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
Amy Ryan
Elizabeth Webber
Stephen Whitlow

Tuesday, October 15, 2019 **7:00 PM** **RM 110 | Council Chamber**

Opening

Roll Call

Present 7 - Amy Ryan, Chair John Rees, Neal Bench, Melissa McCullough, Whit Rummel, Elizabeth Webber, and Stephen Whitlow

Absent 2 - Michael Everhart, and Vice-Chair Louie Rivers

Secretary reads procedures into the record

Approval of Agenda

McCullough moved to approve the agenda; no vote.

Announcements

Petitions

Approval of Minutes

1. Planning Commission Action Minutes for October 1, 2019 **[19-0849]**

A motion was made by Ryan, seconded by McCullough, to approve the minutes. The motion passed unanimously.

Old Business

2. Blue Hill District Massing Update **[19-0850]**

The Planning Commission heard a presentation by Town staff member Corey Liles and provided feedback.

New Business

3. Land Use Management Ordinance Text Amendments - Section 3.6.2 and 8.4 Historic District Commission Procedures **[19-0853]**

A motion was made by Bench, seconded by Ryan, that the Text Amendment be approved with the following amendment: "That staff look into the congruity concerns and provide recommendations to provide clarity and eliminate any concerns." The motion carried by a unanimous vote.

4. 1751 Dobbins Drive Conditional Zoning Application **[19-0851]**

A motion was made by Ryan, seconded by McCullough, that the Conditional Zoning be recommended for approval as presented, with a recommendation that Town Staff explore the option for a permanent Payment-In-Lieu. The motion carried by the following vote:

Aye: 6 - Ryan, Chair Rees, Bench, McCullough, Rummel, and Webber

Nay: 1 - Whitlow

5. Wegmans Street Improvements Special Use Permit Modification **[19-0852]**

A motion was made by Rummel, seconded by Webber, that the Special Use Permit Modification be recommended for approval with a condition to include the Transportation and Connectivity Advisory Board condition to require a fourth crosswalk at the intersection of Eastowne Dr and US 15-501. The motion carried by the following vote:

Aye: 6 - Ryan, Chair Rees, Bench, McCullough, Rummel, and Webber

Nay: 1 - Whitlow

Adjournment

Next Meeting - November 5, 2019

Chair Rees adjourned the meeting.

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.