



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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

Chair Amy Ryan
Vice-Chair John Rees
Neal Bench
Michael Everhart
Melissa McCullough

Louie Rivers
Katherine Roberts
Whit Rummel
Elizabeth Webber
Stephen Whitlow

Tuesday, August 21, 2018

7:00 PM

RM 110 | Council Chamber

Opening

The meeting convened at 7:29p.m.

Roll Call

Present 8 - Chair Amy Ryan, Vice-Chair John Rees, Neal Bench, Louie Rivers, Katherine Roberts, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

Absent 2 - Michael Everhart, and Melissa McCullough

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. Approval of June 19 Minutes **[18-0676]**

Commissioner Bench moved and Commissioner Rummel seconded to approve the June 19th minutes, subject to the following edit: Delete "as presented" from the first motion on the Blue Hill Petition.

Aye: 8 - Chair Ryan, Vice-Chair Rees, Bench, Rivers, Roberts, Rummel, Webber, and Whitlow

New Business

2. Special Use Permit Modification - The Oaks Condominiums **[18-0662]**
Stormwater Drainage Improvements

Michael Sudol (Town Staff) presented the application, and Greg Myers, President of the Homeowners Association, presented as the applicant.

Commissioner Bench moved and Commissioner Rummel seconded to recommend approval of the Special Use Permit.

Aye: 8 - Chair Ryan, Vice-Chair Rees, Bench, Rivers, Roberts, Rummel, Webber, and Whitlow

3. 320 Lindsey Street: Northside & Pine Knolls NCD Site Plan [\[18-0661\]](#)

Judy Johnson (Town staff) presented the application, and Jim Spencer presented on behalf of the applicant.

Commissioner Rummel moved and Commissioner Rees seconded to approve the site plan.

Aye: 8 - Chair Ryan, Vice-Chair Rees, Bench, Rivers, Roberts, Rummel, Webber, and Whitlow

4. 603 Craig Street: Northside & Pine Knolls NCD Site Plan [\[18-0660\]](#)

Judy Johnson (Town staff) presented the application, and Jim Spencer presented on behalf of the applicant.

Commissioner Bench moved and Commissioner Webber seconded to approve the site plan.

Aye: 8 - Chair Ryan, Vice-Chair Rees, Bench, Rivers, Roberts, Rummel, Webber, and Whitlow

5. 319 Crest Drive: Northside & Pine Knolls NCD Site Plan [\[18-0659\]](#)

Judy Johnson (Town staff) presented the application and Tasvir Shah spoke as the applicant.

Commissioner Bench moved and Commissioner Rummel seconded to approve the site plan. Commissioner Roberts voted nay because it is not in character with the goals and character of the Pine Knolls neighborhood and Commissioner Rivers concurs. Commissioner Rees voted nay because there is not enough parking for either of the properties.

Aye: 5 - Chair Ryan, Bench, Rummel, Webber, and Whitlow

Nay: 3 - Vice-Chair Rees, Rivers, and Roberts

6. 110 Grant Street - Northside NCD Site Plan [\[18-0658\]](#)

Judy Johnson (Town staff) presented the application and Tasvir Shah spoke as the applicant.

Commissioner Bench moved and Commissioner Rummel seconded to approve

the site plan. Commissioner Roberts voted nay because it is not in character with the goals and character of the Pine Knolls neighborhood and Commissioner Rivers concurs. Commissioner Rees voted nay because there is not enough parking for either of the properties.

Aye: 5 - Chair Ryan, Bench, Rummel, Webber, and Whitlow

Nay: 3 - Vice-Chair Rees, Rivers, and Roberts

Old Business

Commissioner Roberts excused herself from the meeting.

7. LUMO Text Amendment: Self-Storage and Office/Institutional-2 Zoning District

[**\[18-0663\]**](#)

Aaron Frank (Town staff) presented the application and Dixon Pitt presented as the applicant.

Commissioner Bench moved and Commissioner Rees seconded to recommend approval of the text amendment. Chair Ryan and Commissioner Rees voted against the text amendment to allow additional time for staff analysis.

Aye: 5 - Vice-Chair Rees, Bench, Rivers, Webber, and Whitlow

Nay: 2 - Chair Ryan, and Rummel

Excused: 1 - Roberts

Commissioner Bench moved and Commissioner Rees seconded to find the proposal consistent with the comprehensive plan.

Aye: 8 - Chair Ryan, Vice-Chair Rees, Bench, Rivers, Roberts, Rummel, Webber, and Whitlow

Election of Officers

The Planning Commission unanimously voted to elect John Rees as Planning Commission Chair and Louie Rivers as Vice Chair.

Reports

Aaron Frank reported that the upcoming Special Meeting for Eastowne would be held on September 4th, and the second meeting in September would be rescheduled. The Planning Commission recommended September 17th.

Adjournment

Next Meeting - September 4

The meeting adjourned at 9:24p.m.

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 and Development Services Department at 919-969-5066; 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.