

## 11-17-2021 Town Council Meeting Responses to Council Questions

**ITEM #14: Close the Legislative Hearing and Consider an Application for Conditional Zoning for Rosemary-Columbia Street Hotel Property Assemblage at 108, 110, and 114 W. Rosemary Street, 205 and 207 N. Columbia Street, and 208 Pritchard Avenue from Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD)**

**Council Question:**

Will/has the applicant agreed to explore putting in place a community benefit agreement as recommended by the West Rosemary Street Design Guidelines, which may include items such as the use of minority-owned contractors and hiring employees from the Northside community?

**Staff Response:**

*Staff has connected the applicant with Empowerment and the Jackson Center to explore community benefits that this project may provide. In addition, the applicant has agreed to the following condition:*

*Employing Local Residents - The Developer will continue to meet with local agencies that promote employment including Empowerment, Inc, the Jackson Center, and El Centro to provide outreach to local residents such as neighborhood list serves, virtual and physical job boards and hosting job fairs for local citizens at locations such as the Jackson Center, Midway Business Center and Hargraves Center for the purpose of identifying potential employees during the construction of the hotel as well as permanent hotel employees.*

**Council Question:**

Will/has the applicant agreed to bikeshare on site?

**Staff Response:**

*The applicant has found a place in the Town-owned park for the bikeshare and they plan on sharing this location with the Council as part of their presentation. Staff also incorporated Stipulation #8 in Ordinance A which states:*

*#8. Bikeshare: The developer may consider bikeshare for this site. If the developer chooses to install a bikeshare, they shall coordinate its location with the Town.*

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**Council Question:**

Can the town attorney clarify whether the Community Design Commission has the powers to approve final elevations, or only the authority to review and comment?

**Town Attorney Response:**

*Under applicable State law (Ch. 160D), which is incorporated into LUMO 8.5.5, the CDC's authority is limited to review, and does not extend to formal approval.*

**Staff Response:**

*[Land Use Management Ordinance \(LUMO\) 8.5.5<sup>1</sup>](#) gives the Community Design Commission (CDC) the power to review building elevations, lighting plans, and alternative landscape bufferyards. They do not currently have the power to approve these items.*

*Specific to this project, the CDC requested Council provide them with the authority to review and approve the building elevations; however, the applicant has not consented to this.*

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<sup>1</sup>[https://library.municode.com/nc/chapel\\_hill/codes/code\\_of\\_ordinances?nodeId=CO\\_APXALOUSMA\\_ART8ADME\\_8.5CODECO](https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART8ADME_8.5CODECO)