



TOWN OF CHAPEL HILL

Town Council Meeting Minutes - Draft

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, November 10, 2021 7:00 PM Virtual Meeting

Language Access Statement

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

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

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919-969-5105.

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend. The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council business meetings and work sessions. Please participate in an voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before accessing the Zoom webinar registration. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 856 5036 9171

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](https://www.townofchapelhill.org/GovTV)).

ROLL CALL

- Present:** 7 - Mayor Pam Hemminger, Mayor pro tem Michael Parker, Council Member Hongbin Gu, Council Member Karen Stegman, Council Member Jessica Anderson, Council Member Tai Huynh, and Council Member Amy Ryan
- Absent:** 1 - Council Member Allen Buansi

Other Attendees

Town Manager Maurice Jones, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Planning Director Colleen Willger, Assistant Planning Director Judy Johnson, Affordable Housing and Community Connection Director Sarah Vinas, Affordable Housing Manager Nate Broman-Fulks, Community Development Program Manager Megan Culp, Senior Planner Becky McDonnell, Stormwater Engineer Alisha Goldstein, Senior Engineer Ernest Odel-Larbi, Principal Planner Anya Grahn, Interim Planning Manager Corey Liles, Communications Manager Ran Northam, and Deputy Town Clerk Amy Harvey.

OPENING

Mayor Hemminger called the meeting to order at 7:00 p.m. and reviewed the agenda.

Mayor Hemminger called the roll and all Council Members replied that they were present, with the exception of Council Member Buansi who was absent due to illness.

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.01 Mayor Hemminger Regarding Veteran's Day and the Orange County Veteran's Day Program. [\[21-0877\]](#)

Mayor Hemminger noted that Veteran's Day on November 11th would be a time to honor those who had served the community and protected its freedoms. She expressed gratitude to Town veterans for their service and said that an Orange County Veteran's Day program would take place at 11:00 a.m. the following day at the Southern Human Services Center.

Mayor Hemminger pointed out that information regarding On the Move -- a program to assist veterans with transportation as they transition back to civilian life -- could be found at [GoChapelHill.org](https://www.GoChapelHill.org).

0.02 Mayor Hemminger Regarding Porthole Alley Public Information Sessions. [\[21-0878\]](#)

Mayor Hemminger announced public information meetings regarding the University of North Carolina at Chapel Hill's (UNC-CH) plans to redevelop an area near Porthole Alley would be held on November 11th and 12th. The meetings would occur via ZOOM and also in person at the Ackland Museum, and times were listed on the Town's social media channel, she said.

0.03 Mayor Hemminger Regarding Arbor Week.

[\[21-0879\]](#)

Mayor Hemminger said that November was the optimal tree-painting time in North Carolina and that related activities had been scheduled for the following week. Information about a November 20th workday hosted by Friends of Booker Creek was available on the Town's website, she said. She encouraged residents to submit photos and short descriptions of their favorite trees to the "Mayor's Tree of the Year" contest.

0.04 Mayor Hemminger Regarding Next Council Meeting on November 17th.

[\[21-0880\]](#)

Mayor Hemminger pointed out that November 17th would be the Council's last voting meeting of 2021. A Council work session, followed by a closed session, would be held on December 1st, she said.

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.

0.05 Able Hastings Regarding the Greene Tract.

[\[21-0881\]](#)

Abel Hastings, a Chapel Hill resident, said that he and about 300 others were concerned about some of the plans for the Greene Tract and wanted to be included in what had been described in 2016 as a community-driven approach. He said that some innovative approaches were being cast aside and that residents were concerned about "over-leveraging" UNC-CH property as a park when it was not that.

Mayor Hemminger and the Council received the petition, and the Mayor pointed out how doing so differed from the usual process of referring petitions to her and the Town Manager.

The Council received by consensus.

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.

Approval of the Consent Agenda

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that R-1 be adopted as amended, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items.

[\[21-0864\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

2. Appropriate Funds to the FY 2022 Library Gift Fund Budget from the Chapel Hill Public Library Foundation.

[\[21-0865\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

3. Adopt a Calendar of Council Meetings through June 2022.

[\[21-0866\]](#)

Mayor Hemminger pointed out that the Council Calendar had been amended.

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

4. Adopt Minutes from April 7, 14, and 21, 2021 and May 12, and 26, 2021 Meetings.

[\[21-0867\]](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

INFORMATION

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

[\[21-0868\]](#)

This item was received as presented.

