



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

Melissa McCullough
Whit Rummel
Elizabeth Webber
Stephen Whitlow

Tuesday, June 16, 2020

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. Please visit the Town Calendar for registration information:

<https://www.townofchapelhill.org/Home/Components/Calendar/Event/17000/15>

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

Bench made a motion that the Consent Agenda item be pulled for further discussion. Everhart seconded the motion.

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.

McCullough shared that the Environmental Stewardship Advisory Board meeting was delayed until Monday; Whitlow shared that the Housing Advisory

Board heard a presentation on low income housing credit.

Petitions

Approval of Minutes

2. Planning Commission Action Minutes for June 2, 2020 [\[20-0427\]](#)

A motion was made by Everhart, seconded by Baxter, that the minutes 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

Consent Agenda

3. West St Marks Church of Christ Time Extension [\[20-0428\]](#)

A motion was made by Bench, seconded by Baxter, that the time extension 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

4. Consider an Application for Minor Subdivision Review - 105 Highland Drive [\[20-0429\]](#)

Bench moved to approve Resolution A, waiving stipulation #4, and otherwise approving as presented by the Town Staff. Rummel seconded the motion; subsequently the motion was retracted by Bench.

Whitlow moved to approve Resolution A as written by Town Staff, with a condition requiring installation of infrastructure to be used to promote connectivity to Martin Luther King Jr. Blvd. for the residents of Highland Drive, or requiring a Payment-In-Lieu not to exceed \$5,000 for said improvements. Vice-Chair Rivers seconded; 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

5. FLUM Project Update [\[20-0430\]](#)

An update was provided by Town Staff member Alisa Rogers.

6. Concept Plan Reviews and Planning Commission Feedback [\[20-0372\]](#)

Bench, Rummel, and Whitlow were nominated to serve on a Town committee discussing the future of Concept Plans.

Adjournment

Next Meeting - August 4, 2020

Bench moved to cancel both July meetings and the first meeting in August. Vice-Chair Rivers offered an amended motion that both July meetings are cancelled, and that the first meeting in August be used as a summit to work on the Payment-in-Lieu process. The motion passed with unanimous hand-raise approval.

Bench and McCullough moved to adjourn, Everhart and Rummel seconded; 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 for more information on the above referenced applications.

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