



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, September 9, 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_urVomoszTye2bi7qssLdqq
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 894 3763 1900*

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

ROLL CALL

OPENING

1. Recognize Ralph Karpinos for his Years of Service. (no attachment)

[\[20-0564\]](#)

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.

2. Town Manager's Office Request for Concept Plan Review. [\[20-0565\]](#)

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. [\[20-0566\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
4. Enact the Annual Budget Ordinance Amendment to Re-appropriate Funds for Prior Year Encumbrances and Other Commitments. [\[20-0567\]](#)

By enacting the budget ordinance amendment, the Council appropriates funds for prior year encumbrances, previously approved grants, and capital improvement projects in various funds for the 2020-21 fiscal year.
5. Consider a Minor Modification to the 2019-2020 Community Development Block Grant Program Plan. [\[20-0568\]](#)

By adopting the resolution, the Council approves a minor modification to the 2019-2020 Community Development Block Grant Program to allocate \$169,728 to temporary housing assistance.
6. Adopt the Corrected FY 2020-21 Fee Schedule. [\[20-0569\]](#)

By adopting the resolution, the Council adopts the corrected FY 2020-21 fee schedule retroactive to July 1, 2020 and ratifies the Building & Development Services fees collected since July 1, 2020.
7. Adopt a Resolution Supporting a Grant Application to the Governor's Highway Safety Program. [\[20-0570\]](#)

By adopting the resolution, the Council approves the grant application to the Governor's Highway Safety Program in the amount of \$67,000.

- 8.** Designate Juneteenth an Official Town Holiday. [\[20-0571\]](#)
- By adopting the resolution, the Council designates Juneteenth as an official town holiday beginning June 19th, 2021.
- 9.** Authorize the Sale of Public Housing Property at 605 Oak Avenue. [\[20-0572\]](#)
- By adopting the resolution, the Council authorizes sale of Property as described through the upset bid procedure of North Carolina General Statute § 160A-269.
- 10.** Approve the Town Manager’s Employment Contract Extension. [\[20-0573\]](#)
- By adopting the resolution, the Council extends the contract of Town Manager Maurice Jones, three years from the end of his current employment contract.
- 11.** Call a Public Hearing for Conditional Zoning at 125 and 135 East Rosemary Street Parking Garage from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD) on September 30, 2020. [\[20-0574\]](#)
- By adopting the resolution, the Council calls a public hearing on September 30, 2020 for an amendment of the Chapel Hill Zoning Atlas to rezone the property located at 125 and 135 E. Rosemary Street to Town Center-2-Conditional Zoning District (TC-2-CZD).
- 12.** Call a Public Hearing for September 30, 2020 to Consider Text Amendments that Expand Opportunities for Special Use Permit Applications to be considered under Conditional Zoning Review. [\[20-0575\]](#)
- By adopting the resolution, the Council calls a public hearing on September 30, 2020 to consider text amendments that would allow Special Use Permit applications to be considered under Conditional Zoning review.
- 13.** Call a Public Hearing on October 7, 2020 for Land Use Management Ordinance Text Amendment to Table 3.7-1: Use Matrix Pertaining to Allowed Uses in Planned Development-Mixed Use (PD-MU). [\[20-0576\]](#)
- By adopting the resolution, the Council calls a public hearing on October 7, 2020 for Land Use Management Ordinance Text Amendment to Table 3.7-1: Use Matrix pertaining to allowed uses in the Planned Development-Mixed Use District.
- 14.** Call a Public Hearing on October 7, 2020 for Land Use [\[20-0577\]](#)

Management Ordinance Text Amendment to Section 5.14.4 Pertaining to Signs Exempt from Regulation.

By adopting the resolution, the Council calls a public hearing on October 7, 2020 for Land Use Management Ordinance Text Amendment to section 5.14.4 pertaining to signs exempt from regulation.

- 15.** Call a Public Hearing for October 7, 2020 to Consider a Request to Close a Portion of an Unmaintained and Unimproved Public Right-of-Way of Monroe Street. [\[20-0578\]](#)

By adopting the resolution, the Council calls a Public Hearing for October 7, 2020 to consider closing a portion of the unmaintained and unimproved Monroe Street public right-of-way.

- 16.** Adopt a Revised Meeting Schedule to Hold Meetings in a Virtual Environment through October 31, 2020 or Until the Orange County Stay At Home Order is Lifted. [\[20-0579\]](#)

By adopting the resolution, the Council approves a revised meeting schedule to hold meetings in a virtual environment through October 31, 2020 or until the Orange County Stay at Home Order is lifted.

- 17.** Adopt Minutes from January 8, and 22, 2020 and February 12, and 19, 2020 Meetings. [\[20-0580\]](#)

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

INFORMATION

- 18.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0581\]](#)

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

DISCUSSION

- 19.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[20-0582\]](#)

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.

- 20.** Consider a Structure for the Task Force on Developing New Community Approaches to Improve Racial Equity and Safety.