6. Receive the First Quarter Fiscal Year (FY) 2022 Affordable Housing Report.

[\[21-0869\]](#)

This item was received as presented.

DISCUSSION

7. Public Forum: Housing and Community Development Needs Assessment for the Community Development Block Grant Program.

[\[21-0870\]](#)

Community Development Program Manager Megan Culp introduced the first of two public forums on Town uses for Community Development Block Grant (CDBG) funds, which the US Department of Housing and Urban Development (HUD) distributed annually. She said that a second forum

would take place in April 2022.

Ms. Culp explained that Chapel Hill had been designated an entitlement community and typically received about \$400,000 in CDBG funds each year. That amount had increased to more than \$881,000 in 2021 because of the COVID-19 pandemic, she pointed out. She gave a PowerPoint presentation on the Town's past use of CDBG funds.

Ms. Culp explained how national objectives for the CDBG Program meshed with the Town's and Orange County's plans and goals. She said that staff submitted an action plan to HUD each year. Some examples of eligible projects included acquisition, home-buying assistance, housing rehabilitation, public facilities and public services, she said.

Ms. Culp said that the current Council meeting would begin the annual needs assessment process and that applications for funding were due to the Town in January 2021. The process would then run to May 15, 2022, when the Town's action plan would be submitted to HUD, she said. She asked the Council to open the public forum and receive comments on potential uses of 2022-2023 CDBG funds.

Delores Bailey, executive director at EmPOWERment, Inc., described how EmPOWERment had been using CDBG funds to meet affordable housing needs for at least 20 years. She thanked the Council for its foresight and care and discussed some of the projects that would not have been possible without the help of CDBG funds.

This item was received as presented.

8. Authorize the Conveyance of Town-Owned Land at 107 Johnson Street for the Development of Permanently Affordable Housing.

[\[21-0871\]](#)

Affordable Housing Manager Nate Broman-Fulks outlined a proposal from EmPOWERment, Inc. to convey Town-owned property at 107 Johnson Street to them for development into permanent affordable housing (AH). He summarized EmPOWERment's proposal to develop 10 permanent affordable rental units (PEACH Apartments) to serve households earning 60 percent and below of the area median income (AMI).

Mr. Broman-Fulks reminded the Council that the Town had purchased the 1/3-acre property in 1992 for \$39,000, using Parks and Open Space funds. The intent had been to use it for Pine Knolls Community Center recreational space but that community center no longer existed, he said. He said that the Town had no current plans for the property, which had been appraised at \$135,000 the prior year.

Mr. Broman Fulks said that it was within the Council's power to re-purpose

properties purchased with bond funds. Council Members would need to determine that the proposed use would meet a public purpose and that conveyance of the land would be consistent with Town goals and community needs, he said. He explained how proposed deed restrictions and conditions would provide security for the Town and said that approving the land conveyance would be consistent with several Town plans and goals.

Mr. Broman-Fulks said that the Council had already approved approximately \$500,000 for PEACH Apartments through its AH Development Reserve and AH Bond funds. He said that EmPOWERment's Conditional Zoning application would come before them and the Town's advisory boards in 2022. He recommended that the Council adopt Resolution 4, which would authorize the Town Manager to enter into an agreement to convey the 107 Johnson Street property to EmPOWERment, Inc.

The Council confirmed with Mr. Broman-Fulks that staff was not aware of any other opportunities for a community center or park to be developed in the area.

Mayor Hemminger said that the Town was expecting positive news regarding its Fund Balance at the end of the year. She proposed looking at that as a means of reallocating the \$135,000 back to Parks & Recreation, which had many current needs.

Town Manager Maurice Jones replied that he would be looking at exactly such opportunities, and Council Member Ryan suggested that staff recommend a policy regarding such situations.

Robert Beasley, a Chapel Hill resident, asked the Council to include a provision that would require PEACH Apartments to adhere to Pine Knolls Conservation District regulations.

Ms. Bailey pointed out that EmPOWERment Inc., which had helped Pine Knolls become a Conservation District, would absolutely adhere to those rules and regulations. She explained that PEACH was an acronym for "Pine Knolls Empowerment Affordable Community Housing". EmPOWERment, Inc. would make sure that those 10 units were available for people making 60 percent and below AMI, she said, adding that the actual target was 30 percent.

