



# TOWN OF CHAPEL HILL

## Town Council Meeting Minutes - Draft

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, January 11, 2023 7:00 PM RM 110 | Council Chamber**

### Language Access Statement

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

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Para servicios de interpretación o traducción, llame al 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](http://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
- Attendees are encouraged to wear masks in the building.
- Hand sanitizer is located near the main doors.

### ROLL CALL

Mayor Hemminger called the meeting to order at 7:00 pm. She reviewed the agenda and pointed out that Item 14 had been moved to the March 8, 2023, Council meeting. All Council Members were present.

**Present:** 9 - Mayor Pam Hemminger, Mayor pro tem Karen Stegman, Council Member Jessica Anderson, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Tai Huynh, Council Member Michael Parker, Council Member Amy Ryan, and Council Member Adam Searing

### OTHER ATTENDEES

Interim Town Manager Chris Blue, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Fire Marshal Justin Matthews, Police Officer David Shick, Assistant Planning Director Judy Johnson, Senior Project Manager Sarah Poulton, Manager of Engineering and Infrastructure Chris Roberts, Business Management Director Amy Oland, Deputy Town Clerk Amy Harvey, Transportation Planning Manager Bergan Watterson, Senior Planner Tas Lagoo, Transportation Planner I Josh Mayo, Director of Economic Development and Parking Services Dwight Bassett, Communications Manager Ran Northam, and Assistant Town Clerk Brenton Hodge.

### OPENING

0.01 Celebrating Successes Video [\[23-0024\]](#)

The Council watched a video about a Stormwater Department/Community Arts and Culture joint project that illustrated the connection between stormwater and streams by creating storm drain murals at various Town locations. Mayor Hemminger expressed appreciation to staff for the wonderful art and for educating the public about the Town's drainage system.

0.02 Poem from Poet Laureate Cortland Gilliam [\[23-0025\]](#)

Mayor Hemminger introduced Cortland Gilliam, a doctoral candidate at UNC-CH and the board co-chair at the Marian Cheek Jackson Center, who had recently been named as the Town's 2023 poet laureate. She expressed gratitude to Mr. Gilliam for his willingness to work with the Town and said that she looked forward to having many interactions with him.

Mr. Gilliam replied that he felt honored to serve the Town and viewed being the poet laureate as a service-oriented position. He recited a short poem that addressed the notion of collected purpose. He hoped to use his gifts and talents to build community, challenge power, and push for change, he said.

#### 0.03 Proclamation: National Mentor Month

[\[23-0026\]](#)

Council Member Berry, accompanied by several mentors, mentees and youth advocates, read a proclamation that named January 2023 as National Mentoring Month in Chapel Hill. A mentor herself, she discussed the many benefits of quality mentoring and described the rewarding experience. The names of mentoring organizations were listed in the proclamation, she pointed out.

Mayor Hemminger commented on how children who had mentors had fared better than others during the COVID-19 pandemic. She asked citizens to reach out to Council Member Berry and others for more information about becoming a mentor.

### ANNOUNCEMENTS BY COUNCIL MEMBERS

#### 0.04 Mayor Hemminger Regarding Martin Luther King Jr. Day Celebrations

[\[23-0027\]](#)

Mayor Hemminger mentioned the following upcoming events to honor the life and legacy of Dr. Martin Luther King Jr.: a celebration at the Carrboro Century Center on January 14th; a UNC Community Banquet at the Friday Center on January 15th; an annual commemoration service at First Baptist Church on January 16th; UNC's annual lecture and award ceremony on January 18th. These and other events were posted on the Town's and UNC's calendars, she said.

#### 0.05 Mayor Hemminger Regarding Future Public Information Meetings

[\[23-0028\]](#)

Mayor Hemminger announced the following public information meetings: a hybrid session on proposed housing choice amendments to the Town's land use ordinances on January 12th; a discussion about a connected roads plan on January 19th; a public information session about inclusive playground and splash pad options on January 21st. She said that times, locations and other information was available on the Town website.

