



# 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

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**Wednesday, September 28, 2022 7:00 PM**      **RM 110 | Council Chamber**

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### Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

Para servicios de interpretación o traducción, llame al 919-969-5105.

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

### In-Person Meeting Notification

*The Chapel Hill Town Council will meet in person for the meeting. Where possible, the Council requests that members of the public continue to live stream the meeting and view it over the Town’s cable television channel access at <https://chapelhill.legistar.com/Calendar.aspx> - and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://townofchapelhill.org/GovTV)) so that we can provide an opportunity for physical distance within the building. The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before viewing online or in person.*

### 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*
- *Attendees are encouraged to wear masks in the building and may sit physically distanced. Please do not sit in blocked chairs.*
- *Food and drinks are prohibited in the Council Chamber.*
- *Hand sanitizer is located near the main doors.*

## **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. Eric Plow Request for Exemption for Site Plan Review. [\[22-0689\]](#)
2. Parks, Greenways, and Recreation Commission Request to Delay the October 3 American Legion Item and Allow the PGRC to Review and Provide Feedback on Design Concepts. [\[22-0690\]](#)
3. Virginia Gray and Julie McClintock Request for a Public Forum about the Legion Community Park. [\[22-0691\]](#)

## **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. [\[22-0692\]](#)
- By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 5.** Approve the Public Housing Proposed FY 23 Capital Fund Expenditures Update. [\[22-0693\]](#)
- By adopting the resolution and enacting the project ordinance amendment, the Council approves the additional uses outlined for the Capital Grant Funds of 2022-2023.
- 6.** Continue the Evidentiary Hearing for the Special Use Permit Modification for Chapel Hill North at 1800 Martin Luther King Jr. Blvd. to November 16, 2022. [\[22-0694\]](#)
- By adopting the resolution, the Council continues the evidentiary hearing for the proposed Chapel Hill North Special Use Permit Modification to November 16, 2022.
- 7.** Adopt Minutes from January 25, February 5, 6 and 8, 2021, and February 2 and 9, and March 2, 16 and 23, 2022 Meetings. [\[22-0695\]](#)
- By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

## INFORMATION

- 8.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0696\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 9.** Blue Hill Semiannual Report #16. [\[22-0697\]](#)
- By accepting the report, the Council acknowledges receipt of the report.
- 10.** Receive Annual Compliance Reports for July 1, 2021-June 30, 2022 for the Carolina North, Glen Lennox, and Obey Creek Development Agreements. [\[22-0698\]](#)
- 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.

## DISCUSSION

- 11.** Presentation: University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[22-0699\]](#)

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 semi-annual report for 2022 reviewing the status of current and planned campus development projects.

- 12.** Complete Community update - Capacity Analysis. [\[22-0700\]](#)

PRESENTER: Dwight Bassett, Economic Development and Parking Services Director

RECOMMENDATION: That the Council receive the findings of the work to date and offer guidance on proceeding forward with the Plan.

- 13.** Receive the Fiscal Year (FY) 2022 Affordable Housing Annual Report. [\[22-0701\]](#)

PRESENTER: Sarah Osmer Viñas, Director of Affordable Housing and Community Connections  
Nate Broman-Fulks, Assistant Director of Affordable Housing and Community Connections

RECOMMENDATION: That the Council receive the Fiscal Year 2022 Affordable Housing Annual Report.

- 14.** Receive the Fiscal Year (FY) 2022 Public Housing Annual Report. [\[22-0702\]](#)

PRESENTERS: Faith M. Brodie, Director  
Stacey Todd, Management Analyst  
Angela Gerald, Housing Officer  
Julian Gerner, Maintenance Programs Supervisor

RECOMMENDATION: That the Council receive the Public Housing Fiscal Year 2022 Annual Report.

### **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.*

- 15.** Open the Legislative Hearing: Conditional Zoning Application for 710 North Estes Drive Townhomes. [\[22-0703\]](#)

PRESENTER: Corey Liles, Planning Manager

- 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 October 19, 2022.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Zoning. That the Council then make a motion to schedule action on the proposed Conditional Zoning application for October 19, 2022.

### 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.*

**16.** Concept Plan Review: Lullwater Park, 860 Weaver Dairy Rd.

[\[22-0704\]](#)

PRESENTER: Colleen Willger, Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- d. Comments from the Town's Urban Designer
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council

- g. 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**