



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

Tuesday, November 6, 2018

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

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

Absent 1 - Katherine Roberts

Secretary reads procedures into the record

Approval of Agenda

Announcements

Commissioner Bench announced that the Boil Water Advisory issued by OWASA has been lifted.

Petitions

Approval of Minutes

1. Minutes for October 16, 2018 Planning Commission Meeting

[\[18-0887\]](#)

Commissioner Ryan requested an amendment to include the items discussed at the end of the last meeting, including site plan review, the Eastowne Master Plan, and the restoration of a Bedroom-to-Common Area ratio in Neighborhood Conservation Districts.

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

New Business

2. Application for Text Amendments the Land Use Management Ordinance [\[18-0888\]](#)

A motion was made by Ryan, seconded by McCullough, that the Resolution of Consistency be approved. The motion carried by a unanimous vote.

A motion was made by Ryan, seconded by Bench, that Ordinance A be recommended for approval with the exception of #14 (Membership for the Board of Adjustment). The motion carried by a unanimous vote.

3. 106 Park Road Site Plan Application [\[18-0889\]](#)

A motion was made by Bench, seconded by Everhart, that this Site Plan Application be approved. The motion carried by a unanimous vote.

4. Tri-City Special Use Permit Minor Modification - Request to Extend Construction Start Time Limit [\[18-0890\]](#)

A motion was made by Bench, seconded by Rummel, that the Tri-City Special Use Permit Construction Time Start Limit extension be recommended for approval. The motion carried by a unanimous vote.

Update: Purefoy Road Apartments

The Planning Commission was informed by Staff Liaison Sudol that the decision regarding the Purefoy Road Apartments project, denied by the Planning Commission at the October 16, 2018 meeting, will be appealed before the Board of Adjustment.

Commissioner Ryan requested that a representative from the Planning Commission be present at the Board of Adjustment meeting, and that the Staff Liaison provide an update when a date has been scheduled for the meeting.

Adjournment

Next Meeting - December 4, 2018

Commission Ryan moved to adjourn the meeting, and Commission Whitlow seconded.

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.