



PLANNING COMMISSION

APPROVED MINUTES

July 11, 2023, 5:30 p.m.
City Council Chamber, City Hall

I. Call to Order

Chair Cameron called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:

Kimberly Cameron, Chair
Sarah Chagaris, Vice Chair
Nathaniel Baker
Talib Graves-Manns
Vik Gurram
Scot Maclver
David Morgan
Anthony Sease
Raymond Trapp
Stephen Valentine
Zuri Williams
Chris Young

Excused Members Absent:

Garry Cutright

Staff Present:

Grace Smith, Assistant Planning Director
Alexander Cahill, Senior Planning Manager
Andrew Lester, Senior Planner
Earlene Thomas, Transportation Engineer IV

III. Approval of the Minutes and Consistency Statements for: June 13, 2023, Meeting

MOTION: Approve the Minutes and Consistency Statements for June 13, 2023.
(Morgan, Valentine 2nd)

ACTION: Motion carried, 11-0 (Graves-Manns not yet present)

IV. Election of Interim Vice Chair

MOTION: To elect Commissioner Chagaris to Vice Chair (Morgan/Baker 2nd)

ACTION: Motion carried, 11-0 (Graves-Manns not yet present)

V. Adjustments to the Agenda

Chair Cameron asked for Case Z2200065 be placed first on the Public Hearing Cases.

VI. Public Hearing: Zoning Map Change Requests

a. Hillsborough Road Coca-Cola Bottling Site (Z2200065)

Zoning Map Change Request: Industrial Light (IL) to Planned Development Residential 79.365 (PDR 79.365) and Commercial General (CG).

Staff Report: Alexander Cahill presented **Hillsborough Road Coca-Cola Bottling Site (Z2200065)**.

Public Hearing: Chair Cameron opened the public hearing.

Commission Discussion: The applicant asked for this case to be continued to August's meeting.

MOTION: Recommend continuance of Z2200065 to September meeting (Trapp, Valentine 2nd)

ACTION: Motion carried, 12-0

b. Shannon at Old Chapel Hill (Z2200039) – Continued from June 13, 2023, meeting

Zoning Map Change Request: Residential Suburban-10 (RS-10) and Residential Suburban-8 (RS-8) to Residential Suburban Multifamily with a development plan (RS-M(D)).

Staff Report: Andy Lester presented **Shannon at Old Chapel Hill (Z2200039)**

Public Hearing: Chair Cameron opened the public hearing. The applicant spoke in support. No one spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on the positive outreach and transparency of project and the movement of stormwater to Shannon Road.

MOTION: Recommend approval of Z2200039 (Trapp, Baker 2nd)

ACTION: Motion carried, 12-0

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the designated Future Place Type of Transit Opportunity Area. The Commission believes the request is reasonable and is in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

c. Smallwood Townhouses (Z2200031)

Zoning Map Change Request: Residential Rural (RR) to Planned Development Residential 7.405 (PDR 7.405).

Staff Report: Andy Lester presented **Smallwood Townhouses (Z2200031)**.

Public Hearing: Chair Cameron opened the public hearing. The applicant spoke in support. Multiple people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on cemetery location and connectivity, stub out connection to the church, concerns of showing streets and street connectivity, front garages and cul-de-sacs and auto-oriented nature of project.

MOTION: Recommend approval of Z2200031 (Morgan, Valentine 2nd)

ACTION: Motion carried, 11-1 (Chagaris voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and does recommend approval based on comments received at the public hearing and the information in the staff report.

d. East Club Gateway (Z2200062)

Zoning Map Change Request: Residential Rural (RR) and Commercial Neighborhood (CN) to Commercial General with a textual development plan (CG(D)).

Staff Report: Alexander Cahill presented **East Club Gateway (Z2200062)**.

Public Hearing: Chair Cameron opened the public hearing. The applicants spoke in support. Multiple people spoke in opposition. Chair Cameron closed the public hearing.

Commission Discussion: The discussion centered on the absence of the applicant, the continuance of the case, staff case load, desired clarification of the project and driveway closure off of turn-off ramp.

MOTION: Recommend continuance of Z2200062 to August meeting (Valentine, Morgan 2nd)

ACTION: Motion carried, 7-5 (Cameron, Chagaris, Graves-Manns, Trapp, Williams voting No)

VII. Old Business

VIII. New Business

IX. Adjournment

The meeting was adjourned at 7:16 p.m.

Respectfully Submitted,
Joanne Gordon, Clerk