[\[20-0583\]](#)

PRESENTER: Maurice Jones, Town Manager
Christopher C. Blue, Police Chief and Executive Director for Community Safety
Loryn Clark, Executive Director for Housing and Community

RECOMMENDATION: That the Council receive this information, establish a Task Force on Developing New Community Approaches to Improve Racial Equity and Safety, and approve a charge for the Task Force's efforts.

- 21.** Open a Public Hearing and Consider Authorizing an Economic Development Agreement for the East Rosemary Downtown Deck & Redevelopment Project.

[\[20-0399\]](#)

PRESENTER: Maurice Jones, Town Manager
Dwight Bassett, Economic Development Officer
Amy Oland, Director of Business Management
Bob Jessup, Sanford Holshouser

- a. Introduction and preliminary recommendation
- b. Comments and Questions by the Mayor and Town Council
- c. Comments from the public in this meeting and via email or other methods of submission through 11:59 PM on September 10
- d. Motion to close the Public Hearing at 11:59 PM on September 10, 2020
- e. Consider adopting the resolution to authorize the Economic Development Agreement at the September 30, 2020 Council meeting.

RECOMMENDATION: That the Council authorize the Town Manager to make minor non-substantive changes and sign an Economic Development Agreement with Grubb Properties regarding a redevelopment project on East Rosemary Street. The Council will vote on this item on September 30.

- 22.** Open a Public Hearing and Consider Exchanging 150 E. Rosemary for 125 and 135 E. Rosemary to Support the East Rosemary Redevelopment Project and Parking Deck.

[\[20-0584\]](#)

PRESENTER: Maurice Jones, Town Manager

Dwight Bassett, Economic Development Officer

- a. Introduction and preliminary recommendation
- b. Comments and Questions by the Mayor and Town Council
- c. Comments from the public
- d. Motion to close the Public Hearing
- e. Motion to adopting the resolution to authorize the Town Manager to proceed with the acquisition and land exchange
- f. Motion to adopt the resolution to reimburse the Town for East Rosemary Deck expenditures.

RECOMMENDATION: That the Council authorize the Town Manager to proceed with acquisition and land exchanges, including 125, 135 and 150 East Rosemary Street, to support this redevelopment and an expenditure of up to \$1.74 million dollars from existing budget resources to proceed with this project.

- 23.** Charting Our Future - Update on Future Land Use Map (FLUM) Engagement & Consideration of Changes to the Proposed FLUM. [\[20-0585\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council adopt the resolution authorizing the Town Manager to make changes to the March 2020 draft of the Future Land Use Map - Update to *Chapel Hill 2020*.

- 24.** Receive Wegmans Traffic Calming Report and Consider Authorizing Traffic Calming Improvements. [\[20-0586\]](#)

PRESENTER: Judy Johnson, Interim Planning Director

RECOMMENDATION: That the Council receive the information and consider adopting the attached resolution authorizing the traffic calming improvements.

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.

- 25.** Open the Public Hearing: Application for Special Use Permit - Christ Community Church, 141 Erwin Road (Project #19-119). [\[20-0587\]](#)

PRESENTER: Becky McDonnell, Planner II

Swearing of all persons wishing to present evidence

- 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 of evidence by the applicant
- d. Recommendation by the Planning Commission
- e. Recommendations by advisory boards and commissions
- f. Presentation of evidence by the public
- g. Comments from the public via email or other methods of submission through 11:59 PM on September 10
- h. Comments and questions from the Mayor and Town Council
- i. Applicant's statement regarding proposed conditions
- j. Motion to close the Public Hearing at 11:59 PM on September 10, 2020.
- k. Consider adopting the Special Use Permit at the October 7 Council meeting.

RECOMMENDATION: That the Council open the public hearing, receive evidence and close the hearing 24-hours after the conclusion of this item. On October 7, 2020 the Council may consider adoption of Special Use Permit.

- 26.** Open the Public Hearing: Application for Special Use Permit Minor Modification-Charterwood, 1701 Martin Luther King Jr. Blvd.

[\[20-0588\]](#)

PRESENTER: Michael Sudol, Planner II

Swearing of all persons wishing to present evidence

- 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 of evidence by the applicant
- d. Recommendation by the Planning Commission
- e. Recommendations by advisory boards and commissions
- f. Presentation of evidence by the public
- g. Comments from the public in this meeting and via email or other methods of submission through 11:59 PM on September 10, 2020
- h. Comments and Questions from the Mayor and Town Council
- i. Applicant's statement regarding proposed conditions
- j. Motion to close the Public Hearing at 11:59 PM on September 10, 2020
- k. Consider adopting the Special Use Permit Modification on October 7, 2020.

RECOMMENDATION: That the Council 1) open the public hearing; 2) receive evidence; and 3) closing the public hearing. On October 7, the Council may consider adoption of Resolution A, extending the construction completion date to June 25, 2022.

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