



# TOWN OF CHAPEL HILL

## Planning Commission

### Meeting Agenda

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

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

E. Strother Murray-ndinga  
Theodore Nollert  
Louie Rivers  
Erik Valera

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**Tuesday, October 3, 2023 7:00 PM**

**Virtual Meeting**

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#### Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကို ဖုန်းခေါ်ပါ။

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 လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၁ 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\\_rZjOc6GkQx-xuo\\_nuhG1LA](https://us02web.zoom.us/webinar/register/WN_rZjOc6GkQx-xuo_nuhG1LA)*

*After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 890 2696 8995*

#### Opening

#### Roll Call

#### Approval of Agenda

## Announcements

## Petitions

## Approval of Minutes

1. 9.19.23 Meeting Minutes [\[23-0695\]](#)

**Attachments:** [9.19.23 Meeting Minutes](#)

*Planning Commission is asked to review and approve the minutes of the September 19, 2023, meeting.*

## New Business

2. Administrative Minor Subdivision Review - Agree [\[23-0696\]](#)  
Chapel Hill NC LLC

**Attachments:** [Staff Report](#)  
[Preliminary Plat for Minor Subdivision](#)  
[Site Plans](#)  
[Resolution A](#)  
[Resolution B](#)

*Planning Commission is asked to act in its administrative capacity to review and consider approval of this minor subdivision application. Options for action include (1) approval, (2) denial, (3) or referral to the Town Council if the application is deemed to be a major subdivision.*

3. Gateway Conditional Zoning Application [\[23-0697\]](#)

**Attachments:** [Staff Report](#)  
[Applicant's Statement of Justification](#)  
[Applicant's Requested Modifications to Regulations](#)  
[Site Plan and Other Applicant Materials](#)  
[Urban Design Assessment](#)  
[Traffic Impact Analysis Executive Summary](#)  
[Draft Resolution A - Consistency and Reasonableness](#)  
[Draft Ordinance A - Approving the Application](#)

*Planning Commission is asked to review this Conditional Zoning Application and provide a recommendation regarding approval of the application and its consistency with the Comprehensive Plan to the Town Council by October 6, 2023.*

*Adjournment*

*Next Meeting - October 17, 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](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.*