



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 2, 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. Parks, Greenways, and Recreation Commission [\[19-0802\]](#)
Request to Permit Current Commission Officers to
Serve an Additional Year and a Recommendation to
Change the Policy.
2. Parks, Greenways, and Recreation Commission [\[19-0803\]](#)
Request to Reconsider the Designation of a Cemetery
Champion Seat on the Commission.

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.

- 3.** Approve all Consent Agenda Items. [\[19-0804\]](#)

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

- 4.** Call a Public Hearing on November 13, 2019 for Amendments to Land Use Management Ordinance Articles 3, 4, and 6 Pertaining to Conditional Zoning. [\[19-0805\]](#)

By adopting the resolution, the Council calls a Public Hearing on November 13, 2019 at 7:00 p.m. to consider possible Land Use Management Ordinance text amendments regarding changes to Article 3, Article 4, and Article 6 regarding conditional zoning and use regulations.

- 5.** Adopt Minutes from March 6, 13, and 20, 2019 and April 10, 17, and 24, 2019, and May 1 and 8, 2019 Meetings. [\[19-0806\]](#)

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

INFORMATION

- 6.** Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0807\]](#)

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

- 7.** Receive Annual Compliance Reports for July 1, 2018 - June 30, 2019 for the Carolina North, Glen Lennox, Fire Station #2, and Obey Creek Development Agreements. [\[19-0808\]](#)

By accepting the reports, the Council acknowledges receipt of itemized activities during the past year related to the Carolina North, Glen Lennox, Obey Creek, and Fire Station #2 Development Agreements.

- 8.** Receive Orange County Human Services Center Report. [\[19-0809\]](#)

By accepting the report, the Council acknowledges receipt of the report on construction activities during the past five years related to the Orange County Human Services Center Special Use Permit.

DISCUSSION

- 9.** Presentation: Chapel Hill/Orange County Visitors Bureau on its 2019/20 Strategic Plan. [\[19-0810\]](#)
PRESENTER: Laurie Paolicelli, Visitors Bureau Executive Director
RECOMMENDATION: That the Council receive the update.
- 10.** Presentation: Orange Water and Sewer Authority (OWASA) Agua Vista Web Portal. [\[19-0811\]](#)
PRESENTER: Mary Tiger, OWASA Sustainability Manager
RECOMMENDATION: That the Council receive the update.
- 11.** Amend Chapter 21 of the Code of Ordinances on Turn Regulations to Prohibit Right Turns on a Red Signal at Several Intersections. (Reissued from September 11, 2019) [\[19-0733\]](#)
PRESENTER: Kumar Neppalli, Traffic Engineering Manager
Donnie Rhoads, Patrol Captain
RECOMMENDATION: That the Council enact an ordinance that amends turn regulations, prohibiting right turns on a red signal at various intersections.
- 12.** Charting Our Future - Update on Engagement Efforts and Consideration of Revisions to the Draft Focus Area Maps & Principles. [\[19-0812\]](#)
PRESENTER: Alisa Duffey Rogers, LUMO Project Manager
RECOMMENDATION: That the Council receive this update on the ongoing engagement efforts for the draft Focus Area Maps and Principles and adopt one of the attached resolutions authorizing the Town Manager to *either* remove Glenn Heights from the South Martin Luther King Jr. Blvd. Focus Area *or* develop a new Character Type that emphasizes individual dwelling units rather than multi-unit residential buildings; investigate and return to Council with options for less prescriptive Character Types; and add parcels, adjacent to Meadowmont & Southern Village, to the appropriate Focus Area Maps.
- 13.** Receive the Affordable Housing FY 19 Annual Report. [\[19-0813\]](#)
PRESENTER: Sarah Osmer Viñas, Assistant Director, Housing and Community
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council receive the Fiscal Year 2019 Annual Report.

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.

- 14.** Concept Plan Review: University Place, 201 S. Estes Drive (Project #19-108). [\[19-0814\]](#)

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 attached resolution transmitting comments to the applicant regarding the proposed development.

- 15.** Concept Plan Review: 136 E. Rosemary Street/137 E. Franklin Street (Project #19-109). [\[19-0815\]](#)

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
- g. Motion to adopt a resolution limiting the scope of the Special Use Permit Public Hearing.

RECOMMENDATION: That the Council adopt the attached Resolution A transmitting comments to the applicant regarding the proposed development, and that the Council adopt Resolution B, in response to a petition submitted on September 11, 2019 requesting a limited scope to a Special Use Permit.

CONTINUED DISCUSSION

- 16.** Response to a Request to Limit the Scope of the Proposed Special Use Permit Modification Application for Wegmans Food Market, 1810 Fordham Blvd. [\[19-0816\]](#)

PRESENTER: Judy Johnson, Interim Planning Director

RECOMMENDATION: That the Council adopt the resolution limiting the scope of the review of a Special Use Permit modification to the realignment of the US 15-501 Service Road across the State Employees Credit Union property.

- 17.** 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.

APPOINTMENTS

- 18.** Appointments to the Board of Adjustment. [\[19-0818\]](#)
- 19.** Appointments to the Short Term Rental Task Force. [\[19-0819\]](#)

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