



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

Jonathan Mitchell
John Rees
Louie Rivers
Stephen Whitlow

Tuesday, September 7, 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://www.townofchapelhill.org/?](https://www.townofchapelhill.org/?splash=https%3a%2f%2fus02web.zoom.us%2fwebinar%2fregister%2fWN_1VHgicNtR2-qk4oqFXh67A&__isexternal=true)

[splash=https%3a%2f%2fus02web.zoom.us%2fwebinar%2fregister%2fWN_1VHgicNtR2-qk4oqFXh67A&__isexternal=true](https://www.townofchapelhill.org/?splash=https%3a%2f%2fus02web.zoom.us%2fwebinar%2fregister%2fWN_1VHgicNtR2-qk4oqFXh67A&__isexternal=true). After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 818 7617 7929.

Opening

Roll Call

Present 8 - Chair Michael Everhart, Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, Louie Rivers, and Stephen Whitlow

Secretary reads procedures into the record

Approval of Agenda

The Commission elected to move item #4, a major modification to the Glen Lennox Development Agreement, to the beginning of the agenda.

Announcements

Updates from Advisory Board Champions.

Petitions

Approval of Minutes

1. June 15, 2021 Meeting Minutes

[\[21-0674\]](#)

A motion was made by Bench, seconded by Mitchell, to approve the June 15, 2021 meeting minutes. The motion passed by a unanimous vote.

New Business

2. Land Use Management Ordinance Text Amendment - Section 3.11.3.5 Blue Hill Form District [\[21-0675\]](#)

A motion was made by Bench, seconded by Losos, to recommend that lodging uses in the Blue Hill District (both hotels/overnight lodging and short-term rentals) should not count as the nonresidential component of a Mixed-Use Building or Site. The motion carried by a unanimous vote.

The Commission held an informal vote on the question of operational standards for Short-Term Rentals. A majority of Commission members held the view that the standards for Short-Term Rentals town-wide (Article 6.27) should not apply in the Blue Hill District. No further motions were made.

Aye: 6 - Chair Michael Everhart, Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, and Stephen Whitlow

Abstain: 2 - Vice-Chair James Baxter, and Louie Rivers

3. LUMO Text Amendment - Membership Rules of the Community Design Commission [\[21-0676\]](#)

A motion was made by Rees, seconded by Losos, to recommend that the Council adopt Resolution A (Resolution of Consistency). The motion carried by a unanimous vote.

A motion was made by Rees, seconded by Losos, to recommend that the Council enact Ordinance A approving the proposed text amendments. The motion carried by a unanimous vote.

4. Consider an application for a Major Modification to the Glen Lennox Development Agreement - Height Modification [\[21-0677\]](#)

A motion was made by Bench, seconded by Rees, to recommend Council approval of Resolution A (Resolution of Consistency) with the stipulation that the Council and the developer continue to look at opportunities for additional green space as a community amenity and for reducing the number of parking spaces. The motion carried by a vote of 7 to 1.

Commissioner Mitchell explained his reason for recommending denial. He stated his interest in knowing why the current building heights were set as

part of the original Development Agreement before approving a motion to modify the height limits.

Aye: 7 - Chair Michael Everhart, Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, John Rees, Louie Rivers, and Stephen Whitlow

Nay: 1 - Jonathan Mitchell

5. LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – SECTIONS 4.4 ZONING AMENDMENTS, 4.5 SPECIAL USE PERMITS, 4.7 SITE PLAN REVIEW, AND 4.8 MASTER LAND USE PLAN RELATED TO EXTENDING THE TIME EXTENSION PERIODS GRANTED BY THE TOWN MANAGER

[\[21-0678\]](#)

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

A motion was made by Bench, seconded by Baxter, to recommend that the Council adopt Ordinance A, approving the proposed text amendments. The motion carried by a vote of 5 to 3.

Commissioners Mitchell, Rivers, and Whitlow explained their recommendations for denial. There was an interest in pursuing alternative way to address issue by including longer start and completion timelines within the approving documents; interest in respecting the proposed three years; and exploring a process that meets the needs of public projects.

Aye: 5 - Chair Michael Everhart, Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, and John Rees

Nay: 3 - Jonathan Mitchell, Louie Rivers, and Stephen Whitlow

Adjournment

Next Meeting - September 21, 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.