



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Rachel Schaevitz
Council Member Karen Stegman

Wednesday, June 27, 2018 6:00 PM RM 110 | Council Chamber

OPENING

PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

Petitions and other similar requests submitted by the public, whether written or oral, are heard at the beginning of each regular meeting. Except in the case of urgency and unanimous vote of the Council members present, petitions will not be acted upon at the time presented. After receiving a petition, the Council shall, by simple motion, dispose of it as follows: consideration at a future regular Council meeting; referral to another board or committee for study and report; referral to the Town Manager for investigation and report; receive for information. See the Status of Petitions to Council webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.

1. Petitions from the Public and Council Members.
 - a. Transportation and Connectivity Advisory Board Request for an Electric Vehicle Provision in the Land Use Management Ordinance.

[\[18-0610\]](#)

PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

ANNOUNCEMENTS BY COUNCIL MEMBERS

CONSENT

Items of a routine nature will be placed on the Consent Agenda to be voted on in a block. Any item may be removed from the Consent Agenda by request of the Mayor or any Council Member.

2. Approve all Consent Agenda Items.

[\[18-0599\]](#)

- By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 3.** Approve Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets for FY 2017-18. [\[18-0600\]](#)
- By adopting the resolution, the Council accepts the North Carolina Department of Transportation Section 5307 Grant, and by enacting the attached budget ordinance amendment, the Council authorizes the adjustment of the Transit Fund budget.
- 4.** Approve \$419,500 in FY2018-19 Funding for Performance Agreements with Human Services Agencies as Recommended by the Human Services Advisory Board. [\[18-0601\]](#)
- By adopting the resolution, the Council approves 2018-19 Performance Agreement with Human Services Agencies as recommended by the Human Services Advisory Board.
- 5.** Award a Bid for Street Patching, Milling, and Resurfacing on Town-Maintained Streets. [\[18-0602\]](#)
- By adopting the resolution, the Council authorizes execution of a contract with Carolina Sunrock to provide annual street resurfacing services.
- 6.** Approve a Master Signage Plan for Glen Lennox. [\[18-0603\]](#)
- By adopting the resolution, the Council approves the Glen Lennox Master Signage Plan.
- 7.** Reschedule the Town Manager Report for the American Legion Property, 1714 Legion Road. [\[18-0604\]](#)
- By adopting the resolution, the Council authorizes the Town Manager to continue working on deliverables that will lead to a proposed implementation process, to continue providing regular progress reports to Council, and to report on a proposed implementation process for Council's consideration in Fall 2018.

INFORMATION

- 8.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0605\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 9.** Progress Report on Town Manager Goals and Priorities. [\[18-0606\]](#)

The purpose of this item is to provide a summary of the progress report on the goals and priorities.

DISCUSSION

- 10.** Update on the Town Manager Selection Process. (no attachment) [\[18-0607\]](#)

PRESENTER: Pam Hemminger, Mayor

- 11.** Consider an Application for Land Use Management Ordinance Text Amendment- University-1 (U-1) Zoning District (Project # 18-036). [\[18-0608\]](#)

PRESENTER: Aaron Frank, Senior Planner

- a. Introduction and revised recommendations
- b. Recommendation by the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact the ordinance to amend the Land Use Management Ordinance.

RECOMMENDATION: That the Council enact an amendment to remove the minimum acreage and maximum development agreement term limit in University-1 (U-1) zone to match the 2015 State Law changes.

- 12.** Consider an Application for Zoning Atlas Amendment - Town and University Joint Operations Center, 1050 Estes Drive Extension. [\[18-0609\]](#)

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager
Jabe Hunter, Assistant Chief of Police
Aaron Frank, Senior Planner

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation by the applicant
- d. Recommendation of the Planning Commission
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact the Ordinance approving the rezoning

RECOMMENDATION: That the Council enact an ordinance to change the zoning designation, which determines the range of land uses and development intensities permitted on the property, at 1050 Estes Drive Extension to University-1 (U-1). In addition, this change will be made to accommodate the related development agreement.

- 13.** Consider an Application for a Development Agreement [\[18-0611\]](#)
- Town and University Joint Operations Center, 1050 Estes Drive Extension.

