



# TOWN OF CHAPEL HILL

## Planning Commission

### Meeting Minutes

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

Chair Amy Ryan  
Vice-Chair John Rees  
Neal Bench  
Michael Everhart  
Melissa McCullough

Louie Rivers  
Katherine Roberts  
Whit Rummel  
Elizabeth Webber

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**Tuesday, May 15, 2018**

**7:00 PM**

**RM 110 | Council Chamber**

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#### Opening

The meeting opened at 7:05p.m.

#### Roll Call

Councilmembers Hongbin Gu and Michael Parker, and Town staff Aaron Frank were also in attendance.

**Present**        7 - Chair Amy Ryan, Vice-Chair John Rees, Neal Bench, Michael Everhart, Melissa McCullough, Louie Rivers, and Elizabeth Webber

**Absent**         2 - Katherine Roberts, and Whit Rummel

*Secretary reads procedures into the record*

#### Approval of Agenda

#### Announcements

#### Petitions

#### Approval of Minutes

1. Approval of May 1st Draft Action Minutes

[\[18-0427\]](#)

Commissioner Bench moved and Commissioner Everhart seconded to approve the May 1 minutes, subject to the following changes:

Marian Raval spoke on behalf of the Chapel Hill Cooperative Preschool, not Aaron Bachenheimer.

The 428 W Cameron Ave vote should be shown as a unanimous vote.

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

## **Old Business**

## **New Business**

2. Consider a Land Use Management Ordinance Text Amendment and Map Amendment Regarding Modifications to Form District Regulations in Section 3.11 [\[18-0446\]](#)

Ben Hitchings (Planning Director) and Corey Liles (Town staff) presented information regarding the Blue Hill District Petition. Wes Pope, Dickson Phillips, and Julie McClintock spoke regarding the application.

3. Application for Special Use Permit - Eastowne Redevelopment - MOB 1 (Project #18-028) [\[18-0428\]](#)

Michael Sudol (Town staff) presented the application. Simon George and Bill Derks spoke on behalf of the applicant.

Commissioner Bench moved and Commissioner McCullough seconded to recommend finding the proposal consistent with the comprehensive plan.

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

Commissioner McCullough moved and Commissioner Rees seconded to recommend approval of Ordinance A, approving the rezoning from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3).

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

Melissa McCullough moved and Michael Everhart seconded to recommend approval of Resolution A, approving the Special Use Permit with the following stipulations:

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

## **Reports**

Aaron Frank (Town staff) provided an update on the upcoming Future Land Use Map. The Commission also discussed future meeting scheduling and would like to recess in July.

*Adjournment*

Next Meeting - June 5

Commissioner McCullough moved to adjourn. The motion was unanimously seconded by the Commission.

*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](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.*