

SUMMARY OF  
PLANNING BOARD ACTION

**Subject:** Performance Motors Application for Special Use Permit Modification

**Meeting Date :** June 21, 2005

**Recommendation:** That the Council approve the Special Use Permit Modification for the proposed Performance Motors with the adoption of Resolution A, with the condition to preserve the 22" white oak tree on the Fordham Boulevard frontage of the site.

**Vote:** 8 - 1

**Ayes:** Timothy Dempsey, Rebecca Boyles, Margaret Campion, Donna Stephens Manley, Nancy Milio, Gene Pease, Mitch Strobin, and James Stroud.

**Nay:** Ruby Sinreich.

**Issues Raised:** The following issues were raised by Planning Board members:

- *Fordham Boulevard Entranceway:* A Board member noted that Fordham Boulevard is a major entranceway to Town and preserving existing trees in that corridor is important.
- *Specimen 22" White Oak:* The Board called for preserving the 22" white oak specimen tree on the Fordham Boulevard frontage of the site.
- *Modification of Regulations:* Board members discussed the proposed modification to regulations to allow the proposed employee parking lot expansion on the south side of Old Durham Road as a principal use rather than an accessory use. A member indicated a preference for a rezoning rather than a modification to regulations.

**Dissenting Vote:** The dissenting member of the Board indicated a primary opposition to the project based on the proposed change in use for the Neighborhood Commercial zoning district.

**Prepared by:** Timothy Dempsey, Chapel Hill Planning Board  
Phil Mason, Staff

PM For TD