



# Action Minutes: Planning Commission

**Meeting Date:** January 6, 2015

**Members Present:** Neal Bench (Chair), Travis Crayton, Deborah Fulgheri, Melissa McCullough, Michael Parker, Amy Ryan (Vice-Chair), Buffie Webber, Brian Wittmayer. **Members Absent:** None **Joint Planning Area:** Vacant **Council Liaison:** Vacant

**Staff Present:** Judy Johnson, Gene Poveromo

Agenda Item	Discussion Points	Motion/Votes/Outcome	Action
<b>Opening Items</b>	1. Meeting was called to order at 7:00pm  2. Adoption of November 18, 2014 Action Minutes  3. Adoption of the December 3, 2014 Action Minutes	1. Quorum present  2. Michael Parker moved and Travis Crayton seconded a motion to approve the November 18, 2014 Action Minutes with corrections as noted. The vote was 7-0.  3. Michael Parker moved and Melissa McCullough seconded a motion to approve the December 3, 2014 Action Minutes with corrections as noted. The vote was 7-0.	1. None  2. The motion was approved unanimously.  3. The motion was approved unanimously.
<b>Consent Agenda</b>	No items		
<b>Old Business</b>	No items		

<p><b>New Business</b></p>	<p>4. Weaver Crossing Zoning Atlas Amendment</p> <p>5. Weaver Crossing Special Use Permit</p> <p>6. 1165 Weaver Dairy Road Zoning Atlas Amendment</p> <p>7a. Extraterritorial Jurisdiction Zoning Atlas Amendment</p> <p>7b. Planning Commission and Board of Adjustment Membership Text Amendment</p>	<p>4. Amy Ryan moved and Buffie Webber seconded a motion to approve the Resolution of Consistency.</p> <p>Amy Ryan moved and Melissa McCullough seconded a motion to rezone the site to Community Commercial-Conditional.</p> <p>5. Michael Parker moved and Buffie Webber seconded a motion to approve the Special Use Permit with changes to Resolution A.</p> <p>6. Amy Ryan moved and Deborah Fulgheri seconded a motion to approve the Resolution of Consistency.</p> <p>Amy Ryan moved and Deborah Fulgheri seconded a motion to rezone the site to Community Commercial.</p> <p>7a. Amy Ryan moved and Michael Parker seconded a motion to enact Ordinance A to enact Chapel Hill Zoning Districts in the expanded ETJ.</p> <p>7b. Michael Parker moved and Amy Ryan seconded a motion to enact Ordinance B to replace the JPA membership on the Planning Commission and the Board of Adjustment with an at large Chapel Hill resident.</p>	<p>4. The motion was approved 6-2 (Melissa McCullough, Brian Wittmayer).</p> <p>The motion was approved unanimously. See attached Summary of Action.</p> <p>5. The motion was approved 5 to 3 (Amy Ryan, Melissa McCullough, and Deborah Fulgheri). See attached Summary of Action</p> <p>6. The motion was approved 6 to 2 (Melissa McCullough, Brian Wittmayer). See attached Summary of Action.</p> <p>The motion was approved unanimously. See attached Summary of Action.</p> <p>7a. The motion was unanimously approved. See attached Summary of Action</p> <p>7b. The motion was approve 7 to 1 (Deborah Fulgheri). See attached Summary of Action</p>
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<b>Reports</b>	<p>8. Council's Goals and the Mayor's Request for Budget Priorities from Boards and Commissions.</p> <p>9. Report on Housing Advisory Board "Proforma" regarding the Ephesus/Fordham rezoning – Buffie Webber</p>	<p>8. The Commission agreed to postpone this discussion to the next Planning Commission meeting.</p> <p>9. Several Commission members agreed to attend the January 24, 2015 workshop on affordable housing.</p>	
<b>Adjournment</b>		The Chair announced the meeting adjourned at 10:25 pm.	

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

### RECOMMENDATION WEAVER CROSSING (PROJECT #14-051) ZONING ATLAS AMENDMENT January 6, 2015

**Recommendation:**   **Approved**         **Approval with Conditions**         **Denied**  

**Motion:**      Amy Ryan moved and Michael Parker seconded to recommend approval of Weaver Crossing Zoning Atlas Amendment:

**Vote:**            8 - 0

**Ayes:**      Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Buffie Webber, and Brian Wittmayer

**Nays:**

Prepared by:      Neal Bench, Chair, Planning Commission  
                            Judy Johnson, Staff

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### RECOMMENDATION WEAVER CROSSING (PROJECT #14-051) SPECIAL USE PERMIT January 6, 2015

**Recommendation:**    **Approved**             **Approval with Conditions**             **Denied**

**Motion:**            Michael Parker moved and Buffie Webber seconded to recommend approval of Weaver Crossing with the conditions noted below:

**Vote:**                5 - 3

**Ayes:**                Neal Bench, Travis Crayton, Michael Parker, Elizabeth Webber, and Brian Wittmayer

**Nays:**                Deborah Fulghieri, Melissa McCullough, and Amy Ryan

**Reason for Nay vote:** That the project does not fulfill the vision of the comprehensive plan; concern over the access from the project to Martin Luther King Jr. Blvd; violates #1 of the four findings as it does not maintain or promote safety with the conflicts of traffic and u-turns.