Brandon Morande, a Chapel Hill resident, encouraged the Town to stipulate to the EmPOWERment reserve, rather than "target," a portion of units for people earning 30 percent, and below, of AMI.

Penny Sparacino, a Chapel Hill resident, said that she would like to know

the process that allowed the Council to re-allocate funds because she did not understand it. She wondered if the public realized that something they vote for could be reallocated, she said.

Linda Brown, a Chapel Hill resident, said that the Town seemed to be concentrating its placement of AH in minority neighborhoods. Doing so perpetuates economically- and racially-segregated communities, she said.

Mayor Hemminger pointed out that the next week's Council meeting would include an agenda item on purchasing open space next to the Parker Preserve. Additionally, the Mason Farm and Botanical Gardens lands contained conservation easements that were open to the public, she said. She expressed agreement with Council Member Ryan's comments regarding the need for a policy or procedure that would address making fair trades and not rearranging what voters had voted for, she said.

Council Member Gu said she hoped the Town would allocate funding for community public spaces and amenities in the Pine Knolls neighborhood. In addition, she asked to add a stipulation requiring that some units be reserved for 30 percent of AMI and below but Mayor Hemminger pointed out that such a stipulation would be part of the redevelopment approval process, not on the land conveyance. All Council Members, as well as EmPOWERment, Inc., shared that sentiment and would address it during the appropriate process, she said.

A motion was made by Council Member Anderson, seconded by Mayor pro tem Parker, that Item R-4 be adopted. The motion carried by a unanimous vote.

9. Close the Legislative Hearing and Consider a Conditional Zoning Application - Residence Inn and Summit Place Townhomes, 101-111 Erwin Road, Mixed Use-Village-Conditional Zoning District (MU-V-CZD). [\[21-0872\]](#)

Senior Planner Becky McDonnell said that the applicant, Summit Hospitality Group, et al. had agreed to provide a 30-foot easement along Dobbins Drive and a swale along the western property line. The applicant had also agreed to provide five 2-bedroom and two 3-bedroom AH units and to accept new conditions regarding landscape buffer, encroachment, and impervious surface, she said. She pointed out that those conditions had been added to Revised Ordinance A.

Ms. McDonnell said that the swale would have a positive impact on neighbors' stormwater drainage issues. She noted that one neighbor had been working with the applicant to address stormwater run-off problems and would continue to do so outside the Council approval process. She recommended that the Council close the legislative hearing and consider adopting Resolutions A and B and enacting Ordinance A.

Council Member Stegman commented on the large number of emails that the Town had received from residents, who were concerned about long-term maintenance of the stormwater facilities.

Stormwater engineer Alisha Goldstein explained that the property owner would be required to have a maintenance plan and submit an annual inspection report.

Mayor pro tem Parker confirmed with Ms. Goldstein that the proposed stormwater management system would go beyond the Town's basic requirements. She said that a condition could be added to require that the applicant meet that during the Zoning Compliance Permit process.

Council Member Ryan proposed that the Town stipulate that the property owner would be ultimately responsible for maintaining the swale in the buffer. In addition, she pointed out that Stipulation 45 stated that the Community Design Commission (CDC) would review elevations and she asked that it include having the CDC approve them as well.

Ms. McDonnell clarified that only the hotel would require CDC approval, not the townhouses, which would be built under a single-family building code.

Mayor Hemminger confirmed with the applicant that they were willing to accept a "no short-term rental" clause for the townhomes.

Scott Radway, of Radway Design, presented the applicant's site plan, which showed three drainage areas, including the swale. He outlined a time frame for when the swale would be installed, inspected and operational. He discussed a long-term maintenance plan for the swale and the areas around it and said that the applicant concurred with all of the proposed stipulations in Ordinance A.

Mr. Radway explained an additional agreement that included making improvements to enable a berm on two other properties, and Mayor Hemminger confirmed that the agreement had been made in writing.

Council Member Gu verified with stormwater engineer John Aiken that water collected from the townhome parcel would go through a riser structure and then flow generally to the west. That water would flow to an existing low spot, where all of the flow was currently going, via the same general flow pattern that it currently had, Mr. Aiken explained.

Area residents Harvey Krasny, Michael Hoppe, Melissa Daston and Emily Johnson expressed opposition to the rezoning, stating that a four-story structure would be out of character with their neighborhood. Dr. Krasny characterized the proposed density as "overkill" and Mr. Hoppe said that the development seemed to violate all of the principles that the Mayor

and Council had espoused. Ms. Daston urged the Council to look at the precedents that changing the zoning would set, and said that adding such density would exacerbate current traffic problems.

