



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, April 26, 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.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအဂီၢ် ၢ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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 with the Town Clerk to speak.*
- *Individuals may speak for 3 minutes maximum, unless more than 14 people sign up for an item. Council may reduce time 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. [\[23-0350\]](#)

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 and Authorize the Donation of Shredded Office Paper and Surplus Plastic Bins to Local Nonprofit Organizations. [\[23-0351\]](#)

By adopting this resolution, Council approves and authorizes the collection and donation of shredded office paper generated by the Town of Chapel Hill's municipal activities, as well as the donation of plastic surplus bins used to store and transport the shredded paper.

- 3.** Authorize the Town Manager to Enter into a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) and Accept Federal Funds for Design and Construction of the Estes Drive Extension Bicycle and Pedestrian Improvements. [\[23-0352\]](#)

By adopting the resolution, the Council authorizes the Town Manager to enter into a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) and accept federal funds for design and construction of the Estes Drive Extension bicycle and pedestrian improvements.

- 4.** Call a Public Hearing to Consider Closing a Portion of Public Right-of-Way of Hamilton Road within the Glen Lennox Development on May 24, 2023. [\[23-0353\]](#)

By adopting the resolution, the Council calls a Public Hearing to consider closing a portion of the public right-of-way of Hamilton Road in accordance with Section 5.4(a)(2) of the Glen Lennox Development Agreement on May 24, 2023.

- 5.** Adopt Minutes from January 11, 18, and 25, 2023 and February 3, 4, and 8, 2023 Meetings. [\[23-0354\]](#)

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

INFORMATION

- 6.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0355\]](#)

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

- 7.** University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[23-0356\]](#)

By accepting this report, the Council acknowledges receipt of the report from UNC-Chapel Hill staff on the status of current and planned campus projects.

- 8.** University of North Carolina at Chapel Hill 2022 Annual Development Plan Report on Transportation. [\[23-0357\]](#)

By receiving the report, the Council acknowledges receipt of the Annual Development Plan Report on Transportation report from university staff.

DISCUSSION

- 9.** Consider Approving the Recommended Funding Plan for Tanyard Branch Trace (Jay Street) Development. [\[23-0358\]](#)
- PRESENTER: Nate Broman-Fulks, Affordable Housing and Community Connections Assistant Director
- RECOMMENDATION: That the Council adopt the resolution approving up to \$1.95 million to Taft Mills Group for the Tanyard Branch Trace Affordable Housing Development Project.
- 10.** Consider Adopting the Council Strategic Focus Areas & Goals 2023-2025. [\[23-0359\]](#)
- PRESENTER: Chris Blue, Interim Town Manager.
- RECOMMENDATION: That the Council adopt the Strategic Focus Areas & Goals 2023-2025.
- 11.** Affordable Housing Plan Update. [\[23-0360\]](#)
- PRESENTER: Sarah O. Viñas, Affordable Housing and Community Connections Director
- RECOMMENDATION: That the Council provide feedback on progress to date and potential strategies to be incorporated in the Draft Affordable Housing Plan.
- 12.** Consider Moriah Ridge, LLC's Request for the Town of Chapel Hill to Collaborate with the City of Durham to Amend Existing Consent Judgment. [\[23-0361\]](#)
- PRESENTER: Judy Johnson, Assistant Planning Director
- RECOMMENDATION: That the Council adopt the Resolution directing the Manager and Town Attorney to collaborate with the City of Durham to amend the Consent Judgment between the two municipalities.

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.

- 13.** Close the Legislative Hearing and Consider a Conditional Zoning Application for 101 E. Rosemary Street.

[\[23-0362\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

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

RECOMMENDATION: That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.

- 14.** Open the Legislative Hearing: Conditional Zoning Application for UNC Health Eastowne.

[\[23-0363\]](#)

PRESENTER: Tas Lagoo, 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to continue the Hearing to May 24, 2023.

RECOMMENDATION: That the Council open the legislative hearing, receive and provide comments on the proposed Conditional Zoning, and continue the hearing to May 24, 2023.

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