



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 Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, November 4, 2020 7:00 PM

Virtual Meeting

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

*https://us02web.zoom.us/webinar/register/WN_SuXp0Y89S2SjLzszDwAITQ
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 851 3265 3999*

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

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.

1. Barbara Driscoll Request for a Leave the Leaves Campaign. [\[20-0755\]](#)
2. Residents in the area of Mason Farm Rd., Whitehead Circle, and Purefoy Rd Request Improvements to Neighborhood Infrastructure to Promote Safe Walking and Biking and Improved Connectivity to Adjacent Neighborhoods and Campus. [\[20-0756\]](#)

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.

3. Approve all Consent Agenda Items. [\[20-0757\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
4. Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve. [\[20-0758\]](#)

By adopting the resolution, the Council approves the Housing Advisory Board's recommended funding plan for Affordable Housing Development Reserve funding.
5. Revise Sections III. D. and III. E.1. of the Council Procedures Manual Regarding Naming Policies and the Acceptance of Gifts and Donations. [\[20-0759\]](#)

By adopting the resolution, the Council adopt revisions to Sections III D. and III E.1 of the Council Procedures Manual.
6. Continue the Public Hearing on a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 18, 2020. [\[20-0760\]](#)

By adopting the resolution, the Council continues a public hearing to November 18, 2020 to consider a text amendment regarding townhome standards in the Blue Hill District.

- 7.** Call a Public Hearing for a Conditional Zoning Application for Columbia Street Annex, 1150 S. Columbia Street, from Residential-2 (R-2) to Mixed Use - Village - Conditional Zoning District (MU-V-CZD) and Continue the Public Hearing for the Closure of an Unmaintained Portion of the Monroe Street Right-of-Way to November 18, 2020. [\[20-0761\]](#)

By adopting the resolution, the Council calls a public hearing to discuss the Conditional Zoning Application for 1150 S. Columbia Street and continues public hearing for the Monroe Street Right-of-Way closure to November 18, 2020.

- 8.** Adopt a Resolution Closing the Public Hearing for the Land Use Management Ordinance Text Amendment to Article 5 Regarding Parking Limitations in Town Center and Town Code Chapter 11A Regarding Off-Street Parking and a Council Policy on Parking. [\[20-0762\]](#)

By adopting the resolution, the Council closes the Public Hearing regarding parking limitations, off-street parking, and a council policy on parking.

INFORMATION

- 9.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0763\]](#)

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

- 10.** Government Alliance on Race and Equity Update. [\[20-0764\]](#)

By accepting the update, the Council receives a status report on the racial equity framework that will serve as a foundation for the Town's Racial Equity Plan and a guide for how the Town of Chapel Hill will use a racial equity lens during decision making and resource allocation.

DISCUSSION

- 11.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[20-0765\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director
Vencelin Harris, Fire Chief
Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID-19 crisis.

- 12.** Receive Progress Report on County-wide Long Term Recovery Plan. [\[20-0766\]](#)

PRESENTER: John Richardson, Community Resilience Officer
Kayla Slater, Senior Managing Associate and Michael Levkowitz,
Managing Associate, with Hagerty Consulting

RECOMMENDATION: That the Council receive the progress report and provide feedback to the project consultant and staff, as needed.

- 13.** Open a Public Hearing: Conditional Zoning for 1200 & 1204 Martin Luther King Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial Conditional Zoning District (NC-CZD) (Project #19-065). [\[20-0767\]](#)

PRESENTER: Michael Sudol, 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 close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- g. Consider approving the Conditional Zoning application at the December 9 meeting.

RECOMMENDATION: That the Council open the Public Hearing, receive public comment, and make a motion to schedule consideration of the item at the Council Meeting on December 9, 2020.

- 14.** Consider a Proposal for a Land Use Management Ordinance Text Amendment - Proposed Changes to Section 5.14.4 (Campaign Signs). [\[20-0768\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and revised recommendation
- b. Mayor and Town Council discussion

- c. Motion to adopt Resolution A (Resolution of Consistency)
- d. Motion to enact Ordinance A (Approving the Proposal)

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact the Ordinance approving the Land Use Management Ordinance Text Amendment.

- 15.** Consider Land Use Management Ordinance Text Amendment - Proposed Changes to Table 3.7-1: Use Matrix - Self-Storage Facility, Conditioned. [\[20-0769\]](#)

PRESENTER: Jake Lowman, Senior Planner

- a. Introduction and recommendation
- b. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- c. Motion to enact the ordinance to approve changes to the Land Use Management Ordinance

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact Ordinance A.

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.

- 16.** Consider an Application for Limited Scope Special Use Permit Modification - Carraway Village, 3000 Eubanks Road. [\[20-0770\]](#)

PRESENTER: Jake Lowman, Senior Planner

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 1) continue and close the public hearing, and 2) adopt Revised Resolution A approving the application.

CONTINUED DISCUSSION

- 17.** Public Forum: Housing and Community Development Needs Assessment for the Community Development Block Grant Program. [\[20-0771\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council receive comments on housing and community development needs for the Community Development Block Grant (CDBG) program plan.

- 18.** Open the Public Hearing and Consider a Petition to Annex Property at 7000 Millhouse Road. [\[20-0772\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and preliminary recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the Public Hearing and receive written public comment for 24 hours following the closing of the public hearing
- f. Consider enacting an Ordinance to annex the property on December 9, 2020.

RECOMMENDATION: That the Council open the public hearing regarding the annexation, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours following the closing of the public hearing as required by Session Law 2020-3.

APPOINTMENTS

- 19.** Appointments to the Chapel Hill Downtown Partnership. [\[20-0773\]](#)
- 20.** Appointments to the Community Policing Advisory Committee. [\[20-0774\]](#)
- 21.** Appointments to the Cultural Arts Commission [\[20-0775\]](#)
- 22.** Appointments to the Orange Water and Sewer Authority Board of Directors [\[20-0776\]](#)

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