



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, October 30, 2019 7:00 PM

RM 110 | Council Chamber

OPENING

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. Petitions from the Public and Council Members.
a. Chapel Hill Public Library Advisory Board Request Regarding Library Fines.

[\[19-0876\]](#)

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.

2. Approve all Consent Agenda Items.

[\[19-0877\]](#)

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

- resolution or ordinance separately.
3. Adopt a Resolution for the Issuance of Up to \$12,250,000 in General Obligation Refunding Bonds. [\[19-0878\]](#)

By adopting the resolution, the Council authorizes the sale of general obligation refunding bonds.
 4. Authorize the Town Manager to Execute a Contract with Gillig LLC to Purchase New Battery-Electric Buses. [\[19-0879\]](#)

By adopting the resolution, the Council authorizes the Town Manager to negotiate and execute a five-year contract with Gillig LLC to purchase three battery-electric buses and charging units with the option to purchase an additional nineteen buses.
 5. Award the Same Pay Increase Approved for all Employees to the Town Attorney. [\[19-0880\]](#)

By adopting the resolution, the Council will award the same increase approved for all employees to the Town Attorney.
 6. Donate and Exchange Surplus Property. [\[19-0881\]](#)

By adopting the resolution, the Council authorizes the transfer and exchange of surplus equipment with other local fire departments.
 7. Continue the Public Hearing for the Land Use Management Ordinance Text Amendment Regarding Massing and Permeability Standards in the Blue Hill District to January 8, 2020. [\[19-0882\]](#)

By adopting the resolution, the Council continues the public hearing regarding Massing and Permeability Standards in the Blue Hill District to January 8, 2020.
 8. Adopt Minutes from May 22, 2019 and June 12, 19 and 26, 2019 and July 12 and 15, 2019 Meetings. [\[19-0883\]](#)

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

INFORMATION

9. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0884\]](#)

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

DISCUSSION

- 10.** Consider Modifying the Process to Interview Applicants to the Boards with Semi-Autonomous Authority. [\[19-0817\]](#)
- PRESENTER: Michael Parker, Council Member
- RECOMMENDATION: That the Council modify the process to interview applicants to the semi-autonomous boards, which includes the Board of Adjustment and Historic District Commission.
- 11.** Receive NC 54 West Corridor Study Update. [\[19-0885\]](#)
- PRESENTER: Bergen Watterson, Transportation Planning Manager
Don Bryson, Principal, VHB
- RECOMMENDATION: That the Council receive a consultant update on the NC 54 West Corridor Study.
- 12.** Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Sections 3.6.2 and 8.4 Related to Historic District Commission Procedures. [\[19-0886\]](#)
- PRESENTER: Becky McDonnell, Planner II
- 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 Public Hearing to November 20, 2019
 - f. Referral to the Manager and Attorney.
- RECOMMENDATION: That the Council open the Public Hearing, receive public comment, and continue the Public Hearing to November 20, 2019.
- 13.** Call a Public Hearing on November 20, 2019 to Consider a Petition for Annexation of Properties at Sunrise Road and Ginger Road. [\[19-0887\]](#)
- PRESENTER: Corey Liles, Principal Planner
- RECOMMENDATION: That the Council schedule a public hearing on November 20, 2019 to consider annexation of property at Sunrise Road and Ginger Road.
- 14.** Discuss Affordable Housing Preservation Strategy Framework. [\[19-0888\]](#)
- PRESENTER: Nate Broman-Fulks, Affordable Housing Manager

Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council provide feedback and guidance on the draft Affordable Housing Preservation Strategy Framework.

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.

- 15.** Open the Public Hearing: Application for Conditional Rezoning - 1751 Dobbins Drive.

[\[19-0889\]](#)

PRESENTER: Michael Sudol, Planner II

- a. Without objection, the preliminary report and any other materials submitted at the hearing for consideration by the Council will be entered into the record.
- b. Introduction and preliminary recommendation
- c. Presentation by the applicant
- d. Recommendation 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 Public Hearing to November 13, 2019
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive comments and evidence on the proposed Conditional Rezoning, and recess the Public Hearing to November 13, 2019.

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.

- 16.** Open the Public Hearing: Application for Special Use Permit Modification - Wegmans Food Market Street Improvements, 1810 Fordham Boulevard.

[\[19-0890\]](#)

PRESENTER: Michael Sudol, Planner II

Swearing of all persons wishing to present evidence

- a. Without objection, the preliminary report and any other

- materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and preliminary recommendation
 - c. Presentation of evidence by the applicant
 - d. Recommendation by the Planning Commission
 - e. Recommendations by advisory boards and commissions
 - f. Presentation of evidence by the public
 - g. Comments and questions from the Mayor and Town Council
 - h. Applicant's statement regarding proposed conditions
 - i. Motion to recess Public Hearing to November 13, 2019
 - j. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive evidence on the proposed Special Use Permit Modification, and recess the Public Hearing to November 13, 2019.

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: Putt-Putt Fun Center and Storage Facility, 2200 Eubanks Road.

[19-0891]

PRESENTER: Judy Johnson, Interim 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.

APPOINTMENTS

- 18.** Appointments to the Transportation and Connectivity
Advisory Board.

[\[19-0892\]](#)

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