#### 0.06 Mayor Hemminger Regarding Next Week's Work Session

[\[23-0029\]](#)

Mayor Hemminger said that the Council's January 18th work session, at 6:30 p.m., would address transit-oriented development and include a planning systems evaluation.

#### 0.07 Mayor Hemminger Regarding Council Member Foushee's Birthday

[\[23-0030\]](#)

The Mayor and Council extended belated birthday wishes to Council Member Miller-Foushee.

#### 0.08 Council Member Ryan Regarding Opportunities for Town Engagement

[\[23-0031\]](#)

Council Member Ryan announced that a Let's Talk Town meeting would be held at the Public Library on January 13th at 9:45 a.m. In addition, the registration deadline for the next People's Academy session was February 6th and that session would run from February 26th to March 18th, she said. She pointed out that childcare and transportation accommodations were available.

#### 0.09 Council Member Foushee Regarding the Divine Nine Celebrating Founder's Day

[\[23-0032\]](#)

Council Member Miller-Foushee wished the Divine Nine Black Greek Letter Organizations a Happy Founders Day and thanked them for their dedication to serving the Chapel Hill community.

#### 0.10 Mayor Hemminger Regarding Durham Tech's STEM Grant

[\[23-0033\]](#)

Mayor Hemminger announced that Durham Technical Community college had recently received a \$6 million grant to add a STEM research curriculum and build a bigger facility to do so. That will open many more local training opportunities in the Life Sciences, she pointed out.

#### 0.11 Mayor Hemminger Regarding The World University Games

[\[23-0034\]](#)

Mayor Hemminger announced that the 2027 World University Games would be hosted at university campuses in Raleigh, Durham, Chapel Hill and Greensboro.

### 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. Joe Patterson Request to Make Existing No Parking Sections of Cobb Terrace Tow Away Zones. [\[23-0005\]](#)

This item was received as presented.

2. Habitat for Humanity of Orange County Requests that the Town Council of Chapel Hill Modify the Weavers Grove Conditional Zoning Permit. [\[23-0006\]](#)

George Retschle, president of Ballentine and Associates, spoke on behalf of Habitat for Humanity of Orange County with regard to its Sunrise Road project. He requested that Habitat's original Conditional Zoning approval be modified to allow a transfer fee when a market rate unit is sold. The resulting money would be used to maintain common areas and amenities, he said. He also requested an expedited review of the petition.

This item was received as presented.

- 2.01 IFC Requests Crosswalk at MLK and Taylor Road and Reflective Vests and Equipment for People Experiencing Homelessness [\[23-0035\]](#)

Crystell Ferguson, a manager at the InterFaith Council for Social Service (IFC), reported on recent injuries and fatalities that had occurred when people were struck by vehicles when walking to and from the Family Fare store on Martin Luther King Jr. (MLK) Boulevard. She pointed out that Family Fare was located near IFC's men's shelter and close to Ashley Forest, an affordable housing subdivision. She requested that the Town install a crosswalk at the intersection of MLK Boulevard and Taylor Road and provide reflective equipment for vulnerable residents.

Mayor Hemminger thanked Ms. Ferguson for coming forward and said that the Town had been having recent discussions about the need to take action.

A motion was made by Council Member Anderson, seconded by Council Member Berry, that the Council received and referred the petitions to the Town Manager and Mayor. The motion carried by a unanimous vote.

### 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.

#### *Approval of the Consent Agenda*

A motion was made by Council Member Anderson, seconded by Council Member

Berry, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

3. Approve all Consent Agenda Items. [\[23-0007\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

4. Authorize the Sale of a 2013 Stageline SL50 Mobile Stage as Surplus Property. [\[23-0008\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

5. Designate a Voting Delegate to Vote on the Proposed NC League of Municipalities Legislative Goals. [\[23-0009\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

6. Amend the 2022-23 Council Calendar. [\[23-0010\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

### INFORMATION

7. Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0011\]](#)

The item was received as presented.