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager
Jabe Hunter, Assistant Chief of Police
Aaron Frank, Senior Planner

- a. Introduction and recommendation
- b. Presentation by Applicant
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Close the public hearing
- f. Motion to adopt Resolution A of Approval

RECOMMENDATION: That the Council close the public hearing; adopt Resolution A approving the Development Agreement for the Joint University Operations Center at 1050 Estes Drive and authorizing the Town Manager and Town Attorney to enter into a lease for the development.

- 14.** Close the Public Hearing and Enact a Land Use Management Ordinance Text Amendment- Advisory Boards Voting Procedures (Sections 8.2.7, 8.4.9, and 8.5.8). [\[18-0612\]](#)

PRESENTER: Aaron Frank, Senior Planner

- a. Introduction and revised recommendations
- b. Recommendation by the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to close the public hearing
- f. Motion to adopt the Resolution of Consistency
- g. Motion to enact an Ordinance amending the voting requirements.

RECOMMENDATION: That the Council close the Public Hearing and enacts an ordinance amendment to address a Council request to change the advisory board voting requirements.

- 15.** Consider Adoption of Land Use Management Ordinance Text Amendments regarding Modifications [\[18-0613\]](#)

to Form District Regulations in Section 3.11 to Encourage Non-Residential Development and Address Building Size.

PRESENTER: Ben Hitchings, Director of Planning and Development Services

- a. Introduction and revised recommendation
- b. Recommendation by the Planning Commission and Community Design Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to adjourn the public hearing
- f. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- g. Motion to enact the ordinance to amend the Land Use Management Ordinance.

RECOMMENDATION: That the Council close the public hearing; adopt the Resolution of Consistency with the Comprehensive Plan; and enact Ordinance A to amend the Land Use Management Ordinance.

16. Consider a Zoning Atlas Amendment for Application of WC-Subdistricts in the Blue Hill District.

[\[18-0614\]](#)

PRESENTER: Corey Liles, Interim Principal Planner

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Comments and questions from the Mayor and Town Council
- d. Motion to adjourn the Public Hearing
- e. Motion to adopt the Resolution of Denial.

RECOMMENDATION: That the Council close the public hearing and adopt Resolution B denying the Zoning Atlas amendment.

ZONING ATLAS AMENDMENT(S) and SPECIAL USE PERMIT(S)

The development proposal(s) below involves two separate steps: a rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.

ZONING ATLAS AMENDMENT(S)

Zoning Atlas Amendment: The Zoning Atlas Amendment, to change the

zoning designation on this property, is Legislative. The Council receives and considers public comment on the merits of the proposed rezoning, including opinions, when making Legislative decisions.

- 17.** Consider an Application for Zoning Atlas Amendment - [\[18-0615\]](#)
Eastowne Redevelopment Medical Office Building - 1.

PRESENTER: Judy Johnson, Operations Manager

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adjourn the Public Hearing
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact Ordinance A to rezone the property.

RECOMMENDATION: That the Council close the public hearing and adopt Resolution A, and enact the Ordinance to rezone the property from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3).

SPECIAL USE PERMIT(S)

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

- 18.** Consider a Special Use Permit Modification - Eastowne [\[18-0616\]](#)
Redevelopment Medical Office Building - 1.

PRESENTER: Judy Johnson, Operations Manager

Swearing of all persons wishing to present evidence

- a. Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and revised recommendation
- c. Presentation of evidence by the applicant
- d. Presentation of evidence by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to close the public hearing

h. Motion to adopt a resolution approving the Special Use Permit

RECOMMENDATION: That the Council close the Public Hearing, and adopt Revised Resolution A, approving the application.

- 19.** Update - LUMO Rewrite Project (FLUM) - Charting Our Future. [\[18-0617\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council receive an update on expanding the scope of the Future Land Use Map Refinement Project.

APPOINTMENTS

- 20.** Appointments to the Chapel Hill Cultural Arts Commission. [\[18-0618\]](#)
- 21.** Appointments to the Community Policing Advisory Committee. [\[18-0619\]](#)
- 22.** Appointments to the Grievance Hearing Board. [\[18-0620\]](#)
- 23.** Appointments to the Historic District Commission. [\[18-0621\]](#)
- 24.** Appointments to the Justice in Action Committee. [\[18-0622\]](#)

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS