



# 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  
James Baxter  
Neal Bench  
Michael Everhart

Elizabeth Losos  
Melissa McCullough  
Whit Rummel  
Elizabeth Webber  
Stephen Whitlow

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**Tuesday, October 20, 2020**

**7:00 PM**

**Virtual Meeting**

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### 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\\_vZ4p5\\_FVR2OC\\_7vn0hiQiA](https://us02web.zoom.us/webinar/register/WN_vZ4p5_FVR2OC_7vn0hiQiA)

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 863 7495 8554

### Opening

### Roll Call

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

*Secretary reads procedures into the record*

### Approval of Agenda

Chair Rees requested the addition of an item to the end of the agenda, to discuss the letter of denial written by the Planning Commission in response to the 1200 MLK agenda item heard at the last meeting.

McCullough moved to approve the agenda as amended.

### Announcements

1. Updates from Advisory Board Champions

[\[20-0118\]](#)

This time provides an opportunity for Advisory Board Champions to relay updates from their latest meetings, as needed.

Whitlow shared that the Housing Advisory Board discussed allocation of housing funds to the Homestead Rd project, Jay St project, and master leasing program.

## **Petitions**

### **Approval of Minutes**

2. Planning Commission Action Minutes for October 6, 2020 [\[20-0704\]](#)

A motion was made by Rummel, seconded by Baxter, that the minutes be approved. The motion carried by the following vote:

**Aye:** 8 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, and Elizabeth Webber

**Abstain:** 1 - Stephen Whitlow

### **Consent Agenda**

3. Amendment to Minor Subdivision Approval - 124 Windsor Place [\[20-0705\]](#)

A motion was made by Bench, seconded by Baxter, that this Consent Agenda item be approved. The motion carried by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

4. Mobility and Connectivity Plan Update [\[20-0657\]](#)

A motion was made by Bench, seconded by Baxter, that this Consent Agenda item be approved. The motion carried by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

### **New Business**

5. Conditional Zoning Application: Columbia Street Annex [\[20-0706\]](#)

A motion was made by Bench, seconded by McCullough, that Resolution A be recommended for approval. The motion carried by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

A motion was made by McCullough, seconded by Rummel, that the Resolution of Land Use Plan Amendment be recommended for approval. The motion carried by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

A motion was made by Whitlow, seconded by McCullough, that Ordinance A be approved with the following conditions:

- Bicycle parking should be significantly increased on-site.
- If we want people to use transit they need to be able to reach it as safely and efficiently as possible, then the existing pedestrian crosswalk by the bus stop should be retained- the southern cross walk is the more direct route to current bus stop and likely location of future BRT stop.
- This is a terrible intersection - having both a southern and northern crossing signals to cars that they should slow down.

The motion carried by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

**6. Future Land Use Map (FLUM) – Update to Chapel Hill 2020 [\[20-0707\]](#)**

A motion was made by Bench, seconded by Rummel, that the Future Land Use Map update be recommended for approval. The motion carried by the following vote:

**Aye:** 7 - Chair John Rees, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, and Elizabeth Webber

**Nay:** 2 - Vice-Chair Louie Rivers, and Stephen Whitlow

**Discussion of Letter of Denial for 1200 MLK [\[20-0798\]](#)**

A motion was made by Rummel, seconded by Bench, that the letter of denial for 1200 MLK be approved and shared with Town Council. The motion carried

by the following vote:

**Aye:** 9 - Chair John Rees, Vice-Chair Louie Rivers, James Baxter, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

*Adjournment*

Next Meeting - November 3, 2020 (cancelled)

Prior to adjournment, Bench made a motion to cancel the next Planning Commission meeting, seconded by McCullough. The motion was approved unanimously.

Bench also reiterated his nomination of Everhart for Chair, and Rummel nominated McCullough for vice-Chair. McCullough declined the nomination. Following the declination, Bench nominated Baxter for vice-Chair.

Bench made a motion to adjourn, seconded by McCullough. Meeting 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 Department at 919-968-2728; [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.*