### DISCUSSION

8. Open the Public Hearing: Issuance of Two-Thirds Bonds to Fund Public Safety Equipment. [\[23-0012\]](#)

Director of Business Management Amy Oland recommended that the Council open a public hearing on authorizing the issuance of Two-Thirds General Obligation bonds in the maximum amount of \$1.98 million, to be used for the purchase of public safety radio equipment. She explained that Two-Thirds Bonds could be issued under particular circumstances, such as no new General Obligation Bonds having been issued the previous year. Based on that formula, the Town could issue \$1,980,000 in the current year, she said.

Ms. Oland explained that the proposed borrowing length had been reduced from 20 to 10 years in order to better align with the useful life of the equipment. The average annual debt payment would be about \$251,000, she said. She said that the final issuance resolution for both Two-Thirds Bonds and General Obligation Referendum Bonds would be presented to the Council on January 25th and that the closing would be on March 7, 2023.

A motion was made by Council Member Anderson, seconded by Mayor pro tem Stegman, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Council Member Miller-Foushee, that the Council adopted R-5. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Council Member Berry, that the Council adopted R-6. The motion carried by a unanimous vote.

9. Open and Close a Public Hearing to Consider Closing a Portion of Public Right-of-Way of Ginger Road within the Weavers Grove Development. [\[23-0013\]](#)

Manager of Engineering and Infrastructure Chris Roberts presented a request to close a portion of the public right-of-way (ROW) on Ginger Road and dedicate a new one. He said that the closing process had begun with a November 16, 2022, request for a public hearing. Staff had not received any opposition to the closure, he said, and he recommended that the Council open and close the public hearing and adopt Resolution 7, which would approve closing the public ROW to support the realignment of Ginger Road within the Weavers Grove Development.

Chapel Hill resident Michael Murphy said that he and the other adjacent neighbors unanimously supported the road closure. He commended Habitat for Humanity for communicating well with neighbors regarding its Weavers Grove's design and drainage plan.

Council Member Searing commented that the neighbors he had spoken with had been generally supportive but wanted Habitat to install as much landscaping and replant as many trees as possible.

A motion was made by Council Member Ryan, seconded by Council Member Parker, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Berry, seconded by Council Member Parker, that the Council adopted R-7. The motion carried by a unanimous vote.

10. Receive the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization's (DCHC MPO) 2021-2022 Annual Report. [\[23-0014\]](#)  
Doug Plachcinski, the new executive director of the Metropolitan Planning

Organization (MPO), introduced himself, shared his educational and professional background, and described the MPO's structure and responsibilities. He pointed out that the NC Department of Transportation (NCDOT) was the MPO's primary partner, and he described the rolls of other entities and local governments.

Mr. Plachcinski said that the MPO's tasks included working on a Comprehensive Transportation Plan, a Metropolitan Transit Plan and regional corridor studies, and providing technical services as well. The MPO was heavily engaged in transit planning and was a conduit for funding for local projects, he said. He described some of those projects and said that an MPO orientation video would be made in February 2023 and then available for viewing.

Council Member Miller-Foushee asked about the MPO's plan to expand transportation options for seniors and those with disabilities. Mr. Plachcinski replied that different agencies and transit providers had been working on post-COVID-19 transportation changes, and he offered to provide details on that.

This item was received as presented.

11. Receive a Presentation on the Triangle Bikeway Study, Support the Triangle Bikeway Regional Implementation, and Join the Great Trails State Coalition in 2023. [\[23-0015\]](#)

Iona Thomas, a vice president with McAdams Company, gave a PowerPoint presentation on the Triangle Bikeway (TB) project, which McAdams and local planning organizations had jointly conceived of as a commuter corridor that would connect regional employers. She said that the nine project goals were: equity, connection to jobs, safety, regional collaboration, transportation choice, public benefit-support, feasibility, identity, and resiliency.

Ms. Thomas said that case studies (available at [trianglebikeway.com](http://trianglebikeway.com)) had shown that a TB could be achieved and that other studies had determined a strong desire among citizens for a choice of transit modes. More than 68 percent of survey respondents had said that they would use a TB at least weekly, she said.

