



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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.

လၢတၢ်ကတိကျးထံ မ့တမၢ် လၢတၢ်ကွဲးကျးထံအတၢ်မၤစၢ်အဂီၢ် ၁ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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

Council Liaison: Camille Berry

Staff Liaison: Jacob Hunt

Present	6 - Chair Jonathan Mitchell, Wesley McMahon, Chuck Mills, Theodore Nollert, John Rees, and Erik Valera
Absent	2 - Vice-Chair Elizabeth Losos, and Louie Rivers

Secretary reads procedures into the record

Approval of Agenda

Theodore Nollert made a motion to approve the agenda. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

A motion was made by John Rees, seconded by Theodore Nollert, to approve the April 16, 2023 Meeting Minutes. The motion carried by a unanimous vote.

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

Old Business

New Business

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

A motion was made by John Rees, seconded by Theodore Nollert, to recommend approval of the Connected Roads Plan as an amendment to the Comprehensive Plan. The motion carried by a unanimous vote.

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

A motion was made by Theodore Nollert, seconded by John Rees, to recommend approval of Resolution A. The motion carried by a unanimous vote.

A motion was made by John Rees, seconded by Theodore Nollert, to recommend approval of Ordinance A. The motion carried by a unanimous vote.

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

A motion was made by Theodore Nollert, seconded by John Rees, to recommend denial of Resolution A. Due to a lack of EV charging stations, connectivity, and walkability. The motion carried by a unanimous vote.

A motion was made by Theodore Nollert, seconded by Erik Valera, to recommend approval of Ordinance A with the inclusion of a condition of sidewalk requirements. The motion carried by a unanimous vote.

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

No discussion

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

No Discussion

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.