



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, October 7, 2020 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_BfGkHbGoTjOGa-_yY9P4jg

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 861 4979 1964

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. [\[20-0663\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Temporarily Suspend Certain Ordinances and Authorize the Town Manager to Continue Temporary Measures to Aid Retail and Restaurant Use during the COVID-19 Pandemic State of Emergency. [\[20-0664\]](#)

By enacting the ordinance, the Council reaffirms (2020-06-03/O-1) and authorizes the Town Manager to continue temporary measures to aid retail and restaurant use during the COVID-19 pandemic state of emergency.
- 3.** Approve an Affordable Housing Funding Request from the Compass Center. [\[20-0665\]](#)

By adopting the resolution, the Council would award the Compass Center \$50,000 from the Opportunity Fund of the Affordable Housing fund to support its Safe Homes Emergency Housing program.
- 4.** Call a Public Hearing for November 4, 2020 to Consider Annexing Property at 7000 Millhouse Road. [\[20-0666\]](#)

By adopting the resolution, the Council schedules a public hearing for November 4, 2020 to consider annexation of property at 7000 Millhouse Road, also known as the Carolina Donor Services site.
- 5.** Call a Public Hearing on November 4, 2020 for Land Use Management Ordinance Text Amendment to Section 5.9.2 Pertaining to Methods to Providing Required Parking and Loading. [\[20-0667\]](#)

By adopting the resolution, the Council calls a public hearing on November 4, 2020 to consider text amendments that would allow consideration of a Parking Payment-in-Lieu system and LUMO text amendment.

INFORMATION

- 6.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0668\]](#)

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

- 7.** Receive Annual Compliance Reports for July 1, 2019 - June 30, 2020 for the Carolina North, Glen Lennox, and Obey Creek Development Agreements. [\[20-0669\]](#)

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

- 8.** Update on Town Efforts to Respond to the COVID 19 Crisis. (no attachment) [\[20-0670\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director
Vencelin Harris, Fire Chief
Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID 19 crisis.

- 9.** Receive the FY20 Affordable Housing Annual Report. [\[20-0671\]](#)

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

RECOMMENDATION: That the Council receive this fiscal year 2020 Annual Report.

- 10.** Orange County Food Council Update. [\[20-0672\]](#)

PRESENTER: Ashley Heger, Orange County Food Council Coordinator

RECOMMENDATION: That the Council receive this report.

- 11.** Presentation: University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[20-0673\]](#)

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 of the semi-annual reports for 2020 reviewing the status of current and planned campus development projects.

- 12.** Open a Public Hearing to Consider a Request to Close a Portion of an Unmaintained and Unimproved Public Right-of-Way on Monroe Street.

[\[20-0674\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

- a. Introduction and preliminary recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to Close the Public Hearing 24-hours after discussing this item to allow additional comments in the record per recent Legislation
- e. Consider adopting the resolution to approve the right-of-way closure at the October 28 meeting.

RECOMMENDATION: That the Council open a Public Hearing to consider closing the unmaintained and unpaved public right-of-way portion of Monroe Street. On October 28th, the Council may take action on the requested closure.

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.** Consider an Application for Special Use Permit -Christ Community Church, 141 Erwin Road.

[\[20-0675\]](#)

PRESENTER: Becky McDonnell, Planner II

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

RECOMMENDATION: That the Council 1) continue and close the public hearing, and 2) adopt Revised Resolution A approving the application.

- 14.** Consider an Application for Special Use Permit Minor Modification - Charterwood, 1701 Martin Luther King Jr. Blvd.

[\[20-0676\]](#)

PRESENTER: Michael Sudol, Planner II

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 comments by the applicant
- d. Presentation of comments by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to adopt a resolution approving the Special Use Permit Modification.

RECOMMENDATION: That the Council consider adoption of Resolution A, extending the construction completion date to June 25, 2022.

- 15.** Open the Public Hearing: Land Use Management Ordinance Text Amendment - Table 3.7-1: Use Matrix - Self-Storage Facility, Conditioned.

[\[20-0677\]](#)

PRESENTER: Jake Lowman, Senior Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to close the Public Hearing at 11:59 PM on October 8 after receiving comments for 24-hours
- f. Referral to the Manager and Attorney
- g. Consider enacting the ordinance at the November 4, 2020 Council meeting

RECOMMENDATION: That the Council open the public hearing, receive comment, and make a motion to schedule the proposed Land Use Management Ordinance Text Amendment for possible discussion on November 4, 2020.

- 16.** Open the Public Hearing: Limited Scope Special Use Permit Modification - Carraway Village, 3000 Eubanks Road.

[\[20-0678\]](#)

PRESENTER: Jake Lowman, Senior Planner

Swearing of all persons wishing to present evidence

- 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. Applicant's statement regarding proposed conditions
- i. Motion to continue Public Hearing to November 4, 2020
- j. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive evidence, and continue the public hearing to November 4, 2020.

17. Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 5.14.4 (Campaign Signs).

[\[20-0679\]](#)

PRESENTER: Becky McDonnell, Planner II

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public in this meeting and via email or other methods of submission through 11:59 pm on October 8, 2020
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- g. Consider enacting the ordinance at the November 4, 2020 Council meeting

RECOMMENDATION: That the Council open the public hearing, receive comments, and make a motion to schedule the proposed Land Use Management Ordinance Text Amendment decision on November 4, 2020.

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.

- 18.** Concept Plan Review: Municipal Services Center, 101 Weaver Dairy Road Extension. [\[20-0680\]](#)

PRESENTER: Becky McDonnell, 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 resolution transmitting comments to the applicant.

- 19.** Council Vacancy Update. (no attachment) [\[20-0681\]](#)

PRESENTER: Pam Hemminger, Mayor

APPOINTMENTS

- 20.** Appointments to the Community Design Commission. [\[20-0682\]](#)
- 21.** Appointments to the Housing Advisory Board. [\[20-0683\]](#)
- 22.** Appointments to the Planning Commission. [\[20-0684\]](#)
- 23.** Appointments to the Reimagining Community Safety Task Force. [\[20-0685\]](#)
- 24.** Appointments to the Transportation and Connectivity Advisory Board. [\[20-0686\]](#)

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