Ms. Thomas explained that the recommended alignment would begin at Highway 54 in Chapel Hill, continue over a pedestrian bridge to Interstate 40, extend to Research Triangle Park, return to Interstate 40, and continue to Raleigh. She explained how biking and walking would be protected from e-bike traffic and how lighting, grade separations, at-grade crossings, and construction traffic would be addressed.

Ms. Thomas provided cost estimates (\$45,338,000 for the Capital Area Metropolitan Planning Organization's segment, \$63,173,000 for the

Durham/Chapel Hill/Carrboro Metropolitan Planning Organization's segment) and described three implementation scenarios -- accelerated, incremental and gradual. She said that Wake County had already chosen an accelerated path and had authorized \$5.2 million for the design and environmental analysis needed to pursue a grant for one portion of the TB.

Ms. Thomas told the Council that her personal passion was to ensure that everyone had access to trails and that North Carolina became the Great Trail State. She outlined some of the planned activities and campaigns and discussed the goal of creating all types of trails that would connect all 100 counties of North Carolina. The goal was to secure sustained state funding for trails and to brand North Carolina as "The Great Trails State", she said.

Ms. Thomas mentioned recent legislative victories and said that goals for the 2023 long session were to create a Great Trails State Fund and to ensure that a one-time \$50,000 allocation would be recurring. She expressed hope that Chapel Hill would join the cities, towns and counties working group and said that a video regarding the Year of the Trail campaign was available at [greattrailsonc.com](http://greattrailsonc.com).

The Mayor and Council praised the planning work and outreach and expressed enthusiasm for the project. They noted the synergy with the Town's Everywhere to Everywhere Greenways plans.

Council Member Miller-Foushee requested that the project's infrastructure goals include ensuring that people have access to bikes, including e-bikes, and that minority firms be included when building infrastructure.

Ms. Thomas pointed out that there was no current momentum for advancing the project on its western side, most of which was located in Durham County, because Durham had many other pressing needs.

Mayor Hemminger confirmed with Ms. Thomas that the Durham/Chapel Hill/Carrboro MPO probably was the correct forum for discussing a TB planning grant application.

The Council voted unanimously to approve R-8 and R-9, which supported regional implementation of the Triangle Bikeway and the Town joining the Great Trails State Coalition in 2023.

A motion was made by Council Member Berry, seconded by Council Member Anderson, that the Council adopted R-8. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Mayor pro

tem Stegman, that the Council adopted R-9. The motion carried by a unanimous vote.

12. Consider Requesting a Highway Project Swap in the 2024-2033 State Transportation Improvement Plan. [\[23-0016\]](#)

Transportation Planning Manager Bergen Watterson provided background information on the State Transportation Improvement Plan (STIP), which was a list of all projects that the state intended to engage in over the next 10 years. She said the STIP was updated every four years and had been last updated in 2020. Each STIP included committed projects, which were addressed in the first four years of a 10-year plan, as well as uncommitted projects, which were not funded and could be reprioritized, she explained.

Ms. Watterson said that the 2020-2029 STIP included several Town projects but that a funding crisis in 2020 had caused NCDOT to freeze those that had not yet begun, which had included all of the Town's projects.

The NC Department of Transportation (NCDOT) had been gradually unfreezing projects and its draft 2024-2033 STIP included widening NC 54, Ms. Watterson said. She proposed swapping that with the US 15-501 project, though, and pointed out that the Town could consider submitting the NC 54 project again 2028. She recommended that the Council adopt R-10 to request that NCDOT remove the NC 54 corridor improvement project from the 2024-2033 STIP and include improvements on US 15/501, from Ephesus Church Road to Interstate 40 instead.

Some Council Members emphasized the need to prioritize a pedestrian underpass along US 15-501, and Mayor Hemminger confirmed with Ms. Watterson that NCDOT appeared to be amenable to that.

A motion was made by Council Member Parker, seconded by Mayor pro tem Stegman, that the Council adopted R-10. The motion carried by a unanimous vote.

