



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, March 8, 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*

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. [\[23-0184\]](#)

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 the \$8.25 Million Installment Purchase Contract for the Replacement of Transit Buses. [\[23-0185\]](#)

By adopting the resolution, the Council adopts the resolution approving financing terms and documents for the 2023 bus financing that, among other things, approves the form of the agreement, authorizes the Manager to execute the agreement, and authorizes Town Officers to take the steps necessary to complete the financing.

- 3.** Support a Funding Request of the North Carolina Department of Transportation (NCDOT) to Install a [\[23-0186\]](#)

Protected High-Visibility Crosswalk on Martin Luther King Jr. Blvd. at Critz Dr.

By adopting the resolution, the Council supports the NCDOT request for funding to install a protected high-visibility crosswalk on Martin Luther King Jr. Blvd. at Critz Dr.

- 4.** Amend the Town Code of Ordinance Section 3-5 to [\[23-0187\]](#)
Change the Town Public Locations Permitted to Allow Alcoholic Beverages at Special Events.

By enacting the ordinance, the Council amends Section 3-5 of the Town Code of Ordinances to change the Town public locations permitted to allow alcoholic beverages at special events.

INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0188\]](#)

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

- 6.** Greene Tract Update [\[23-0189\]](#)

By accepting the report, the Council acknowledges receipt of the Greene Tract Update.

DISCUSSION

- 7.** Orange County Partnership to End Homelessness Update. [\[23-0190\]](#)

PRESENTER: Rachel Waltz, Manager, Orange County Partnership to End Homelessness

RECOMMENDATION: That the Council receive the report from the Orange County Partnership to End Homelessness.

- 8.** Update on the Municipal Service Center Project and Affirm Next Steps. [\[23-0191\]](#)

PRESENTER: Chris Blue, Town Manager
Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That Council receive a status update on the Municipal Service Center project and affirm next steps as outlined in the update and that Council adopt the reimbursement resolution that will allow the Town to pay for early project expenditures and then later reimburse itself with bond financing proceeds.

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.** Consider a Conditional Zoning Application for Aspen Chapel Hill at 701 Martin Luther King Jr Blvd. from Neighborhood Commercial (NC) and Residential-3 (R-3) to Residential-6-Conditional Zoning District (R-6-CZD).

[\[23-0192\]](#)

PRESENTER: Corey Liles, Planning Manager

- 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 Reasonableness and Consistency 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.

- 10.** Reopen the Legislative Hearing for a Conditional Zoning Application - 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-Conditional Zoning District (TC-3-CZD).

[\[23-0193\]](#)

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 continue the Legislative Hearing until April 19, 2023.

RECOMMENDATION: That the Council reopen the continued legislative hearing, receive comments on the Conditional Zoning Ordinance, and continue the hearing to April 19, 2023

CONCEPT PLAN REVIEW(S)

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.

- 11.** Concept Plan Review: Aura South Elliott, 200 S. Elliott Road.

[\[23-0194\]](#)

PRESENTER: Corey Liles, Planning Manager

- 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