



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, May 3, 2022

7:00 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၶ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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: URL After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: ###-####-####

Present 7 - Chair Michael Everhart, Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, and Stephen Whitlow

Absent 1 - Louie Rivers

Opening

Roll Call

Staff: Elysa Smigielski, Charnika Harrell, Jacob Hunt, Judy Johnson
Council Liaison: Camille Berry

- Present** 7 - Chair Michael Everhart, Vice-Chair James Baxter, Neal Bench, Elizabeth Losos, Jonathan Mitchell, John Rees, and Stephen Whitlow
- Absent** 1 - Louie Rivers

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. April 19, 2022 Action Minutes [\[22-0360\]](#)
A motion was made by Rees, seconded by Losos, that this Discussion Item be approved. The motion carried by a unanimous vote.

Consent Items

2. 138 Lincoln Lane - Pine Knolls NCD Site Plan Review [\[22-0361\]](#)
A motion was made by Losos, seconded by Mitchell, that this Consent item be approved. The motion carried by a unanimous vote.

New Business

3. 742 Gimghoul Road Conditional Zoning [\[22-0362\]](#)
A motion was made by Vice-Chair Baxter, seconded by Bench, that Resolution A be recommended for approval. The motion carried by a unanimous vote.

A motion was made by Mitchell, seconded by Vice-Chair Baxter, that Ordinance A be recommended for approval. The motion carried by a unanimous vote.
4. Peach Apartments - 107 Johnson St - Conditional Zoning [\[22-0363\]](#)
A motion was made by Bench, seconded by Mitchell, that Resolution A be recommended for approval. The motion carried by a unanimous vote.

The Planning Commission recommends the Town work with the developer to take over the proposed playground to ensure it is open to the public and absolve the development of possible legal liability.

A motion was made by Rees, seconded by Bench, that Ordinance A be recommended for approval as proposed including a Planning Commission recommended amendment that stipulates that the project shall not be held to LUMO parking standards and that any parking provided is only at the discretion of the developer. The motion carried by a unanimous vote.

5. Harris Teeter - 1800 MLK Jr Blvd - Special Use Permit and MLUP

[\[22-0364\]](#)

Staff gave comments to the applicant.

Adjournment

Next Meeting - DATE

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.