



# 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 Karen Stegman  
Council Member Rachel Schaevitz

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**Wednesday, January 30, 2019 7:00 PM RM 110 | Council Chamber**

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### 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. [\[19-0072\]](#)

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

2. Authorize the Town Manager to Enter into a Municipal Agreement with NCDOT and Accept Federal Funds for [\[19-0073\]](#)

Construction of the Homestead Road Sidewalk Project.

By adopting the resolution and enacting the ordinance, the Council authorizes the Town Manager to enter into a Municipal Agreement with NC Department of Transportation (NCDOT) and accepts the federal STBGDA funds for construction of the Homestead Road construction project.

- 3.** Call a Public Hearing to Facilitate the Issuance of Bonds by the Educational Foundation, Inc. for February 13, 2019.

[\[19-0074\]](#)

By adopting the resolution, the Council calls a public hearing for February 13, 2019, to receive information from the Educational Foundation, Inc., and others on a proposed financing opportunity for the Foundation.

- 4.** Amend the 2018-19 Council Calendar.

[\[19-0075\]](#)

By adopting the resolution, the Council amends the 2018-19 Council calendar to reschedule a Special Meeting.

## INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List.

[\[19-0076\]](#)

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

## DISCUSSION

- 6.** Consideration of the Extraterritorial Jurisdiction (ETJ) Study Areas as Part of the Charting Our Future Project.

[\[19-0077\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council postpone consideration of the land use for the ETJ Study Area north of I-40; authorize the Town Manager to continue efforts to work with relevant governmental partners prior to planning and executing a visioning effort for the area south of Southern Village; authorize the Town Manager to include the cost of the visioning effort, both consultant and intern assistance, as well as some engineering costs in the budget proposals for FY2020; and authorize the Town Manager to continue to pursue the existing process for the refinement of the Future Land Use Map (FLUM) with the possibility of amending the FLUM when the visioning effort for the ETJ Study Area is complete.

- 7.** Youth Initiative Update. [\[19-0078\]](#)
- PRESENTER: Loryn Clark, Housing and Community  
Susan Brown, Library/Community Arts & Culture
- RECOMMENDATION: That the Council receive this update on the Youth Initiative and give direction on proposed next steps.
- 8.** Consider Approving a Memorandum of Understanding, Job Description, and Work Plan for Orange County Food Council. [\[19-0079\]](#)
- PRESENTER: Sarah Osmer Viñas, Assistant Director, Housing and Community
- RECOMMENDATION: That the Council consider approval of the Orange County Food Policy Council Memorandum of Understanding, Coordinator job description, and Work Plan.
- 9.** Consider a Resolution Opposing Alternative 4A as a Design for Modifications to Eubanks Road and NC 86. [\[19-0080\]](#)
- PRESENTER: Corey Liles, Principal Planner
- RECOMMENDATION: That the Council adopt the resolution opposing alternative 4A as a design for modifications to Eubanks Road and NC 86.

### **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(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.*

- 10.** Consider an Application for Zoning Atlas Amendment - Independent Senior Housing, 2217 Homestead Road (Project #17-107). [\[19-0081\]](#)
- PRESENTERS: Judy Johnson, Operations Manager, Planning
- 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 adjourn the public hearing, and
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan, and
- h. Motion to enact Revised Ordinance (Approving the Rezoning).

RECOMMENDATION: That the Council receive public comment and take action tonight, depending on the Council's satisfaction with the applicant's affordable housing proposal.

### **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.*

- 11.** Consider an Application for Special Use Permit - [\[19-0082\]](#)  
 Independent Senior Housing Chapel Hill, 2217  
 Homestead Road (Project #17-096).

PRESENTER: Judy Johnson, Operations Manager

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

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application, if the Zoning Atlas Amendment is enacted.

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