



# TOWN OF CHAPEL HILL

## Planning Commission

### Meeting Agenda

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

Chair Michael Everhart  
Vice-Chair James Baxter  
Neal Bench  
Elizabeth Losos  
Melissa McCullough

John Rees  
Louie Rivers  
Elizabeth Webber  
Stephen Whitlow

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**Tuesday, April 6, 2021 6:00 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\\_fJYWxspxTay8Ut7vvza74w](https://us02web.zoom.us/webinar/register/WN_fJYWxspxTay8Ut7vvza74w).*

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

*Meeting ID: 846 6424 3944*

### Opening

### Roll Call

*Secretary reads procedures into the record*

### Approval of 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.

### Petitions

## Approval of Minutes

2. March 2, 2021 Planning Commission Draft Action Minutes [\[21-0277\]](#)

**Attachments:** [March 2, 2021 Draft Action Minutes](#)

## Consent Agenda

3. Modification to Conditional Zoning District: 1751 Dobbins Drive [\[21-0278\]](#)

**Attachments:** [Staff Report](#)  
[Resolution A](#)  
[Ordinance A](#)  
[Resolution B](#)  
[Application Materials](#)

## Old Business

## New Business

4. Consider a Land Use Management Ordinance (LUMO) Text Amendment - Proposed changes to Articles 1,3,4,5,8 and Appendix A to bring the LUMO into compliance with North Carolina General Statute 160D [\[21-0279\]](#)

**Attachments:** [Staff Report](#)  
[Resolution of Consistency](#)  
[Ordinance A](#)  
[Resolution B](#)

5. Conditional Zoning Application: 2200 Homestead Road [\[21-0280\]](#)

**Attachments:** [Summary Report](#)  
[Project Details Table](#)  
[Resolution A \(Resolution of Consistency\)](#)  
[Ordinance A \(Approving the Application\)](#)  
[Resolution B \(Denying the Application\)](#)  
[Application Materials](#)  
[Submitted Plans](#)

**6. University Place Special Use Permit Modification****[\[21-0281\]](#)**

**Attachments:** [Staff Report](#)  
[Application Materials](#)  
[Plan Set](#)  
[Proposed Design Standards](#)  
[Concept Plan Responses](#)  
[Traffic Impact Analysis - 03.01.2021](#)  
[Resolution A \(Approving the Request\)](#)  
[Resolution B \(Denying the Request\)](#)

**7. Aura Conditional Zoning Application****[\[21-0282\]](#)**

**Attachments:** [Applicant Materials](#)  
[Staff Memorandum](#)  
[Draft Ordinance](#)  
[Plan Set Part 1](#)  
[Plan Set Part-2](#)  
[Plan Set Part-3](#)  
[Plan Set Part-4](#)

**8. New Member Applications****[\[21-0283\]](#)**

**Attachments:** [Combined Applications](#)

**Reports**

*Adjournment*

*Next Meeting - April 20, 2021*

*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.*