13. Consider Authorizing a Cost of Land Uses Fiscal Impact Analysis. [\[23-0017\]](#)

Director of Economic Development and Parking Services Dwight Bassett recommended that the Council consider authorizing a Cost of Land Uses Fiscal Impact Analysis and enacting the attached budget ordinance to appropriate some of the Town's FY 2022 excess fund balance for that study. He said that a May 2012 Cost of Service study had been based on previous land development patterns. The proposed new study probably would provide different results and provide some baseline expectations for future needs, he said.

Council Members asked for more specifics on how the new study would help, and Mr. Bassett explained that it would address how commercial development helped to subsidize residential development, provide good information on any changes, and perhaps include lessons from other similar communities.

Mayor pro tem Stegman determined from Ms. Oland that the Council had already allocated excess FY 2021 fund balance and that the current proposal was to allocate a small portion from FY 2022. This would be prior to having FY 2022 excess balance conversations during the Town's five-year budget discussions, Ms. Oland said.

Mayor pro tem Stegman asked Mr. Bassett if there was any reason to not wait until the larger budget discussion, and Mr. Bassett replied that the request seemed timely because it had recently been discussed at a Council Committee on Economic Sustainability meeting.

Council Member Parker ascertained that Mr. Bassett saw the study as a tool that could be used to inform individual development projects vis-a-vis the community's future goals.

Council Members Searing, Miller Foushee and Berry expressed opposition to spending \$70,000 on the study before discussing the FY 2022 fund balance. Council Member Ryan agreed to wait until it could be part of the larger discuss. Council Member Anderson spoke about the importance of the study for making land use decisions based on community needs but said that she was not against waiting if it did not need to be done immediately.

Mayor Hemminger proposed that staff put the study on the list of Council considerations for its broader conversation about excess fund balance and its five-year budget strategy.

This item was received as presented.

### 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.

14. Reopen the Legislative Hearing for a Conditional Zoning Application - 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-Conditional Zoning District (TC-3-CZD). [\[23-0018\]](#)

Item was postponed to March 8, 2023.

A motion was made by Council Member Parker, seconded by Council Member Berry, that the Council continued the Legislative Hearing to March 8, 2023. The motion carried by a unanimous vote.

### 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.

15. Concept Plan Review: UNC Health Care, 100-800 Eastowne Drive. [\[23-0019\]](#)

Senior Planner Tas Lagoo introduced a UNC Health concept plan for 8 to 10 medical office buildings, as well as structured parking, at a site zoned Office Institutional 2 and Office Institutional 3 on Eastowne Drive. He said that the proposed buildings would be similar to UNC Health's Medical Office Building 1 (MOB1), which currently existed on the site.

Mr. Lagoo explained that the site was in the US 15-501 Focus Area (Sub Area A), which called for a range of uses, and for four- to six-story buildings. He reviewed Community Design Commission comments and recommendations and said that the Stormwater Management Utility Advisory Board would review the plan later in the month.

Simon George, Vice President for Real Estate and Development at UNC Health, outlined the plan to decompress the hospital's main medical center and increase its capacity for out-patient services at the Eastowne location. The Eastowne site would also include research and site-specific retail, such as coffee shops, he said.

Mr. George pointed out that the anticipated total buildout of 1.6 million to 1.8 million square feet was considerably smaller than UNC Health had previously proposed. He summarized a plan to construct one building every three-to-five years and to achieve full build-out in approximately 25

years. He emphasized that a second medical office building (MOB2) was needed as soon as possible, however.

Mr. George said that UNC Health was committed to helping the Town with affordable housing but did not want to put it all on the Eastowne site. He mentioned several possible alternatives and said that his team had been meeting with the Town's Affordable Housing staff to learn about programs. The University of North Carolina and UNC Health had hired a third party to help conduct a housing survey across the entire Triangle and would have that information in the early spring, he said.

Bill Derks, Vice President for Land Development at McAdams Company, pointed out where the proposed plan was compatible with CDC Guidelines and the Town's Complete Communities Framework. He showed the developable areas on a map and said that access to the site was somewhat limited due to a Research Conservation District. He outlined a plan to construct buildings and parking structures around a central greenspace and described bike and pedestrian accommodations and connectivity.