Rebecca Smith, Windhover Homeowners Association president, said that she and her neighbors had sent letters and a petition to the Town opposing the zoning change the correspondence was not being shown in the Town's emails from the public. She stated that residents had opposed the rezoning approximately 80 times. There was no record of any support for it, she said.

YJ Mu, a Chapel Hill resident, raised a question about whether emails were considered official binding documents that would be enforced if construction began.

Robert Beasley, a Chapel Hill resident, spoke against adding an amendment to keep STRs out of a development. The ordinance alone should be enough to address that, he said.

Mayor Hemminger replied that she had suggested excluding only "dedicated" STRs, which would not take away people's right to rent out rooms in their residences. She pointed out that the NC legislature was scheduled to take up the Town's STR ordinance.

Brandon Morande said that increasing density along public transit corridors was an effective way to reduce traffic congestion and address climate change. Having more people living closer together would require less impervious surface than having single-family in more spread out areas, he said.

Mayor Hemminger mentioned that Roland Gammon, of White Oak Properties, had been having technical difficulties when trying to access the meeting. Mr. Gammon wanted the record to show that he had met with Kimberly Sanchez of Community Home Trust and discussed the mix of AH bedrooms, she said.

In response to public comments, the Mayor said that she and the Council do read all of their emails. She did not know why the emails that Ms. Smith had mentioned had not been attached to the permanent record, she said. She then confirmed with Town staff that they were now attached.

Council Members praised the applicant for providing generous buffers and finding a stormwater solution that would improve conditions for its neighbors. They pointed out that the Town did need to build more densely on transit corridors and said that they're hoping that doing so would ultimately reduce traffic. They praised the plan for "missing middle" townhomes but said they wished the units were smaller with lower price points.

Council Members expressed appreciation for the developer's efforts to work with property owners. Council Member Stegman, a resident of the area, praised Mr. Radway, in particular, for being so responsive to the community. The Council had received many emails complimenting Mr. Radway for listening, collaborating, and trying to solve problems, she said.

Council member Gu said that she was hoping to see a stipulation that would require the developer to be responsible if flooding or significant increases in stormwater occurred.

The Council agreed by consensus to accept Mayor Hemminger's proposed stipulation regarding STRs. They agreed to a stipulation that would require the applicant to address the 100-year storm as well.

With regard to CDC review, the Council agreed, after a lengthy discussion, that the CDC should follow its current guidelines as they were outlined in the Town's Land Use Management Ordinance.

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that this legislative hearing be closed. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Mayor pro tem Parker, that R-5 be adopted. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that O-2 be enacted as amended. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Mayor pro tem Parker, that R-6 be adopted. The motion carried by a unanimous vote.

10. Continue the Legislative Hearing for Conditional Zoning - Amending the Chapel Hill Zoning Atlas to Rezone the Rosemary-Columbia Street Hotel Property Assemblage Located at 108, 110, and 114 W. Rosemary 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) to November 17, 2021.

[\[21-0873\]](#)

Wendi Ramsden, a landscape architect with Coulter Jewell Thames, presented an updated request to rezone a 1.1-acre site (from Residential 3/Office Institutional 1 to Town Center 2) in order to build a hotel at the

corner of Rosemary and Columbia Streets. The new version of the applicant's plan proposed modifications to the parking area, driveway, vehicular circulation, driveway width, setbacks, facade, and building materials, she said.

Ms. Ramsden pointed out that a northern driveway had been relocated farther away from the Columbia Street intersection. She explained how the new plan allowed more separation from the Northside neighborhood and eliminated a left-turn onto Columbia Street. A reduction in building footprint and the removal of all but 40 surface parking spaces would mean less impervious surface on the site, she said.

Ms. Ramsden said that a small driveway between the hotel and the adjacent Historic Town Hall (HTH) had been reduced to 20 feet in width and that a few short-term parking spaces would be located just inside the main parking deck. Proposed changes would have no adverse impacts on local vehicular access and circulation, she said. She pointed out that the two-year planning process had included discussions with Northside neighbors, Urban Designer Brian Peterson, Town advisory boards, and the Town Council.

