



TOWN OF CHAPEL HILL

Planning Commission

Meeting Minutes

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

Chair Michael Everhart
Vice-Chair James Baxter
Neal Bench
Elizabeth Losos
Melissa McCullough

Jonathan Mitchell
John Rees
Louie Rivers
Elizabeth Webber
Stephen Whitlow

Tuesday, June 15, 2021

7:00 PM

Virtual Meeting

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_lyY_nQbPSz64smRbiQBZeA. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 898 4739 1863.

Opening

Roll Call

Staff Present: Judy Johnson, Staff Liaison

Present	9 - Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Melissa McCullough, Jonathan Mitchell, John Rees, Louie Rivers, Elizabeth Webber, and Stephen Whitlow
Absent	1 - Chair Michael Everhart

Secretary reads procedures into the record

Approval of Agenda

A motion was made by Rees, seconded by Webber, to reorder the agenda to allow the 707 Gomains Avenue Site Plan Review ahead of the Rosemary-Columbia Street Hotel. The motion carried by a unanimous vote.

Announcements

Updates from Advisory Board Champions

Petitions**Approval of Minutes**

1. May 18, 2021 Meeting Minutes [\[21-0544\]](#)

A motion was made by Losos, seconded by McCullough to approve the May 18, 2021 Meeting Minutes. The motion was carried by a unanimous vote.

Aye: 6 - Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Melissa McCullough, Louie Rivers, and Stephen Whitlow

Abstain: 3 - Jonathan Mitchell, John Rees, and Elizabeth Webber

New Business

2. Rosemary/Columbia Street Hotel - 108, 110, and 114 W. [\[21-0545\]](#)
Rosemary Street, 205 N. Columbia Street, and 208 Pritchard Avenue - Conditional Zoning

A motion was made by Bench, seconded by McCullough, to recommend that the Town Council adopt Resolution A (Resolution of Consistency). The motion passed with a unanimous vote.

A motion was made by Bench, seconded by Losos, to recommend Town Council approve the conditional rezoning with the following stipulations:

-Interest to add tree canopy and soften building transition as it abuts Northside

-For Council or the Town Manager to explore putting in place a community benefit agreement as recommended by the West Rosemary Street Design Guidelines, which may include items such as the use of minority-owned contractors and hiring employees from the Northside community.

The motion carried with a vote of 7 to 2. Neal and Baxter expressed concerns about traffic, the safety of left-turns from the Columbia Street driveways thought a signal light or other traffic stops, and the height of the building encroachment into the Northside neighborhood. They also recommended that the Town Council reevaluate the land swap as they believed there may be a better option.

Aye: 7 - Neal Bench, Elizabeth Losos, Melissa McCullough, Jonathan Mitchell, John Rees, Louie Rivers, and Elizabeth Webber

Nay: 2 - Vice-Chair James Baxter, and Stephen Whitlow

3. 707 Gomains - Site Plan Review [\[21-0546\]](#)

A motion was made by Rees, seconded by Rivers, to approve the site plan at 707 Gomains Street. The motion carried by a unanimous vote. Webber abstained from the vote as she serves on the board of Empowerment.

Aye: 8 - Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Melissa McCullough, Jonathan Mitchell, John Rees, Louie Rivers, and Stephen Whitlow

Abstain: 1 - Elizabeth Webber

4. Residence Inn-Summit Place at 101-111 Erwin Road -
Conditional Zoning

[\[21-0543\]](#)

A motion was made by McCullough, seconded by Mitchell, to approve a motion to recommend that the Town Council Adopt Resolution A (Resolution of Consistency). The motion carried by a unanimous vote.

A motion was made by McCullough, seconded by Losos, to recommend that the Town Council approve the Conditional Rezoning with the condition that the modification to regulations related to parking spaces be removed from Ordinance A. The motion carried by a unanimous vote.

5. Tri-City Medical Office Building, 5002 Barbee Chapel Road

[\[21-0547\]](#)

A motion was made by Bench, seconded by McCullough, to recommend that the Town Council approve the modification to the conditional zoning application for the Tri-City Medical Office Building. The motion passed with a unanimous vote.

Adjournment

Next Meeting - August 3, 2021

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 for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.