



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 27, 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_ILvUHjWPQKc098q9cLcNNg
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 823 3644 5062*

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

OPENING

ROLL CALL

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. John Shearer Request to Amend the April 14, 2021 Columbarium Request. [\[21-0811\]](#)
2. Joseph Patterson III Request to Ban Through Traffic by Trucks and Buses on Henderson Street and North Street. [\[21-0812\]](#)
3. Mayor Hemminger and the Chapel Hill Downtown Partnership Request that the Town Explore Taking Over the Downtown Portion of Franklin Street. [\[21-0813\]](#)

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. [\[21-0814\]](#)

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 Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets for FY 2021-22. [\[21-0815\]](#)

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Library Gift Fund, Grants Fund, Transit Fund, and Climate Action Fund. By enacting the project ordinance amendments, the Council adjusts the Capital Projects Ordinance Fund, Housing Capital Grants Fund, Transit Capital Grants Fund, Affordable Housing Fund, and the Transitional Housing Fund. By adopting the resolution, the Council accepts funding from the Orange County ABC Board.
6. Increase the Town's Micro-Purchase Threshold. [\[21-0816\]](#)

By adopting the resolution, the Council authorizes an increase in the Town's micro-purchase thresholds related to the expenditure of federal funds.
7. Approve an Additional \$100,000 for Performance Agreements with Human Services Agencies Recommended by the Human Services Advisory [\[21-0817\]](#)

Board.

By adopting the resolution, the Council would authorize an additional \$100,000 in performance agreements with human service agencies as recommended by the Human Services Advisory Board.

- 8.** Approve the Town Attorney's Employment Contract Extension. [\[21-0818\]](#)

By adopting the resolution, the Council extends the contract of Town Attorney Ann Anderson one year from the end of her current employment contract, to March 1, 2025.

- 9.** Award the Same Pay Increase Approved for all Employees to the Town Attorney and Award Additional Pay Increase to Town Attorney. [\[21-0819\]](#)

By adopting the resolution, the Council will award a three percent pay increase to the Town Attorney with an effective date of July 1, 2021, and an additional salary adjustment of \$5,050.00 effective November 1, 2021.

- 10.** Adopt a Local Resolution to Support the Installation of Art in the North Carolina Department of Transportation Right-of-way. [\[21-0820\]](#)

By adopting the resolution, the Council approves the 2021 Adopt-A-Block Artistic Signal Box Plan and directs the Manager to request the NCDOT Right-of-Way Art Committee approve the installation of Art on designated downtown signal boxes.

- 11.** Adopt Minutes from January 6, 13 and 27, 2021 and February 17 and 24, 2021 and March 10, 17, 24, and 31, 2021 Meetings. [\[21-0821\]](#)

By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

INFORMATION

- 12.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0822\]](#)

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

DISCUSSION

- 13.** Close the Legislative Hearing and Consider a Land Use Management Ordinance Text Amendment - Sections [\[21-0823\]](#)

4.4 Zoning Amendments, 4.5 Special Use Permits, 4.7 Site Plan Reviews, and 4.8 Master Land Use Plans Related to Time Extension Periods Granted by the Town Manager.

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Introduction and revised 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 Legislative Hearing
- f. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- g. Motion to enact the ordinance to approve the changes to the Land Use Management Ordinance

RECOMMENDATION: That the Council consider extending the time extension periods granted by the Town Manager.

- 14.** Close the Legislative Hearing and Consider Enacting a Land Use Management Ordinance Text Amendment - Section 3.11 Regarding Short Term Rental Standards in Blue Hill District.

[\[21-0824\]](#)

PRESENTER: Becky McDonnell, Senior Planner

- a. Update and recommendation
- b. Comments and questions from the Mayor and Town Council
- c. Motion to close the Legislative Hearing
- d. Motion to adopt the Resolution of Consistency
- e. Motion to enact Ordinance A.

RECOMMENDATION: That the Council close the legislative hearing and enact the Land Use Management Ordinance (LUMO) text amendment.

- 15.** Open the Legislative Hearing: Land Use Management Ordinance Text Amendment - Section 3.6.2(E) Related to Historic District Commission Review Criteria.

[\[21-0825\]](#)

PRESENTER: Anya Grahm, Principal 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 recess the Legislative Hearing to November 17,

2021

- f. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing on the Land Use Management Ordinance (LUMO) text amendment, receive public comment, and continue the hearing to November 17, 2021.

- 16.** Open the Legislative Hearing: Application for Conditional Zoning, 150 East Rosemary Street. [\[21-0826\]](#)

PRESENTER: Becky McDonnell, Senior Planner

- a. Without objection, the preliminary report and any other materials submitted at the hearing for considerations 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 recess the legislative hearing to November 17, 2021
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Legislative Hearing, receive comment, and make a motion to recess the hearing and schedule consideration of the item on November 17, 2021.

- 17.** Approve the Housing Advisory Board's Recommended Funding Plan for the Affordable Housing Development Reserve. [\[21-0827\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve the Housing Advisory Board's funding recommendation for the Affordable Housing Development Reserve (AHDR) applications received in October 2021.

- 18.** Review Results and Consider Recommendations for the Employee Housing Program. [\[21-0828\]](#)

PRESENTER: Sarah Osmer Viñas, Interim Director
Nate Broman-Fulks, Affordable Housing Manager
Megan Culp, Community Development Programs Manager

RECOMMENDATION: That the Council approve updates to the Employee Housing Program.

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.

19. Concept Plan Review: 710 North Estes Drive.

[21-0829]

PRESENTER: Judy Johnson, Assistant Planning Director

- 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.

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