Jared Martinson, an architect with MHAworks, described changes in materials and building design that would create a more nuanced relationship among the adjacent park, neighborhood, and hotel. He discussed an increase in the physical distance between the building and residential properties. He described a smaller building footprint and said there would be fewer guestrooms and less on-site parking. The proposed revisions would provide a more inviting pedestrian connection and a greater sense of place, he said.

Council Members determined from Ms. Ramsden that the sidewalk along Rosemary Street would be 20 feet at its widest point and would include a five-foot planting strip. They confirmed that some of the bicycle parking would be inside the structured parking area and that shorter-term spaces would be outside near the hotel's entry door. They verified that the applicant had changed the Columbia Street facade design in response to Council and community feedback.

Mr. Martinson said that town code required the fire lane to be 26 feet wide but that they had substantially reduced its interior width and added brick pavers that would make it feel like more of a plaza. The Council and Ms. Ramsden discussed several possible ways to make the intersection with Rosemary Street more pedestrian friendly, and Ms. Ramsden agreed to explore additional ideas.

Council Members verified that one handicapped parking space would be provided in an area just north of the HTH, but they asked the applicant to

return with locations for additional spaces. They recommended that the applicant find a small e-bike share space that guests could use, and Mayor pro tem Parker proposed coordinating that with the Town, which was working with UNC-CH on an e-bike share program. The Council asked the applicant to put a couple of large shade trees in the park and to search for a way to prioritize the bike and pedestrian space.

Mr. Beasley said that the new hotel would be a great place to hold conventions, which would draw people to the Downtown area.

The Mayor and Council expressed unanimous support for the revised project. They appreciated the applicant's willingness to listen and redesign, they said. In particular, Council Members praised the changes in vehicle movement, parking numbers, and the building's facade. The proposed hotel had more character and would be a welcome downtown amenity, they said.

The Council asked the applicant to return with simple site sections that would give them a better sense of the relationships between the building, park, and HTH. They also requested renderings of the proposed exterior materials. Council Member Stegman suggested a slightly more modern design, with less brick and more glass perhaps. Mayor Hemminger asked the applicant to consider having a water line run to the park. They might want to run it from Town Hall and have the Town pay the water bill, she said.

Council continued the Legislative Hearing to November 17, 2021 by consensus.

The Council adopted R-8 by consensus.

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.

11. Concept Plan Review: Stanat's Place, 2516 Homestead Road.

[\[21-0874\]](#)

Interim Planning Manager Corey Liles gave a PowerPoint overview of a concept plan that proposed to rezone a Residential 2 site and develop approximately 47 townhomes with attached garages and recreational amenities there. He pointed out that the concept-plan stage was very early in the process.

Mr. Liles said that the site was located in the North Martin Luther King Jr. Boulevard Focus Area (C) of the Town's Future Land Use Map (FLUM), where townhomes were listed as appropriate land uses and height could be four to six stories. The FLUM showed a connection to another property, he said. He noted that advisory board comments pertained to street design, affordable housing, and the Research Conservation District.

Developer Eric Chupp, of Kapcov Ventures, showed the site's location and pointed out that it was surrounded by public utilities, parks, and community services and was a short walk to schools. The proposed lot and home sizes were consistent with those in the adjacent Vineyard Square (VS) community, he said.

Mr. Chupp showed a triangular-shaped site plan that included a central park, public sidewalks, and a seven-foot planting strip outlining the park's perimeter. A heavily landscaped water quality pond at the south end would be a true amenity, he said. He proposed 23 guest parking spaces and described bike and pedestrian connections. The project would provide a final link in a greenway trail that would extend to the Greene Tract, he said. He indicated where a stub-out to Vineyard Square had been created with the intention of connecting the two properties.

Mr. Chupp said that the proposed townhomes would range in size from 1,700 to 2,300 square feet and include multiple heights and floor plans. The target price would be \$350,000, he said. He said that Stanat's Place would provide a 100 middle-income homes, including two at 80 percent or less and two at 65 percent or less of AMI. He showed floor plans for those affordable homes, which would have three bedrooms, two-car garages, and market rate floor plans.

In response to questions from the Council, Mr. Chupp said that developing a road at the stub-out area would not lead to cut-through traffic into VS because that would be such a circuitous route. He said that connectivity was an important Town goal and that only 24 of approximately 200 VS homes would be affected by that connection. He presented a summary of major advantages to connectivity and said that he would meet with VS residents to see if he could mitigate their concerns.

