



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

John Rees
Louie Rivers
Elizabeth Webber
Stephen Whitlow

Tuesday, April 6, 2021

6:00 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_fJYWxspxTay8Ut7vvza74w. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 846 6424 3944

Opening

Roll Call

Staff Present: Jake Lowman, Staff Liaison

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

Secretary reads procedures into the record

Approval of Agenda

Without objection, motion by Bench, Second by McCullough to pull 1751 Dobbins Drive from the Consent Agenda and proceed forward with the agenda as amended.

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.

Petitions

Approval of Minutes

2. March 2, 2021 Planning Commission Draft Action Minutes [\[21-0277\]](#)

Motion by Bench, second by Losos to approve the March 16, 2021 meeting minutes.

* Original Agenda item was mislabeled as March 2nd

Consent Agenda

3. Modification to Conditional Zoning District: 1751 Dobbins Drive [\[21-0278\]](#)

Judy Johnson, Assistant Planning Director, and Keith Shaw, Applicant, provided clarifying information on the application. Motion by Bench, second by Rees to recommend approval of the item. The motion passed by unanimous vote.

Old Business

New Business

4. Consider a Land Use Management Ordinance (LUMO) Text Amendment - Proposed changes to Articles 1,3,4,5,8 and Appendix A to bring the LUMO into compliance with North Carolina General Statute 160D [\[21-0279\]](#)

Alisa Duffey-Rogers, Land Use Management Ordinance Project Manager, presented information on proposed LUMO amendments required by 160D legislation. The commission posed questions relating to advisory board recommendation and standing.

Motion by McCullough, second by Rivers to recommend the adoption of the Resolution of Consistency, noting the pressure of the changes being required by state law. The motion passed unanimously.

Motion by Bench, second by Rivers, to recommend approval of Ordinance A. The motion passed unanimously.

5. Conditional Zoning Application: 2200 Homestead Road [\[21-0280\]](#)

Everhart and Bench disclosed connections with Hope Gardens that posed no conflict of interest.

Anya Grahn, Senior Planner, provided a staff presentation. Emily Holt,

Affordable Housing Development Officer, spoke on behalf of the Town as the applicant. Dan Jewell and Jared Martinson presented further aspects of the development.

Motion by Bench, second by Rees, to recommend Resolution A for high consistency with the comprehensive plan. The motion passed by unanimous vote.

Motion by Baxter, second by Losos, to recommend Ordinance A. The motion passed by unanimous vote.

6. University Place Special Use Permit Modification

[\[21-0281\]](#)

Jake Lowman, Senior Planner, presented the application. Ashley Saulpaugh presented as the applicant.

Commissioner Bench moved and Commissioner Losos seconded to recommend Town Council adopt Resolution A, approving the application for Special Use Permit Modification for University Place, 201 Estes Drive with the following conditions and recommendations:

1. Decrease the allowed impervious surface area to meet current ordinance standard of 70% maximum impervious surface ratio.
2. Increase the amount of required tree canopy coverage to meet the current required ordinance standard of 30% minimum tree canopy coverage.
3. Further reduce parking totals and reduce required minimum parking on-site.
4. Greatly increase the amount of bicycle parking on-site.
5. Provide unbundled parking options, granting tenants the option of paying for parking spaces or not.
6. Engage with the Chapel Hill Farmers Market to provide permanent and shared-use infrastructure that suits their long-term needs.
7. New constructed stand-alone buildings shall be more than one story in height.
8. Reduce the number of proposed signs and sign size along Fordham Boulevard.

The motion passed by unanimous vote.

7. Aura Conditional Zoning Application

[\[21-0282\]](#)

Project deferred by the applicant until the April 20, 2021 Meeting.

8. New Member Applications

[\[21-0283\]](#)

The commission interviewed James Faron and Jonathan Mitchell. The commission will conduct final interviews and make a final recommendation to council at the April 20, 2021 meeting.

Reports

Adjournment

Next Meeting - April 20, 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.