



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, April 7, 2021 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_HodEDiVFROC4uBqeqhfQLA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 847 7779 0819

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

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.

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. [\[21-0290\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Adopt the Bond Orders for the Two-Thirds Bonds and Adopt a Resolution Authorizing the Issuance of \$3,205,000 of Two-Thirds Bonds and \$4,755,000 of Referendum Bonds. [\[21-0291\]](#)

By adopting the resolutions, the Council adopts the bond orders authorizing the issuance of two-thirds general obligation bonds in the maximum amount of \$3,205,000 for parks and recreation, public safety and streets and sidewalks and \$4,755,000 of referendum bonds and provides for the issuance of these bonds and takes related action, such as approving the form of the disclosure document that will be used to provide information to prospective bond investors.
- 3.** Authorize the UNC Letter of Intent for the East Rosemary Parking Deck and Authorize the Drafting and Signing of a Purchase and Sale Agreement. [\[21-0292\]](#)

By adopting the resolution, the Council authorizes the Town Manager to make minor non-substantive changes and to sign the Letter of Intent with UNC for 100 spaces at the East Rosemary Parking Deck and proceed with drafting and signing a Purchase and Sale Agreement with the University.
- 4.** Amend the Lease with United States Postal Service (USPS) at 179 East Franklin Street. [\[21-0293\]](#)

By adopting the resolution, the Council authorizes the Town Manger to extend and amend the lease with the United States Postal Service at 179 East Franklin Street.
- 5.** Call a Public Hearing on May 5, 2021 to Consider Closing a Portion of Public Right-of-Way of Maxwell Road within the Glen Lennox Development. [\[21-0294\]](#)

By adopting the resolution, the Council calls a Public Hearing for May 5, 2021 to consider closing a portion of the public right-of-way of Maxwell Road in accordance with Section 5.4(a)(2) of the Glen Lennox Development Agreement.

- 6.** Make a Recommendation to the Orange County Board of Commissioners for an Orange County Seat on the Board of Adjustment. [\[21-0295\]](#)

By adopting the resolution, the Council recommends a reappointment to the Board of Adjustment for one (1) Orange County appointed seat.

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0296\]](#)

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

- 8.** Receive the Schools Adequate Public Facilities Ordinance (SAPFO) 2021 Annual Technical Advisory Committee Report. [\[21-0297\]](#)

By accepting the report, the Council receives the Schools Adequate Public Facilities Ordinance (SAPFO) 2021 Annual Technical Advisory Committee Report.

DISCUSSION

- 9.** Open the Public Hearing for Conditional Zoning - 1751 Dobbins Drive Office/Institutional-2-Conditional Zoning District (OI-2-CZD). [\[21-0298\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Recommendations 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. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- i. Consider approving the Conditional Zoning application at the May 5, 2021 meeting.

RECOMMENDATION: That the Council open the Public Hearing, receive comment, close the Public Hearing, receive written comment public comment for 24 hours following the closed public hearing, and make a motion to schedule consideration of the item on May 5, 2021.

- 10.** Public Forum: Use of 2021-2022 Community Development Block Grant Funds. [\[21-0299\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Megan Culp, Community Development Program Manager

RECOMMENDATION: That the Council receive public comment on the use of federal Community Development Block Grant (CDBG) program funding and the Application Review Committee's Recommended 2021-2022 CDBG Program Plan.

- 11.** Consider Adopting the Revised Climate Action and Response Plan, Requesting Funding Options, and Joining Other North Carolina Municipalities in Declaring a Climate Emergency. [\[21-0300\]](#)

PRESENTER: John Richardson, Community Resilience Officer

RECOMMENDATION: That the Council 1) adopt the revised Climate Action and Response Plan, 2) request that the Town Manager develop funding options for the Council to consider as part of the FY21-22 budget process, and 3) consider joining other North Carolina municipalities in declaring a climate emergency.

- 12.** Consider a Request to Sign a Memorandum of Understanding Regarding the Current and Future Use of the Jointly-Owned Greene Tract. [\[21-0301\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

RECOMMENDATION: That the Council authorize the Mayor to sign the Memorandum of Understanding between the Town, Carrboro, and Orange County to determine the process and best uses of the jointly-owned Greene Tract.

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.

- 13.** Open the Public Hearing: Special Use Permit
Modification for University Place, 201 S. Estes Drive.

[\[21-0302\]](#)

PRESENTER: Jake Lowman, 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 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 and questions from the Mayor and Town Council
- h. Motion to continue Public Hearing to May 5, 2021
- i. Referral to Manager and Attorney

RECOMMENDATION: That the Council open the public hearing, receive evidence, and continue the public hearing to May 5, 2021.

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