



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

Wednesday, May 24, 2023 7:00 PM

RM 110 | Council Chamber

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.

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In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- View on cable television channel at Chapel Hill Gov-TV (townofchapelhill.org/GovTV)
- 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 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*

Speakers

- *Sign up with the Town Clerk to speak at the meeting.*
- *If more than 14 people sign up for an item, Council will reduce time from 3 min. to 2 min./person. The maximum number of people who can speak on one topic is 45.*
- *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. [\[23-0443\]](#)

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 Amending the HOME Investment Partnership American Rescue Plan Allocation Plan. [\[23-0444\]](#)

- By adopting the resolution, the Council authorizes the HOME-ARP Allocation Plan be added as an amendment to the 2021-2022 HOME Investment Partnership Program Plan to be incorporated into the Annual Update to the 2020-2024 Consolidated Plan, for submission to the U.S. Department of Housing and Urban Development.
- 3.** Award a Bid and Authorize the Town Manager to Execute a Contract for the Resurfacing and Construction of the Three Tennis Courts at Hargraves Park. [\[23-0445\]](#)
- By adopting the resolution, the Council awards a bid and authorizes the Town Manager to execute a contract with Salisbury and Moore Construction, Inc. in an amount of \$509,923. The resolution also authorizes the Town Manager to approve change orders as necessary provided that the contract cost remains within the budgeted amount.
- 4.** Amend Chapter 21-13 of the Town Code of Ordinances to Include an All-Way Stop at the Intersection of Henderson Street and North Street. [\[23-0446\]](#)
- By enacting the ordinance, the Council establishes an all-way stop at the intersection of Henderson Street and North Street.
- 5.** Approve the Amended Charter Resolution of Central Pines Regional Council (Formerly Triangle J Council of Governments). [\[23-0447\]](#)
- By adopting the resolution, the Council approves the amended charter resolution of Central Pines Regional Council (formerly Triangle J Council of Governments).
- 6.** Authorize the Mayor to Execute a Comprehensive Participation Agreement, A Component of the Orange County Transit Governance Interlocal Agreement. [\[23-0448\]](#)
- By adopting the resolution, the Council authorizes the Mayor to execute the Comprehensive Participation Agreement, a component of the Orange County Transit Governance Interlocal Agreement, between the town of Chapel Hill, Research Triangle Regional Public Transportation Authority (GoTriangle), Durham-Chapel Hill-Carrboro Metropolitan Planning organization (DCHC MPO), County of Orange, Town of Carrboro, Town of Hillsborough, and City of Mebane, and in coordination with Triangle J Council of Governments (TJCOG) and University Of North Carolina, Chapel Hill (UNC Chapel Hill).
- 7.** Authorize the Mayor to Execute a Revised Memorandum of Understanding for the Orange County Partnership to End Homelessness. [\[23-0449\]](#)

- By adopting the resolution, the Council approves the updated Memorandum of Understanding with the Orange County Partnership to End Homelessness.
- 8.** Approve a Source of Income Protections Policy for Town-Supported Residential Developments. [\[23-0450\]](#)
- By adopting the resolution the Council hereby adopts the attached Source of Income Protections Policy in Town-supported housing.
- 9.** Authorize the Town Manager to Seek an Affordable Housing Partner for the American Legion Property and Begin Negotiating an Agreement under which the Parties would Prepare a Proposed Development Project. [\[23-0451\]](#)
- By adopting the resolution, the Council authorizes the Town Manager to seek an affordable housing development partner for the American Legion Property and begin negotiating an agreement under which the parties would prepare a proposed development project.
- 10.** Amend the 2022-23 Council Calendar. [\[23-0452\]](#)
- By adopting the resolution, the Council amends the 2022-23 Council calendar to change the meeting type, time, and location for the June 7 meeting.
- 11.** Continue the Legislative Hearing and Defer Considering the South Creek Conditional Zoning Application to June 7, 2023. [\[23-0453\]](#)
- By adopting the resolution, the Council continues the Legislative Hearing for South Creek and defers consideration of this item to June 7, 2023.
- 12.** Defer the Legislative Hearing to Amend the Chapel Hill Zoning Atlas for the Chapel Hill Crossings Conditional Zoning Application. [\[23-0454\]](#)
- By adopting the resolution, the Council defers the Legislative Hearing for Chapel Hill Crossings application to a date to be scheduled.
- 13.** Adopt Minutes from February 15, and 22, 2023 and March 8, and 15, 2023 Meetings. [\[23-0455\]](#)
- By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

INFORMATION

- 14.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0456\]](#)

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

DISCUSSION

- 15.** Open the Public Hearing: Recommended Budget for FY 2023-2024. [\[23-0457\]](#)

PRESENTER: Chris Blue, Interim Town Manager

- a. Introduction by the Manager
- b. Comments from the public
- c. Comments from the Mayor and Town Council
- d. Motion to close the Public Hearing
- e. Consider enacting the Ordinance on June 7, 2023.

RECOMMENDATION: That the Council receive public comment regarding the recommended budget. See

<https://www.townofchapelhill.org/government/departments-service/s/business-management/budget/2023-2024-budget-development>

LAND USE MANAGEMENT TEXT AMENDMENT(S)

- 16.** Open the Legislative Hearing: Land Use Management Ordinance Text Amendment- Articles 1, 3, 4, 5, 6, and 7 and Appendix A Regarding Housing Regulations and Housing Choices for a Complete Community. [\[23-0458\]](#)

PRESENTER: Anya Grahn-Federmack, Principal Planner
Tas Lago, 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. Motion to recess the Legislative Hearing to June 21, 2023.

RECOMMENDATION: That the Council open the legislative hearing, provide feedback on the draft text amendment, and continue the hearing to June 21, 2023.

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.

- 17.** Close the Legislative Hearing and Consider a Conditional Zoning Application for UNC Health Eastowne.

[\[23-0459\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- 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
- h. Motion to enact an Ordinance to rezone the property

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

- 18.** Close the Legislative Hearing and Consider a Conditional Zoning Application for Barbee Chapel Apartments at 5101 Barbee Chapel Road.

[\[23-0460\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- 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 Resolutions 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 Revised Ordinance A, approving the Conditional Zoning Application.

- 19.** Open and Close a Public Hearing to Consider Closing a Portion of Public Right-of-Way of Hamilton Road within the Glen Lennox Development.

[\[23-0461\]](#)

PRESENTER: Chris Roberts, Engineering and Infrastructure Manager

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the public hearing
- e. Motion to adopt the resolution approving the right-of-way closure.

RECOMMENDATION: That the Council close a portion of public right-of-way for a realignment of Hamilton Road within the Glen Lennox Development.

APPOINTMENTS

- 20.** Appointments to the Chapel Hill Public Library Advisory Board. [\[23-0462\]](#)
- 21.** Appointments to the Cultural Arts Commission. [\[23-0463\]](#)
- 22.** Appointments to the Historic District Commission. [\[23-0464\]](#)
- 23.** Appointments to the Orange Water and Sewer Authority Board of Directors. [\[23-0465\]](#)
- 24.** Appointments to the Transportation and Connectivity Advisory Board. [\[23-0466\]](#)

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