



# 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 Karen Stegman  
Council Member Rachel Schaevitz

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**Wednesday, June 19, 2019      7:00 PM      RM 110 | Council Chamber**

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### OPENING

### PUBLIC COMMENT FOR ITEMS NOT ON PRINTED AGENDA AND 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.*

### 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.*

1. Approve all Consent Agenda Items. [\[19-0588\]](#)  
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
2. Approve the Year-End Miscellaneous Budget Ordinance Amendments to Adjust Various Fund [\[19-0589\]](#)

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Budgets for FY 2018-19.

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Grants Fund, Stormwater Fund, Vehicle Maintenance Fund and Transit Capital Reserve Fund. By enacting the attached project ordinance amendments, the Council adjusts the Capital Projects Ordinance Fund, Affordable Housing Fund, 2015 Streets and Sidewalks Bond Fund, and Transit Capital Grants Fund. By adopting the attached resolutions, the Council accepts the ABC Grant and the FY 2018 CMAQ Grant.

- 3.** Adopt the Public Libraries Records Retention and Disposition Schedule. [\[19-0590\]](#)

By adopting the resolution, the Council updates the Public Libraries Records Retention and Disposition Schedule.

- 4.** Approve a Framework for Chapel Hill's Participation in the Orange County Intergovernmental Work Group, Convey this Framework and Designate the Town's Representatives. [\[19-0591\]](#)

By adopting the resolution, the Council designates representatives to the Orange County Intergovernmental Collaborative Work Group, agrees to a framework for participation and conveys requests for several additions to the group's workflow to the Board of County Commissioners as well as the Carrboro and Hillsborough boards.

## INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0592\]](#)

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

## DISCUSSION

- 6.** Receive the Chapel Hill Downtown Partnership Annual Report. [\[19-0427\]](#)

PRESENTER: Matt Gladdek, Executive Director, Chapel Hill Downtown Partnership

RECOMMENDATION: That the Council receive the Chapel Hill Downtown Partnership Annual Report for 2019.

- 7.** Charting Our Future - Review and Provide Feedback on the Draft Guiding Statements. [\[19-0593\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council review and provide feedback on the draft Guiding Statements.

- 8.** Consider Pursuing a Text Amendment Process for Changes to the Land Use Management Ordinance in Response to Short Term Rentals (STR). [\[19-0594\]](#)

PRESENTER: Ben Hitchings, Planning Director  
Anya Grahn, Senior Planner

RECOMMENDATION: That the Council receive the staff's report and offer direction on pursuing a potential text amendment process to address Short Term Rentals (STRs).

- 9.** Update on the UNC Health Care Eastowne Development Agreement Proposal. [\[19-0595\]](#)

PRESENTER: Ben Hitchings, Planning Director  
Judy Johnson, Planning Operations Manager

RECOMMENDATION: That the Council receive the update and provide input as the project moves to the scenario development phase.

- 10.** Discuss Affordable Housing Goals for Rental Housing Development. [\[19-0596\]](#)

PRESENTER: Sarah Osmer Viñas, Assistant Director, Office for Housing and Community  
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council review and discuss the intended affordable housing goals in new rental housing development.

### **CONCEPT PLAN REVIEW(S)**

*Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.*

*Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.*

*As a courtesy to others, a citizen speaking on an agenda item is normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make*

*prior arrangements through the Mayor's Office by calling 968-2714.*

- 11.** Concept Plan Review: Bridgepoint, 2214 & 2312 Homestead Road.

[\[19-0597\]](#)

PRESENTER: Michael Sudol, Planner II

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.

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