



TOWN OF CHAPEL HILL

Planning Commission

Action 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
Whit Rummel
Elizabeth Webber
Stephen Whitlow

Tuesday, January 7, 2020

7:00 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 8 - Chair John Rees, Vice-Chair Louie Rivers, Neal Bench,
Michael Everhart, Melissa McCullough, Whit Rummel,
Elizabeth Webber, and Stephen Whitlow

Secretary reads procedures into the record

Approval of Agenda

No changes were proposed; agenda accepted as written.

Announcements

Petitions

Approval of Minutes

1. Planning Commission Action Minutes for December 3, 2019 [\[20-0001\]](#)

A motion was made by McCullough, seconded by Webber, that the Minutes be approved. The motion carried by a unanimous vote.

Old Business

2. FLUM Subcommittee Update [\[19-1008\]](#)

A motion was made by Bench to recommend the draft for approval, amended by McCullough to include a condition that additional discussions integral to the process take place during future phases regarding affordable housing, climate change, transportation, and economic reality. The amended motion was seconded by Rummel. The motion carried by a unanimous vote.

3. Blue Hill Massing Recommendation [\[20-0004\]](#)

A motion was made by McCullough to recommend approval of the text

amendments as presented, with a condition to include a variety of housing types, especially the missing middle, and dropping the 10% commercial requirement if necessary to achieve those housing types. The motion was seconded by Bench. The motion carried by the following vote:

Aye: 7 - Chair Rees, Vice-Chair Rivers, Bench, Everhart, McCullough, Rummel, and Webber

Nay: 1 - Whitlow

New Business

4. Zoning Atlas Amendment: 7516 Sunrise Road [\[20-0005\]](#)

A motion was made by McCullough, seconded by Whitlow, to recommend that the Council find the Zoning Atlas Amendment consistent with the Comprehensive Plan. The motion carried by a unanimous vote.

A motion was made by Bench, seconded by Webber, to recommend that the Council approve Ordinance A as presented. The motion carried by a unanimous vote.

5. Land Use Management Ordinance Text Amendment Sections 8.3 and 8.4 Advisory Board Officer Term Limits [\[20-0003\]](#)

A motion was made by Webber, seconded by Bench, to recommend that the Council find the Text Amendment consistent with the Comprehensive Plan. The motion carried by a unanimous vote.

A motion was made by Everhart, seconded by Webber, to recommend that the Council approve Ordinance A as presented. The motion carried by a unanimous vote.

6. 2020-2025 Board Priorities Discussion [\[20-0002\]](#)

A discussion was held regarding the upcoming Planning Commission retreat. January 25th, 2020 from 8:30am to 12:00pm was selected as the date and time. Location was to be determined.

Adjournment

Next Meeting - January 21, 2020

McCullough moved to adjourn; no second or vote.

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.