



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 Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, June 14, 2023 7:00 PM

RM 110 | Council Chamber

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- View on cable television channel at Chapel Hill Gov-TV (townofchapelhill.org/GovTV)
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
- Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>

Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

Entry and COVID-19 Protocols

- *Entrance on the ground floor.*
- *Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain*

Speakers

- *Sign up at the meeting with the Town Clerk to speak.*
- *If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.*
- *Please do not bring signs.*

ROLL CALL

OPENING

ANNOUNCEMENTS BY COUNCIL MEMBERS

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.

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. [\[23-0521\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

2. Award a Bid and Authorize the Town Manager to Execute a Contract for the Construction of the Homestead and Seawell School Roads Sidewalk [\[23-0522\]](#)

Improvements Project.

By adopting the resolution, the Council awards a bid in an amount of \$3,241,783.03 to Carolina Sunrock, LLC for the construction of the Homestead and Seawell School Roads Sidewalk Improvements Project.

- 3.** Authorize the Town Manager to Execute Option to Ground Lease Agreements with the Vertical Developers of the Homestead Gardens Mixed Income Affordable Housing Development Project. [\[23-0523\]](#)

By adopting the resolution, the Council authorizes the Town Manager to execute option to ground lease agreements with CASA, Habitat for Humanity, and Community Home Trust to construct and operate affordable housing at the Town-owned 2200 Homestead Rd site.

- 4.** Modernize the Town's Energy Policy for Conditional Rezoning Applications and Align it with the Climate Action and Response Plan. [\[23-0524\]](#)

By adopting the resolution, the Council modernizes the Town's energy policy for conditional rezoning applications and aligns it with the Town's Climate Action and Response Plan.

- 5.** Align the Town's 2030 Carbon Reduction Goal with an Updated Science-Based Target. [\[23-0525\]](#)

By adopting the resolution, the Council aligns the Town's 2030 emissions reduction goal with an updated science-based target.

- 6.** Adopt a Calendar of Council Meetings through December 2023. [\[23-0526\]](#)

By adopting the resolution, the Council adopts its meeting calendar with meetings through December 2023.

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0527\]](#)

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

- 8.** Receive the Splash Pad and Inclusive Playground Feasibility Assessment Final Report. [\[23-0528\]](#)

By accepting the report, the Council acknowledges receipt of the final report and continues to support the implementation of an inclusive playground, inclusive elements at other town parks with associated amenities, and the development of a future splash pad.

DISCUSSION

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.

- 9.** Close the Legislative Hearing and Consider an [\[23-0529\]](#)
Application for Conditional Zoning Modification -
Columbia Street Annex, 1150 South Columbia Street.

PRESENTER: Jacob Hunt, Planner II

- 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 Legislative Hearing
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to modify the rezoning of the property.

RECOMMENDATION: That the Council close the legislative hearing, adopt the Resolution of Consistency and Reasonableness, and enact the Ordinance approving the Conditional Zoning Modification application.

- 10.** Close the Legislative Hearing and Consider a [\[23-0530\]](#)
Conditional Zoning Application for Starpoint Refuel at
1950 U.S. 15 501.

PRESENTER: Jacob Hunt, Planner II

- 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 Legislative Hearing
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan

- h. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council close the legislative hearing, adopt the Resolution of Reasonableness and Consistency, and enact the Ordinance approving the Conditional Zoning application.

CONTINUED DISCUSSION

- 11.** Close the Legislative Hearing and Consider Adopting the Connected Roads Plan as an Amendment to the Town's Comprehensive Plan, Chapel Hill 2020. [\[23-0531\]](#)

PRESENTER: Josh Mayo, Transportation Planner I

RECOMMENDATION: That the Council adopt the Connected Roads Plan as an amendment to the Town's Comprehensive Plan, Chapel Hill 2020.

- 12.** Review Draft Affordable Housing Plan and Investment Strategy. [\[23-0532\]](#)

PRESENTER: Sarah O. Viñas, Affordable Housing and Community Connections Director

RECOMMENDATION: That the Council review and provide feedback on the draft Affordable Housing Plan and Investment Strategy.

- 13.** North-South Bus Rapid Transit (NSBRT) Update. [\[23-0533\]](#)

PRESENTER: Caroline Dwyer, Transit Planning Manager

RECOMMENDATION: That the Council receive the North-South Bus Rapid Transit (NSBRT) project update.

APPOINTMENTS

- 14.** Appointments to the Cultural Arts Commission. [\[23-0534\]](#)

- 15.** Appointments to the Parks, Greenways and Recreation Commission. [\[23-0535\]](#)

- 16.** Appointments to the Stormwater Management Utility Advisory Board. [\[23-0536\]](#)

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