In response to a question from Council about the effect of having a cut-through on VS's narrow streets and limited parking, Mr. Chupp said that each VS home had a two-car garage plus two additional parking spaces in their driveways. VS roads were 27 feet wide with 25 feet of roadway surface, he said.

Council Member Huynh, a VS resident, confirmed with Mr. Chupp that three parking spaces at the end of Cabernet Drive would be removed and not replaced at that location. He also confirmed that the proposed buffer between Stanat's Place and VS was 10 feet, with an additional 10-foot buffer on the VS side.

Council Member Gu verified that the Town's fire marshal was in favor of the proposed connection. She also confirmed that the projected price point for the townhomes was \$320,000 to \$350,000. Council Member Anderson asked about a CDC recommendation to put the garages in the back and sidewalks on the sides, and Mr. Chupp replied that doing so would make the project financially unfeasible.

Melissa Stanant, whose grandparents had purchased the land in 1975, said she hoped that Stanat's Place would extend the connection with VS and the larger Parkside community. Her parents had chosen Mr. Chupp in part because townhomes were consistent with the neighborhood and were reasonably priced for Chapel Hill, she said.

Susan Nassar, VS Homeowners Association president, asked the Council to put current residents over the developer's needs and not allow a new neighborhood to destroy the VS community.

Emily and Joe Tsai, Carl Schuler, Inna Tchivileva, Patrick Oces and Ming Feng, all VS residents, said that their garages could not accommodate two large cars, and they described how cut-through traffic would impact the homes along Cabernet and Vintage Drives. Connectivity among neighborhoods happened by way of walkways and pathways, not by roadways and cars, they said.

Mr. Schuler proposed that Stanat's Place traffic come in from Homestead Road and that the connection to Cabernet Drive be for pedestrians only. Mr. and Mrs. Tsai explained that VS residents' bedrooms and bathrooms were on the third floor, facing south, so the buffers needed to be wider there for privacy reasons. Ms. Tchivileva said that the back walls of some VS houses were underground and raised concern about a 10-foot buffer leading to drainage problems there.

Yehua Wei, Lei Zhang and Zhiyue Lu, all Cabernet Drive residents, said that extending the road from Stanat's Place would increase traffic and

present safety risks to the many young children who lived in the area.

Mr. Lu showed a video of how his garage did not have space for a second car. In addition, his second family car had to be moved in order to get his Honda CRV out of the garage, he said. In addition, he played a video of Cabernet Drive that showed cars tightly parked on both sides of street.

Mr. Wei questioned the price range of Stanat's Place townhomes. The most recent home sale in VS had been for \$418,000, he pointed out.

Mr. Beasley said that he was sympathetic to some of the concerns about pedestrian safety and hoped that a solution could be found. The proposed price point was impressive and important for Chapel Hill, he said.

Council Member Huynh agreed that four cars could not be parked in the garages and driveways. He said that the three parking spots at the end of Cabernet Drive were always filled and would need to be replaced. He encouraged the applicant to make the connection between Stanat's Place and Vs for bikes and pedestrians only.

The Mayor and Council agreed that the proposed connection was not realistic. They advised the applicant to offer a more generous buffer and to propose a better mix of units and prices. Council Member Anderson recommended not taking up space with a playground since Homestead Park was located nearby.

Several Council Members expressed skepticism about the cited price point, and Council Member Stegman proposed that the applicant provide some units at that price and others in the VS range. Council Members Ryan and Anderson suggested keeping the same price point but offering smaller units, and Council Member Ryan said she would be willing to consider only four units if the developer retained the proposed price point.

Mayor Hemminger said that she thought there would be some meeting ground regarding the Council's goal of providing missing middle housing. She encouraged the applicant to continue developing the plan.

A motion was made by Mayor pro tem Parker, seconded by Council Member Huynh, that R-9 be adopted. The motion carried by a unanimous vote.

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

A motion was made by Mayor pro tem Parker, seconded by Council Member Stegman, that this be entered into closed session as authorized by General Statute Section 143-318.11. At the conclusion of the closed session, the Council will adopt

a single motion to end the closed session and adjourn the meeting without taking further action. The motion carried by a unanimous vote. The motion carried by a unanimous vote.

ADJOURNMENT

This meeting was recessed at 10:59 p.m., the Council went into a closed session and the meeting adjourned at the end of the closed session.