



# 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 Jessica Anderson  
Council Member Donna Bell  
Council Member Allen Buansi  
Council Member Hongbin Gu

Council Member Nancy Oates  
Council Member Michael Parker  
Council Member Karen Stegman  
Council Member Rachel Schaevitz

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**Wednesday, March 20, 2019      7:00 PM      RM 110 | Council Chamber**

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### OPENING

### 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.*

### 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.*

1. Approve all Consent Agenda Items. [\[19-0252\]](#)  
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 Rooftop Wireless Antenna Installation as a Use of and Exterior Modification to the 140 West [\[19-0253\]](#)

Franklin Building.

By adopting the resolution, the Council, acting as Landlord, approves installation of a rooftop wireless communications antenna as a use of and exterior modification to the 140 West Franklin building.

## INFORMATION

3. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0254\]](#)

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

## DISCUSSION

4. Orange County Partnership to End Homelessness Update. [\[19-0255\]](#)

PRESENTER: Corey Root, Coordinator, Orange County Partnership to End Homelessness

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

5. Public Forum: 2019-2020 Community Development Block Grant Program Plan. [\[19-0256\]](#)

PRESENTER: Renée Moye, Community Development Program Manager

RECOMMENDATION: That the Council open the public forum to receive comments on a preliminary plan to use 2019-2020 Community Development Block Grant funds and refer comments and questions related to the use of funds to the Manager.

6. Consider a Glen Lennox Performance Incentive. [\[19-0187\]](#)

PRESENTER: Dwight Bassett, Economic Development Officer

RECOMMENDATION: That the Council authorize the negotiation of an Incentive Agreement with Grubb Properties to encourage the development of office space in the next phase of development at Glen Lennox.

## ZONING ATLAS AMENDMENT and SPECIAL USE PERMIT

*The development proposal below involves two separate steps: a rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.*

## ZONING ATLAS AMENDMENT

*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.*

- 7.** Consider an Application for Zoning Atlas Amendment - Independent Senior Housing, 2217 Homestead Road (Project #17-107). [\[19-0182\]](#)

PRESENTERS: Judy Johnson, Operations Manager, Planning

- 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 public hearing, and
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan, and
- h. Motion to enact Revised Ordinance (Approving the Rezoning).

RECOMMENDATION: That the Council receive public comment and take action tonight, depending on the Council's satisfaction with the applicant's affordable housing proposal.

### **SPECIAL USE PERMIT**

*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.*

- 8.** Consider an Application for Special Use Permit - Independent Senior Housing, 2217 Homestead Road (Project #17-096). [\[19-0183\]](#)

PRESENTER: Judy Johnson, Operations Manager, Planning

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 and
- h. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application, if the Zoning Atlas Amendment is enacted.

### 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, a citizen speaking on an agenda item is 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.*

9. Concept Plan Review: Christ Community Church, 141 Erwin Road.

[\[19-02571\]](#)

PRESENTER: Michael Sudol, Planner II

- 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 attached resolution transmitting comments to the applicant regarding the proposed development.

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