Recommended Conditions:

- Signalize Sparrow Road;
- Add stipulation requiring cross access easement between this property and adjoining property to the east;

Endorse the following Transportation and Connectivity Advisory Board's recommended conditions:

A extended channelized island should be provided at the proposed driveway entrance/exit along Martin Luther King Jr. Blvd. to ensure automobile traffic leaving the site would not have the ability to immediately cross the bikelane and adjacent through lane. The bicycle lane, located between the travel lane and dedicated right turn lane should be highlighted with green paint along the property frontage to alert drivers to the transition with the right turn lane.

Concern about the potential turning conflicts at the proposed driveway along Martin Luther King Jr. Blvd. particularly for automobiles leaving the site. The operation of this intersection should be revisited after a reasonable period and changes to ingress and egress should be implemented if necessary.

Prepared by: Neal Bench, Chair, Planning Commission  
Judy Johnson, Staff

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**RECOMMENDATION**  
**1165 WEAVER DAIRY ROAD (PROJECT #14-084)**  
**ZONING ATLAS AMENDMENT**  
**CONSISTENCY WITH COMPREHENSIVE PLAN**  
**January 6, 2015**

**Recommendation:**   **Approved**         **Approval with Conditions**         **Denied**  

**Motion:**      Amy Ryan moved and Deborah Fulghieri seconded to recommend approval of 1165 Weaver Dairy Road Resolution of Consistency:

**Vote:**      6 - 2

**Ayes:**      Neal Bench, Travis Crayton, Deborah Fulghieri, Michael Parker, Amy Ryan, and Buffie Webber

**Nays:**      Melissa McCullough, and Brian Wittmayer

**Reason for Nay vote:** That the project does not fulfill the vision of the comprehensive plan or the Northern Area Task Force Report.

**Prepared by:**      Neal Bench, Chair, Planning Commission  
                                 Judy Johnson, Staff

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### RECOMMENDATION 1165 WEAVER DAIRY ROAD (PROJECT #14-084) ZONING ATLAS AMENDMENT January 6, 2015

**Recommendation:**   **Approved**         **Approval with Conditions**         **Denied**  

**Motion:**      Amy Ryan moved and Michael Parker seconded to recommend approval of Weaver Crossing Zoning Atlas Amendment:

**Vote:**            8 - 0

**Ayes:**      Neal Bench, Travis Crayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Buffie Webber, and Brian Wittmayer

**Nays:**

Prepared by:      Neal Bench, Chair, Planning Commission  
                            Judy Johnson, Staff



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### RECOMMENDATION EXTRATERRITORIAL JURISDICTION (ETJ) ZONING

January 6, 2015

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Michael Parker moved and Amy Ryan seconded a motion to recommend enactment of the zoning Ordinance A.

**Vote:** 8 - 0

Ayes: Neal Bench, Travis Clayton, Deborah Fulghieri, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Weber, Brian Whitmayer

Nays:

Prepared by: Neal Bench, Chair, Planning Commission  
Judy Johnson, Staff

# PLANNING COMMISSION

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## RECOMMENDATION PLANNING COMMISSION AND BOARD OF ADJUSTMENT MEMBERSHIP AND REPRESENTATION

January 6, 2015

**Recommendation:** Approval  Approval with Conditions  Denial

**Motion:** Amy Ryan moved and Michael Parker seconded a motion to recommend enactment of the zoning Ordinance A with the following changes (indicated by double strike-throughs):

A Planning Commission, consisting of nine members, is hereby established. The charge of the Commission is to assist the council in achieving the town's comprehensive plan for orderly growth and development by analyzing, evaluating and recommending responsible town policies, ordinances and planning standards that manage land use and involving the community in long-range planning. Members shall be appointed in accordance with the council's advisory board membership policy and shall include one ~~(1) Extraterritorial Planning Jurisdiction (ETJ) resident and one~~ (1) resident of either the Joint Planning Transition Area (JPA) resident or the Extraterritorial Planning Jurisdiction (ETJ).

**Vote:** 7 - 1

**Ayes:** Neal Bench, Travis Clayton, Melissa McCullough, Michael Parker, Amy Ryan, Elizabeth Weber, Brian Whitmayer

**Nays:** Deborah Fulghieri

The nay vote was made because the commission member did not support the recommended change to the Planning Commission representation. She believes that 1) the ETJ areas to the north and south of town are very different and 2) membership on the Planning Commission is the only input residents of the ETJ have to voice their concerns.

**Discussion:** The Commission recommended reducing the ETJ or JPA representative to one member as opposed to the staff recommendation of one ETJ representative and one resident of either the ETJ or the JPA.

The Planning Commission based its decision on the current ETJ/JPA population percentage as compared to Planning Commission member percentage (6.7% versus 22% with 2 representatives and 11% with one representative). With one ETJ/JPA Planning Commission member there is still almost double the representation on the Planning Commission. The recommendation included changing the second ETJ/JPA member seat to an At-large Chapel Hill resident member seat bringing that to a total of four equal to the number of champion member seats.

Prepared by: Neal Bench, Chair, Planning Commission  
Judy Johnson, Staff