



# 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

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**Wednesday, September 22, 2021 7:00 PM**

**Virtual Meeting**

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### **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\\_ZuMh62LkR1SF5R3nCQM5IQ](https://us02web.zoom.us/webinar/register/WN_ZuMh62LkR1SF5R3nCQM5IQ)  
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,  
Meeting ID: 860 4766 7891*

*View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://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. Kate Sayre Request to Build a Splash Pad in Chapel Hill. [\[21-0694\]](#)
2. Barry Nakell Request to Rename Dixie Lane. [\[21-0695\]](#)
3. Joan Rehm and Karin Nelson Request Regarding Downtown Exhaust Noise. [\[21-0696\]](#)

## **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.*

4. Approve all Consent Agenda Items. [\[21-0697\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
5. Withdraw Approval of the Following Stormwater Storage Basin Projects: Piney Mountain, Red Bud, Daley Road, New Parkside, MLK and Willow and Create a Working Group on Stormwater Management in the Booker Creek Watershed. [\[21-0698\]](#)

By adopting the resolution, the Council withdraws approval of the following stormwater storage basin projects: Piney Mountain, Red Bud, Daley Road, New Parkside, MLK and Willow and creates a working group on stormwater management in the Booker Creek Watershed.
6. Approve a Memorandum of Agreement Between Orange County and the State of North Carolina Regarding the Disbursement of Settlement Funds Related to the National Opioid Litigation. [\[21-0699\]](#)

By adopting the resolution, the Council approves the Memorandum of Agreement between the State of North Carolina and Local Governments on proceeds relating to the Settlement of Opioid Litigation.
7. Continue the Public Hearing for Conditional Zoning - Amending the Chapel Hill Zoning Atlas to Rezone the [\[21-0700\]](#)

Rosemary-Columbia Street Hotel Property  
Assemblage Located at 108, 110, and 114 W.  
Rosemary Street and 208 Pritchard Avenue from  
Residential-3 (R-3), Office/Institutional-1 (OI-1), and  
Town Center-2 (TC-2) to Town Center-2- Conditional  
Zoning District (TC-2-CZD).

By adopting the resolution, the Council defers consideration of the proposed conditional zoning district application for the Rosemary-Columbia Street Hotel property assemblage located at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue to October 13, 2021.

- 8.** Adopt Minutes from May 23, 2005 and April 29, 2020 and May 13 and 27, 2020 and June 3, 10 and 17, 2020 Meetings. [\[21-0701\]](#)

By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

## INFORMATION

- 9.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0702\]](#)

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

- 10.** Receive Annual Compliance Reports for July 1, 2020-June 30, 2021 for the Carolina North, Glen Lennox, and Obey Creek Development Agreements. [\[21-0703\]](#)

By accepting the reports, the Council acknowledges receipt of itemized activities during the past year related to the Carolina North, Glen Lennox, and Obey Creek Development Agreements.

- 11.** Blue Hill Semiannual Report #14. [\[21-0704\]](#)

By accepting the report, the Council acknowledges receipt of the Blue Hill Semiannual Report #14.

## DISCUSSION

- 12.** Receive Update and Provide Guidance on FY22 & FY23 Climate Action Implementation Plan. [\[21-0705\]](#)

PRESENTER: John Richardson, Community Resilience Officer

RECOMMENDATION: That the Council receive the information and provide guidance to staff, as needed.

- 13.** Presentation: University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[21-0706\]](#)

PRESENTER: Evan Yassky, Executive Director, UNC Facilities Planning and Design

RECOMMENDATION: That the Council receive the report from University staff, who will present the second of the semi-annual reports for 2021 reviewing the status of current and planned campus development projects.

- 14.** Consider an Application for a Major Modification to the Development Agreement: Glen Lennox Height Modification. [\[21-0707\]](#)

PRESENTER: Anya Grahn, Senior Planner

- a. Without objection, the preliminary report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and preliminary 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 to approve the request.

RECOMMENDATION: That the Council adopt the Resolution of Consistency with the Comprehensive Plan and enact the ordinance approving the height modification.

- 15.** Open the Legislative Hearing: Land Use Management Ordinance Text Amendment - Section 3.11 Regarding Short Term Rental Standards in Blue Hill District. [\[21-0708\]](#)

PRESENTER: Becky McDonnell, Planner II

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess the Legislative Hearing to October 27, 2021
- f. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing on the Land Use Management Ordinance (LUMO) text amendment, receive public comment, and continue the hearing to October 27,

2021.

- 16.** Open the Legislative Hearing: Land Use Management Ordinance Text Amendment - Sections 4.4 Zoning Amendments, 4.5 Special Use Permits, 4.7 Site Plan Reviews, and 4.8 Master Land Use Plans Related to Time Extension Periods Granted by the Town Manager. [\[21-0709\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess the Legislative Hearing to October 27, 2021
- f. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing on the Land Use Management Ordinance (LUMO) text amendment, receive public comment, and continue the hearing to October 27, 2021.

- 17.** Public Parking Opportunities in Town Center: Considering Payment-in-Lieu Amendments to Land Use Management Ordinance, Town Code, and Other Policies. [\[21-0710\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director  
Dwight Bassett, Economic Development Director

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess the legislative Hearing to October 27, 2021
- f. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing, receive public comment, and recess the hearing to October 27, 2021.

### **CONCEPT PLAN REVIEW**

*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, people speaking on an agenda item are 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.*

- 18.** Concept Plan Review: Lullwater, Old University Station Road and Adair Drive. [\[21-0711\]](#)

PRESENTER: Judy Johnson, Planning Assistant Director

- 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 resolution transmitting comments to the applicant.

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