



TOWN OF CHAPEL HILL

Planning Commission

Meeting Agenda

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

Jonathan Mitchell, Chair
Elizabeth Losos, Vice Chair
Wesley McMahon
Chuck Mills
Theodore Nollert

John Rees
Louie Rivers
Erik Valera
Stephen Whitlow

Tuesday, May 2, 2023 7:00 PM

Virtual Meeting

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.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအေဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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_9BaGKyPuSwqLkgkHN-fy3A
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 862-5421-0654*

Opening

Roll Call

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. Meeting Minutes 4-18-23 [\[23-0386\]](#)

Attachments: [Meeting Minutes 4.18.23](#)

Old Business

New Business

2. Connected Roads Plan as an Amendment to the Town's Comprehensive Plan, Chapel Hill 2020 [\[23-0387\]](#)

Attachments: [Draft Staff Presentation](#)
[Draft Connected Roads Table and Map Overview](#)

3. Conditional Zoning Modification Application for Columbia Street Annex at 1100 South Columbia Street [\[23-0388\]](#)

Attachments: [Staff Report](#)
[S. Columbia Modified Revised Ordinance A \(Draft\)](#)
[Resolution A \(Resolution of Consistency and Reasonableness\)](#)
[Resolution B \(Resolution of Denial\)](#)
[Applicant Narrative](#)
[Applicant Materials](#)

4. Conditional Zoning Application for Starpoint Refuel at 1950 US Highway 15-501 N [\[23-0389\]](#)

Attachments: [01 Starpoint Staff Report](#)
[03 Starpoint Resolution A Draft](#)
[04 Starpoint Ordinance A Draft](#)
[05 Starpoint Resolution B \(Denial\) Draft](#)
[06 Advisory Board Recommendations](#)
[07 Starpoint Refuel-Justification and Compliance Statements](#)
[08-Starpoint Refuel-Modification Request](#)
[09-Applicant Materials Conditional Zoning Application](#)
[09-Plans](#)

5. Planning Commission Applications and Interviews [\[23-0390\]](#)

Attachments: [Planning Commission Applications](#)

6. Discussion of Potential PC Process Improvements [\[23-0391\]](#)

Adjournment

Next Meeting - May 16, 2023

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.