Mr. Derks said that the stormwater management strategy for the site would go above and beyond Town ordinance requirements. He explained how MOB 1 and MOB 2 would fit together and described a plan to move the current driveway in order to provide a better entryway and improved parking access.

Andy King, a partner at Gestalt Architecture and Design, said that form-based design standards would be used across the entire development. Those would be based on the Town's Complete Community Framework and Community Design Commission's guidelines, he said. He said that MOB2's architecture would be based on MOBI and its parking structure but one or two stories taller.

Mr. George said that UNC Health was committed to working with the Town and would meet with its advisory boards over the coming months. UNC Health intended to hold a public information session as well, he said.

Council Member Parker confirmed that the applicant hoped to receive entitlement for the entire project by June 2023 and to get MOB2 underway by the second quarter of 2024.

The Council verified that the intent of the parking plan was to have four or five parking decks, one for every two buildings. In response to questions about the effect of future transit improvements, Mr. King said that UNC Health would reevaluate with every project and hoped that the need for parking would be reduced. Mr. George also commented that UNC Health would love to not build parking lots, which are expensive and take up a lot of space.

Council Member Ryan ascertained from Mr. King that he was not showing a concept plan for the entire site because UNC Health needed additional data that would ensure its plans were feasible. She pointed out that taking a high-level look was the goal of concept plan review. Twenty-three years of development was a large request, and it would have been helpful to see what UNC Health was intending, she said.

The Council confirmed with the applicant that MOB2 was not planned to be taller than six floors because of cost and parking limitations. Mayor Hemminger confirmed with Mr. King that all the buildings east of the RCD would be taller, however. The Mayor also confirmed with Mr. Derks that there was a plan to drain a pond and enhance a stream on the property.

Council Members agreed that the proposed project was the right use for the land. They expressed support for UNC Health's vision and said that MOB1 had improved the patient experience. Some commented on how predictions about MOB1 traffic destroying the area had not come to pass. Traffic had actually improved and could continue to do so with good planning and collaboration, they said.

The Council spoke in favor of entitling MOB2 but expressed reluctance to approving the full development at the current time. Council Member Parker said, however, that he would prefer that the entire project be built at one time, if Town staff felt it had the capacity to do that.

Several Council Members spoke in favor of minimizing the parking decks. The Council emphasized that the Town's new Complete Community Framework encouraged taller buildings and that six stories was no longer considered tall. They agreed that the location was a good place for a significant amount of development.

Council Members expressed concern about the north 20 acres. and stressed the significance of that wildlife corridor to the area's ecosystem. Some proposed that the applicant consider preserving it, as the Town's Environmental Stewardship Advisory Board had advised. They proposed discussing a conservation easement for the area.

The Council emphasized the importance of affordable housing and asked the applicant to bring back more information on its plan. Council Member Parker said that he wanted to hear more from UNC Health regarding a payment in lieu of taxes as well.

Mayor Hemminger pointed out that more information would be needed to visualize the entire development and be realistic about what could be done. She agreed with the Council's recommendation to move MOB2 along and have another check-in point for the larger project. She re-emphasized the Council's desire for taller buildings at the site's interior

and said she agreed with the Council's request for more information on the north 20 acres and on affordable housing.

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that the Council adopted R-12. The motion carried by a unanimous vote.

### **APPOINTMENTS**

16. Appointments to the Environmental Stewardship Advisory Board. [\[23-0020\]](#)

The Council appointed Michelle Stewart to the Environmental Stewardship Advisory Board.

17. Appointments to the Stormwater Management Utility Advisory Board. [\[23-0021\]](#)

Mayor Hemminger said that the decision on this board appointment was being postponed because there had been some miscommunication regarding it. The Council was looking for applicants who work, live, or own property in Chapel Hill, she said.

The appointment was deferred to a future council meeting.

### **ADJOURNMENT**

This meeting was adjourned at 10:05 p.m.