



# TOWN OF CHAPEL HILL

## Planning Commission

### Meeting Minutes

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

Chair John Rees  
Vice-Chair Louie Rivers  
Neal Bench  
Michael Everhart  
Melissa McCullough

Katherine Roberts  
Whit Rummel  
Amy Ryan  
Elizabeth Webber  
Stephen Whitlow

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**Tuesday, October 16, 2018**

**7:00 PM**

**RM 110 | Council Chamber**

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#### Opening

#### Roll Call

**Present**      9 - Amy Ryan, Chair John Rees, Neal Bench, Michael Everhart,  
Melissa McCullough, Vice-Chair Louie Rivers, Katherine  
Roberts, Whit Rummel, and Stephen Whitlow

**Absent**        1 - Elizabeth Webber

#### Approval of Agenda

Chair Rees requested to move the report on 2217 Homestead Road to the beginning of the meeting. Commissioner Ryan requested that a memo she wrote be added to the end of the agenda.

A motion was made by Rummel, seconded by Bench, that the Agenda be approved as amended. The motion carried unanimously.

#### Announcements

#### Petitions

#### Approval of Minutes

1. Approval of September 26, 2018 Minutes

[\[18-0803\]](#)

Chair Rees requested a revision to Item 6, stating that the Planning Commission made two recommendations: one for a compressible speed table, and the other for moving the building closer to Homestead Rd. Commissioner Ryan requested a revision to Item 1, stating that the petition should also compare ordinances and illustrates different approaches to this issue.

A motion was made by McCullough, seconded by Ryan, that this Minutes be approved as amended. The motion carried by a unanimous vote.

## **Old Business**

### **2. 111 Purefoy Road Apartments: Site Plan**

[\[18-0775\]](#)

The following reasons were stated for denial:

- The definition of “dwelling units” in the Town of Chapel Hill’s Land Use Management Ordinance is ambiguous, and can be interpreted to include a combination of dwelling units on a single lot as it pertains to multi-family residential. The Mason Farm/Whitehead Circle Neighborhood Conservation District increases the setbacks for dwelling units that exceed 6,500 square feet to 50 feet at the interior lot line and 100 feet at the street, which this application would not meet using the aforementioned interpretation of the ordinance.
- Since ambiguity exists in the legality of the application, the Planning Commission must exercise discretion to interpret the intent of the Neighborhood Conservation District. The Planning Commission finds that the intent of the ordinance is to prevent multi-family dwelling units and large development projects, so as to protect the character of the neighborhood.
- The Planning Commission also finds that the Bedroom-to-Common Area Ratio provision of the Mason Farm/Whitehead Circle Neighborhood Conservation District was removed in error by the Town, due to a misinterpretation of Senate Bill 25. Application of this provision would limit the scale of the project.

A motion was made by Bench, seconded by Roberts, that this Discussion Item be denied. The motion carried by the following vote:

**Aye:** 7 - Ryan, Bench, Everhart, McCullough, Vice-Chair Rivers, Roberts, and Whitlow

**Nay:** 2 - Chair Rees, and Rummel

## **Reports**

Community Design Commission review of 2217 Homestead Rd Active Adult Apartments

The applicant provided a summary report for the Community Design Commission review of the Active Adult Apartments proposal held on October 15, 2018. The Planning Commission offered the following comments:

- 1) Perhaps the applicant could split the difference between the CDC and PC recommendations on building placement, locating the building halfway between its current location and the road.
- 2) The Town should identify what it truly wants along Homestead Rd: development at the street, or rural character?
- 3) The applicant should develop a massing model or some other visual to help Council with their decision making.

### *Adjournment*

Next Meeting - November 6, 2018

A motion was made by Bench, seconded by McCullough, that the meeting be adjourned.

### *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](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.*

