



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 Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Rachel Schaevitz
Council Member Karen Stegman

Wednesday, April 25, 2018 7:00 PM RM 110 | Council Chamber

OPENING

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.

PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

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. [\[18-0349\]](#)

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

2. Approve the 2017 Annual Traffic Calming Report and Recommendations. [\[18-0350\]](#)

By adopting the resolution, the Council authorizes the Manager to proceed with the installation of traffic calming measures on South Graham Street and Meadowmont Lane.

- 3.** Call a Public Hearing for Land Use Management Ordinance Text Amendments Regarding Modifications to Form District Regulations in Section 3.11 for May 23, 2018. [\[18-0351\]](#)

By adopting the resolution, the Council calls a public hearing for Wednesday, May 23, 2018 at 7:00pm in the Council Chamber of Chapel Hill Town Hall, 405 Martin Luther King Jr. Blvd., to consider text amendments to the Land Use Management Ordinance (LUMO) designed to respond to the Council's petition for improvements to the Form District Regulations.

- 4.** Call a Public Hearing for a Land Use Management Ordinance Text Amendment Regarding Modifications to Historic District Commission-Related Sections 3.6.2 and 8.4 for May 9, 2018. [\[18-0352\]](#)

By adopting the resolution, the Council calls a public hearing on May 9, 2018 to consider text amendments to the Land Use Management Ordinance (LUMO) designed to improve the Historic District Commission's (HDC) procedures and provide clarity around the Commission's decisions.

INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0353\]](#)

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

DISCUSSION

- 6.** Introduction of Bond Order, Setting a Public Hearing and Authorizing the Filing of a Debt Statement for the November 2018 Affordable Housing Bond Referendum. [\[18-0354\]](#)

PRESENTER: Amy Oland, Assistant Business Management Director

RECOMMENDATION: That the Mayor or a member of the Council introduce the Bond Order for the November 2018 General Obligation (G.O.) Bond Referendum; and that the Council adopt the resolution setting a public hearing on the bond order for May 9, 2018 and

authorize the filing of a sworn statement of debt by the Town's Finance Officer.

ZONING ATLAS AMENDMENT(S) and SPECIAL USE PERMIT(S)

The development proposal(s) below involves two separate steps: a rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.

ZONING ATLAS AMENDMENT

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.

- 7.** Consider an Application for Zoning Atlas Amendment - [\[18-0355\]](#)
Merritt Mill East, Multi-Family Development, 800
South Merritt Mill Road.

PRESENTER: Kay Pearlstein, Senior Planner

- 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. Comments and questions from the Mayor and Town Council
- d. Motion to adjourn the Public Hearing
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact Ordinance A to rezone the property.

RECOMMENDATION: That the Council 1) close the public hearing; 2) adopt the Resolution of Consistency with the Comprehensive Plan; and 3) enact Ordinance A to rezone the property from Residential-3 (R-3) to Residential-Special Standards-Conditional (R-SS-C).

SPECIAL USE PERMIT

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.

- 8.** Consider an Application for Special Use Permit - [\[18-0356\]](#)
Merritt Mill East, Multi-Family Development, 800

South Merritt Mill Road.

PRESENTER: Kay Pearlstein, Senior Planner

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. Comments and questions from the Mayor and Town Council
- d. Applicant's statement regarding proposed conditions
- e. Motion to adjourn the Public Hearing
- f. Motion to adopt Revised Resolution A, approving the application.

RECOMMENDATION: That the Council close the Public Hearing and adopt Revised Resolution A, approving the application.

- 9.** Consider Approving Proposed Modifications to Elliott Road Extension 25% Design and Authorizing the Town Manager to Proceed with Final Design and Construction.

[\[18-0357\]](#)

PRESENTER: Roger L. Stancil, Town Manager
Lance Norris, Director of Public Works

RECOMMENDATION: That the Council adopt the attached resolution approving the proposed modifications as described in the staff recommendation and authorizing the Town Manager to proceed with final design and construction of Elliott Road Extension.

- 10.** Consider Adopting Legislative Agenda for 2018 Session of the General Assembly.

[\[18-0358\]](#)

PRESENTER: Ralph D. Karpinos, Town Attorney

RECOMMENDATION: That the Council modify the proposed resolution as it deems appropriate and adopt it for forwarding to local members of the General Assembly

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