it's important.

Aye: 5 -Chair Ryan, Vice-Chair Rees, McCullough, Rivers, and Rummel

Approval of Minutes

- 2. Approval of February 20 Planning Commission Action Minutes **[18-0244]**

Commissioner Rummel moved and Commissioner McCullough seconded to approve the March 20th minutes subject to the following changes: Councilmember Parker was not present at the February 20th meeting, and Commissioner McCullough seconded the February 20nd minutes and not Commissioner Webber.

Aye: 5 -Chair Ryan, Vice-Chair Rees, McCullough, Rivers, and Rummel

Old Business

- 3. Wireless Communication Initiative: Master Plan and Ordinance **[18-0233]**

Phil Mason of Town Staff presented the agenda item to the Planning Commission. Katie Jobe representing Smith, Moore, Leatherwood LLP spoke and expressed concern regarding the Wireless Communication Initiative.

Commissioner Rummel moved and Commissioner McCullough seconded to recommend approval of the Resolution of Consistency with the Comprehensive Plan.

Aye: 5 -Chair Ryan, Vice-Chair Rees, McCullough, Rivers, and Rummel

Commissioner McCullough moved and Commissioner Rummel seconded to recommend approval of Resolution A.

Aye: 5 -Chair Ryan, Vice-Chair Rees, McCullough, Rivers, and Rummel

New Business

- 4. Chapel Hill High School Special Use Permit **[18-0231]**

Aaron Frank (Town staff) presented the application, and Blake Hall and Ashley Dennis presented the application on behalf of the applicant.

Narahimhan Raghavan, a neighboring resident, spoke regarding the application. Pamela Schultz, a member of the Stormwater Management Utility Advisory Board, spoke regarding the application. Kristen Barker, President of the Chapel Hill High School PTSA. spoke regarding the

application.

Motion: Melissa McCullough moved and John Rees seconded to recommend approval of Resolution A with the provided comments on the Modification to Regulations, and recommendations:

Comments on Modifications to Regulations:

- a) The Planning Commission supports a modification to regulations to maximum height and allow building height of 50'.
- b) The Planning Commission strongly suggests that the applicant reach 40% tree canopy coverage, but not less than 35%.
- c) The Planning Commission supports a modification to regulations to allow a buffer on the western property line ranging between 3 and 20 feet, and endorses the Community Design Commission's recommendation that additional plantings be provided in the buffer and that the applicant work with the adjacent property owner.

Recommendations:

- Work with the adjacent neighbor to provide native evergreens to screen the adjacent property.
- Endorse the Transportation and Connectivity Advisory Board's recommendation that 163 bicycle parking spaces be provided and that 25% of Class I parking spaces be provided as sheltered parking spaces in lieu of bike lockers.
- Endorse the Transportation and Connectivity Advisory Board's recommendation that electric conduits be provided at all parking lots so that electrification is provided to a minimum of 20% of parking spaces.
- Advocate that the applicant create a plan for safe crossings for students especially across High School Road, and explore a lighted signal, crossing signal, or pedestrian refuge.
- Recommend that the applicant provide an as-built traffic study to evaluate traffic conditions after occupancy, similar to that required for the Lincoln Center.

Aye: 5 -Chair Ryan, Vice-Chair Rees, McCullough, Rivers, and Rummel

5. Advisory Board Voting Procedures

[18-0232]

Aaron Frank (Town Staff) previewed the LUMO Text Amendment to address Advisory Board voting procedures. The Planning Commission would review and vote on these procedures at its next meeting on April 3.

Adjournment

Next Meeting - April 3rd

The meeting adjourned at 9:29p.m.

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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.