



TOWN OF CHAPEL HILL

Planning Commission Meeting Minutes - Draft

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

Elizabeth Losos, Chair
Jonathan Mitchell, Vice Chair
Geoffrey Green
Wesley McMahon

Chuck Mills
E. Strother Murray-ndinga
Libby Thomas
Erik Valera

Tuesday, June 17, 2025

7:00 PM

Town Hall

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

လၢတၢ်ကတိကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢ်အဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

Opening

Roll Call

Present 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, E. Strother
Murray-ndinga, and Erik Valera
Absent 2 - Chuck Mills, and Libby Thomas

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

Draft June 3rd Minutes

[\[25-0328\]](#)

Attachments: [June 3rd Meeting Minutes](#)

A motion was made by Green, seconded by McMahon, to approve the minutes. The motion carried by the following vote:

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, E. Strother
Murray-ndinga, and Erik Valera

Absent: 2 - Chuck Mills, and Libby Thomas

Old Business

New Business

Minor Subdivision for 108 Highland Drive

[\[25-0329\]](#)

Attachments: [108 Highland Dr Minor Subdivision Staff Report](#)
[108 Highland Dr Minor Subdivision Preliminary Plat](#)
[108 Highland Dr Minor Subdivision Resolution A -](#)
[Approving the Application](#)
[108 Highland Dr Minor Subdivision Resolution B -](#)
[Denying the Application](#)

A motion was made by Green, seconded by Murray-ndinga, to approve Resolution A . The motion carried by the following vote:

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, E. Strother
Murray-ndinga, and Erik Valera

Absent: 2 - Chuck Mills, and Libby Thomas

318 McDade Street Site Plan Review

[\[25-0330\]](#)

Attachments: [318 McDade St Site Plan Staff Report](#)
[318 McDade St Site Plan Project Fact Sheet](#)
[318 McDade St Site Plan Applicant Materials](#)
[318 McDade St Approved Variance](#)
[318 McDade St Site Plan Review Resolution A -](#)
[Approving the Application](#)
[318 McDade St Site Plan Review Resolution B -](#)
[Denying the Application](#)

A motion was made by Vice-Chair Mitchell, seconded by Green, to approve Resolution A. The motion carried by the following vote:

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, E. Strother
Murray-ndinga, and Erik Valera

Absent: 2 - Chuck Mills, and Libby Thomas

303 Knolls Street Site Plan Review

[\[25-0331\]](#)

Attachments: [303 Knolls St Site Plan Staff Report](#)
 [Applicant Materials](#)
 [303 Knolls St Site Plan Review Resolution A -](#)
 [Approving the Application](#)
 [303 Knolls St Site Plan Review Resolution B](#)

A motion was made by Murray-ndinga, seconded by Valera, to approve Resolution A. The motion carried by the following vote:

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
 Geoffrey Green, Wesley McMahon, E. Strother
 Murray-ndinga, and Erik Valera

Absent: 2 - Chuck Mills, and Libby Thomas

Conditional Zoning: 5640 Old Chapel Hill Road (East Lakeview
Townhomes)

[\[25-0332\]](#)

Attachments: [East Lakeview Ordinance](#)
 [East Lakeview Staff Report](#)
 [East Lakeview Resolution A](#)
 [Applicant's Requested Modifications to Regulations](#)
 [and Statements](#)
 [Transportation Impact Analysis Executive Summary](#)
 [East Lakeview District Specific Plan](#)
 [Other Applicant Materials](#)

McMahon, seconded by Murray-ndinga, moved Resolution A. The motion passed by a 6-0 vote.

Mitchell, seconded by Green, moved to recommend Ordinance A with the condition that the applicant meet the 30% tree canopy requirement. The motion passed by a 6-0 vote.

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
 Geoffrey Green, Wesley McMahon, E. Strother
 Murray-ndinga, and Erik Valera

Absent: 2 - Chuck Mills, and Libby Thomas

Adjournment

Next Meeting - TBD

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.