



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, March 14, 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

INFORMATION

1. Receive Upcoming Public Hearing Items and Petition Status List.

[\[18-0209\]](#)

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

DISCUSSION

2. Consider Adopting the Economic Development Incentive Guidelines.

[\[18-0213\]](#)

PRESENTER: Michael Parker, Council Committee Chairman on Economic Sustainability

RECOMMENDATION: That the Council receive and consider adopting the Economic Development Incentive guidelines.

**3. Presentation on Affordable Housing Bond: [\[18-0210\]](#)
Background and Information (no attachment)**

PRESENTER: Kenneth C. Pennoyer, Director of Business Management
Loryn Clark, Executive Director of Housing and Community

The purpose of the discussion is to provide the Council with additional information.

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.

**4. Open the Public Hearing: Application for [\[18-0211\]](#)
Zoning Atlas Amendment - Merritt Mill East,
Multi-Family Development, 800 S. Merritt
Mill Road (Project #17-084).**

PRESENTER: Kay Pearlstein, Senior Planner

- 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 Public Hearing to April 25, 2018
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Public Hearing, receive public comment, and continue the public hearing to April 25, 2018.

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.

- 5.** Open the Public Hearing: Application for Special Use Permit - Merritt Mill East, Multi-Family Development, 800 S. Merritt Mill Road (Project #17-084).

[18-0212]

PRESENTER: Kay Pearlstein, Senior Planner

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 April 25, 2018
- j. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open tonight's public hearing and receive evidence on the Special Use Permit. When this item returns for action at the April 25, 2018 business meeting, the Town Manager will offer the Council recommendations for action based on the record of the public hearing.

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