



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, June 21, 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

Speakers

- Sign up at the meeting starting at 6:30 PM with the Town Clerk to speak.
- If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.
- Council may set an overall public comment limit per item.
- Please do not bring signs.

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.

1. Council Member Miller-Foushee's Request to Assess [\[23-0547\]](#)
the Town's Advisory Boards and Commissions.

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.

2. Approve all Consent Agenda Items. [\[23-0548\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

- 3.** Approve the Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets for FY 2022-23. [\[23-0549\]](#)

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Capital Improvement Fund, Vehicle Maintenance Fund, Climate Action Fund, and Library Gift Fund. By enacting the project ordinance amendments, the Council adjusts the Capital Projects Ordinance Fund and the 2015 Street & Sidewalks Bond Fund.
- 4.** Adopt a Resolution Supporting a Grant Application to the Governor’s Highway Safety Program. [\[23-0550\]](#)

By adopting the resolution, the Council approves the grant application to the Governor’s Highway Safety Program in the amount of \$102,600.
- 5.** Amend Chapter 21 of the Town Code of Ordinances to Remove Stop Signs on Redbud Road at Honeysuckle Road and Redbud Lane at Honeysuckle Road and Add Yield Signs at these Locations. [\[23-0551\]](#)

By enacting the ordinance, the Council establishes the intersection as a yield on all four approaches at the intersection of Honeysuckle Road, Redbud Road, and Redbud Lane.
- 6.** Authorize Staff to Install Traffic Calming Devices on North Roberson Street between West Rosemary Street and Mitchell Lane. [\[23-0552\]](#)

By adopting the resolution, the Council authorizes installation of traffic control devices on North Roberson Street between West Rosemary Street and Mitchell Lane.
- 7.** Endorse a Modification to the State Highway System Along a Portion of Hayes Road and a Portion of 15-501 Service Road [\[23-0553\]](#)

By adopting the resolutions, the Council endorses the modifications to the State Highway System Segments Along a Portion of Hayes Road and a Portion of 15-501 Service Road with the adoption of Resolutions A, B, and C.
- 8.** Authorize the Town Manager to Execute Agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the Widening Project of I-40 near NC-86 (NCDOT # I-3306A) [\[23-0554\]](#)

By adopting the resolution, the Council authorizes the Town Manager

to execute agreements with the North Carolina Department of Transportation to Transfer Town-owned Property or Provide Easements on Town Property to Support the widening project of I-40 near NC-86 (NCDOT # I-3306A).

- 9.** Receive Final Report from the Booker Creek Working Group. [\[23-0555\]](#)

By adopting the resolution, the Council would:

- Receive and refer the Final Report from the Booker Creek Working Group to the Manager and the Stormwater Management Utility Advisory Board for review and community engagement.
- Adopt the resolution thanking the members of the Booker Creek Working Group for their work.

INFORMATION

- 10.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0556\]](#)

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

- 11.** Staff Update: Rewriting Our Rules - A Comprehensive Update of the Chapel Hill LUMO. [\[23-0557\]](#)

By accepting this report, the Council acknowledges receipt of the summary report and attachments.

- 12.** Receive Update on the Building Integrated Communities Initiative. [\[23-0558\]](#)

By accepting this report, the Council receives the Building Integrated Communities Action Plan implementation update.

DISCUSSION

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.

- 13.** Close the Legislative Hearing and Consider a Conditional Zoning Application for UNC Health Eastowne. [\[23-0559\]](#)

PRESENTER: Chris Blue, Interim Town Manager
Sarah Viñas, Affordable Housing and Community Connections

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 close the Legislative Hearing
- g. Motion to adopt the Resolution of Consistency and Reasonableness
- h. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council adopt Resolution A and enact Revised Ordinance A, approving the Conditional Zoning Application.

LAND USE MANAGEMENT TEXT AMENDMENT(S)

- 14.** Close the Legislative Hearing and Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 1, 2, 3, 4, 5, 6, and 7 and Appendix A Regarding Housing Regulations and Housing Choices for a Complete Community

[\[23-0560\]](#)

PRESENTER: Anya Grahn-Federmack, Principal Planner
Tas Lagoo, Senior Planner

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the Legislative Hearing
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact the ordinance to approve the changes to the Land Use Management Ordinance

RECOMMENDATION: That the Council close the legislative hearing and consider enacting the Land Use Management Ordinance text amendments.

CONTINUED DISCUSSION

- 15.** Consider Approving Modifications to the Good Neighbor Plan.

[\[23-0561\]](#)

PRESENTER: Sarah Osmer Viñas, Affordable Housing and Community Connections Director

RECOMMENDATION: That the Council approve IFC's proposed modifications to the Good Neighbor Plan.

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.

- 16.** Open the Legislative Hearing and Consider a Modification to Conditional Rezoning at 7300 Millhouse Road

[\[23-0562\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- a. Without objection, the report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and 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 Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to modify the conditional rezoning of the property.

RECOMMENDATION: That the Council (1) open the legislative hearing, receive comments and evidence on the proposed modification to the Conditional Zoning Ordinance; (2) close the legislative hearing; and (3) approve the proposed modification.

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.

- 17.** Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road. [\[23-0563\]](#)

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.

APPOINTMENTS

- 18.** Appointments to the Community Design Commission. [\[23-0564\]](#)
- 19.** Appointments to the Community Policing Advisory Committee. [\[23-0565\]](#)
- 20.** Appointments to the Housing Advisory Board. [\[23-0566\]](#)
- 21.** Appointments to the Justice in Action Committee. [\[23-0567\]](#)

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