



# 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 Karen Stegman  
Council Member Jessica Anderson  
Council Member Camille Berry  
Council Member Tai Huynh

Council Member Paris Miller-Foushee  
Council Member Michael Parker  
Council Member Amy Ryan  
Council Member Adam Searing

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**Wednesday, October 19, 2022 7:00 PM**

**RM 110 | Council Chamber**

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### Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအေဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

### In-Person Meeting Notification

*The Chapel Hill Town Council will meet in person for the meeting. Where possible, the Council requests that members of the public continue to live stream the meeting and view it over the Town’s cable television channel access at <https://chapelhill.legistar.com/Calendar.aspx> - and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://townofchapelhill.org/GovTV)) so that we can provide an opportunity for physical distance within the building. The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before viewing online or in person.*

#### Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

*Entry and COVID-19 Protocols*

- Entrance on the ground floor.
- Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain
- Attendees are encouraged to wear masks in the building and may sit physically distanced. Please do not sit in blocked chairs.
- Hand sanitizer is located near the main doors.

**ROLL CALL****OPENING****ANNOUNCEMENTS BY COUNCIL MEMBERS****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.*

**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. [\[22-0777\]](#)  
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
2. Adopt a Resolution Supporting the Cedar Falls Park Tennis Court Renovation Project Grant Application to North Carolina Parks and Recreation Trust Fund Accessibility for Parks Program. [\[22-0778\]](#)

By adopting the resolution, the Council approves the application to the North Carolina Parks and Recreation Trust Fund For Accessibility For Parks Grant in the amount of \$500,000.

- 3.** Authorize Acceptance of Donation of Two Vans to Support Programming at Hargraves Community Center.

[\[22-0779\]](#)

By adopting the resolution, the Council agrees to accept the donation and authorizes the Town Manager or his designee to work with the donor to finalize the related Memorandum of Understanding.

- 4.** Adopt Minutes from May 4, 11, 18, 19, and 25, 2022 and June 1, 15, and 21, 2022 Meetings.

[\[22-0780\]](#)

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

## INFORMATION

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

[\[22-0781\]](#)

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

## DISCUSSION

### 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.*

- 6.** Close the Legislative Hearing and Consider an Application for Conditional Zoning for 710 North Estes Drive Townhomes from Residential-2 (R-2) to Residential-5-Conditional Zoning District (R-5-CZD).

[\[22-0782\]](#)

PRESENTER: Corey Liles, Planning Manager

- 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 close the Legislative Hearing
- g. Motion to adopt the Resolution of Consistency and Reasonableness with the Comprehensive Plan
- h. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.

**7.** Open the Legislative Hearing: Conditional Zoning [\[22-0783\]](#)  
Application for Aspen Chapel Hill - Student Housing at  
701 Martin Luther King Jr Blvd.

PRESENTER: Corey Liles, Planning Manager

- 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. Referral to the Manager and Attorney
- i. Motion to continue the Hearing to December 7, 2022.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Zoning. That the Council then make a motion to schedule action on the proposed Conditional Zoning application for December 7, 2022.

**8.** Open the Legislative Hearing for Conditional Zoning [\[22-0784\]](#)  
Modification - 800 S. Merritt Mill Road  
Residential-Special Standards-Conditional Zoning  
District (R-SS-CZD)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Recommendations of the Planning Commission
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Referral to the Manager and Attorney
- h. Motion to continue the hearing to November 2, 2022.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Rezoning. That the Council then continue the legislative hearing to November 2, 2022.

### **LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT**

- 9.** Open the Legislative Hearing for a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 3, 4, 5, and Appendix A Related to a Community Priority Process for Affordable Housing Development Review. [\[22-0785\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- 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. Referral to the Manager and Attorney.
- f. Motion to recess the Legislative Hearing to November 16, 2022

RECOMMENDATION: That the Council open the legislative hearing for the text amendment and provide feedback on the draft amendment.

### **APPOINTMENTS**

- 10.** Appointments to the Chapel Hill Public Library Advisory Board. [\[22-0786\]](#)
- 11.** Appointments to the Housing Advisory Board. [\[22-0787\]](#)

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