



# 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 11, 2023 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.

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

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

### In-Person Meeting Notification

#### Changes in Meeting Material content

- We are trying something new this fall to make our Agenda packets clearer and easier to navigate. You'll notice streamlined reports and more hyperlinks to supporting documents.
- Staff presentations will be posted after the meeting, not as drafts in the packet, to allow more time to prepare high-quality presentations.
- We will also produce an "information items" packet periodically, to share items that don't require Council action, but are important to the Council and community. Those packets will be published on our website.

#### View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.

- *Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>*

#### *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 Speakers*

- *Entrance on the ground floor.*
- *Sign up at the meeting starting at 6:30 PM with the Town Clerk to speak.*
- *If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.*
- *Please do not bring signs.*

### **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.

[\[23-0719\]](#)

By adopting the resolution, the Council can approve various

- resolutions and ordinances all at once without voting on each resolution or ordinance separately.
2. Approve the Proposed 2023-2024 Capital Fund Expenditures for Public Housing. [\[23-0720\]](#)

By enacting the project ordinance amendment, the Council recognizes the FY 2023-24 housing capital grant and approves the uses outlined.
  3. Authorize the Town Manager to Contract for the Procurement of Transit Buses. [\[23-0721\]](#)

By adopting the resolution, the Council authorizes the Town Manager to contract for Transit bus procurement.
  4. Continue the Legislative Hearing for the Modification to the Residential-Special Standards Conditional Zoning District (R-SS-CZD) for Homestead Gardens Located at 2200 Homestead Road to November 15, 2023. [\[23-0722\]](#)

By adopting the resolution, the Council continues the Legislative Hearing for the modification to the Conditional Zoning District at 2200 Homestead Road to November 15, 2023.
  5. Call a Legislative Hearing to Consider a Land Use Management Ordinance Text Amendment Regarding Updates to Procedures for Special Use Permits and Concept Plans for November 15, 2023. [\[23-0723\]](#)

By adopting the resolution, the Council calls a Legislative Hearing for Land Use Management Ordinance Text Amendments regarding land use application procedures and the role of advisory boards on November 15, 2023.
  6. Amend the 2023 Council Calendar. [\[23-0724\]](#)

By adopting the resolution, the Council amends the 2022-23 Council calendar to add a Special Meeting and change the Work Session start time on October 18, 2023.

## 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.*

- 7.** Close the Legislative Hearing and Consider a Conditional Zoning Application for St. Paul Village at 1604 Purefoy Drive. [\[23-0725\]](#)

PRESENTER: Charnika Harrell, Planner II

- 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. Motion to adjourn the Legislative Hearing
- d. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- e. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council close the legislative hearing, adopt the Resolution of Reasonableness and Consistency, and enact the Ordinance approving the Conditional Zoning application.

- 8.** Open the Legislative Hearing for the Conditional Zoning Application for Gateway at 19 E. Lakeview Drive. [\[23-0726\]](#)

PRESENTER: Charnika Harrell, 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. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to recess the Legislative Hearing to November 15, 2023
- h. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Legislative Hearing, receive and provide comments on the proposed Conditional Zoning Application, and continue the hearing to November 15, 2023.

- 9.** Open the Legislative Hearing: Conditional Zoning Application for Hillmont at 138 Stancell Drive. [\[23-0727\]](#)

PRESENTER: Katherine Shor, 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. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to recess the Legislative Hearing to November 15, 2023
- h. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Legislative Hearing, receive and provide comment, and continue the hearing to November 15, 2023.

## **APPOINTMENTS**

- 10.** Appointments to the Parks, Greenways and Recreation Commission. [\[23-0728\]](#)
- 11.** Appointments to the Transportation and Connectivity Advisory Board. [\[23-0729\]](#)

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