



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 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, June 10, 2020 7:00 PM

Virtual Meeting

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 Zoom webinar directly online or by phone. Register for this webinar:

*https://us02web.zoom.us/webinar/register/WN_cvczqZHTQjaNxaoG7P4PdA
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 832 4137 0396*

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

ROLL CALL

OPENING

1. Update on Town's Policing Protocols and Community Assistance Initiatives. (no attachment)

[\[20-0412\]](#)

PRESENTER: Maurice Jones, Town Manager
Chris Blue, Police Chief/Community Safety Executive Director
Loryn B. Clark, Housing and Community Executive Director

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.

2. Community Design Commission Request to Create a Downtown Design District. [\[20-0413\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

3. Update on Town Efforts to Respond to the COVID 19 Crisis. (no attachment) [\[20-0414\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director

Vencelin Harris, Fire Chief

Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID 19 crisis.

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.

4. Approve all Consent Agenda Items. [\[20-0415\]](#)

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

5. Donate 2001 Chapel Hill Fire Department Cargo Trailer to Orange County Safe Kids. [\[20-0416\]](#)

By adopting the resolution, the Council approves and authorizes the transfer of the cargo trailer to Safe Kids of Orange County c/o University of North Carolina Hospitals at Chapel Hill.

6. Adopt a Resolution Closing the Public Hearing for the Land Use Management Ordinance Text Amendment to Article 5 Regarding Parking Limitations in Town Center and Town Code Chapter 11A Regarding [\[20-0417\]](#)

Off-Street Parking and a Council Policy on Parking.

By adopting the resolution, the Council closes the Public Hearing regarding parking limitations, off-street parking, and a council policy on parking.

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0418\]](#)

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

DISCUSSION

- 8.** Approve the Affordable Housing Bond and Affordable Housing Development Reserve Funding Plan. [\[20-0419\]](#)

PRESENTER: Sarah Osmer Viñas, Assistant Director
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve staff's recommended Affordable Housing Funding Plan, as outlined in the agenda item.

- 9.** Open the Public Hearing: Recommended Budget for FY 2020-2021. (no attachment) [\[20-0420\]](#)

PRESENTER: Maurice Jones, Town Manager

- a. Introduction by the Manager
- b. Comments from the public
- c. Comments from the Mayor and Town Council
- d. Motion to adjourn the Public Hearing at 11:59 PM on June 11
- e. Consider enacting the Ordinance on June 24, 2020.

RECOMMENDATION: That the Council receive public comment regarding the recommended budget. (See <https://www.townofchapelhill.org/government/departments-services/business-management/budget/2020-2021-budget-development>.)

- 10.** North-South Bus Rapid Transit Update. [\[20-0421\]](#)

PRESENTERS: Brian M. Litchfield, Transit Director
Matt Cecil, Transit Development Manager
Representatives from Kimley-Horn and AECOM

RECOMMENDATION: That the Council adopt a resolution revising the LPA for the North-South Corridor Study as recommended by the Chapel Hill Transit Public Transit Committee and the Study's Technical and Policy Committees; and, authorize staff to submit the revised LPA to the Durham -Chapel Hill -Carrboro Metropolitan

Planning Organization (DCHC).

- 11.** Continue a Public Hearing for the Rosemary Redevelopment Economic Development Agreement to June 17, 2020.

[\[20-0422\]](#)

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council continue the public hearing to the Council's June 17, 2020 meeting.

- 12.** Open the Public Hearing: Conditional Zoning at 125 East Rosemary Street Parking Garage from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning (TC-2-C).

[\[20-0423\]](#)

PRESENTER: Becky McDonnell, 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to recess the Public Hearing to June 17, 2020
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive comment on the proposed Zoning Atlas Amendment and recess the public hearing to June 17.

- 13.** Open the Public Hearing: Application for Zoning Atlas Amendment - 137 E. Franklin St. Innovation Hub

[\[20-0424\]](#)

PRESENTER: Michael Sudol, 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. Recommendations of other boards and commissions
- f. Comments from the public in this meeting and via email or other methods of submission through 11:59 PM on June 11
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney.

- i. Motion to close the Public Hearing at 11:59 PM on June 11.
- j. Consider enacting the ordinance at the June 24, 2020 Council meeting.

RECOMMENDATION: That the Council open the public hearing, receive comment and evidence on the proposed Zoning Atlas Amendment, close the public hearing, and consider enacting the ordinance on June 24, 2020.

- 14.** Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.7 and Appendix A Permitting Flex Office in Town Center Zoning Districts and Expanding Definitions Related to Types of Retail.

[\[20-0425\]](#)

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public in this meeting and via email or other methods of submission through 11:59 PM on June 11
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing at 11:59 PM on June 11
- g. Consider enacting the Ordinance on June 24, 2020.

RECOMMENDATION: That the Council open the public hearing regarding the Land Use Management Ordinance text amendment, receive public comment, close the public hearing 24 hours after this meeting concludes and consider action at the June 24, 2020 meeting.

- 15.** Open the Public Hearing: Conditional Zoning at Weavers Grove, 7516 Sunrise Road - Proposed Change from Residential-2 (R-2) to Residential-6 Conditional Zoning (R-6-CZ) and Neighborhood Commercial Conditional Zoning (NC-CZ).

[\[20-0426\]](#)

PRESENTER: Becky McDonnell, 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. Recommendations of other boards and commissions
- f. Comments from the public in this meeting and via email or other methods of submission through 11:59 PM on June 11

- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney.
- i. Motion to close the Public Hearing at 11:59 PM on June 11
- j. Consider enacting the Ordinance on June 24, 2020.

RECOMMENDATION: That the Council open the public hearing, receive comment on the proposed Zoning Atlas Amendment, and make a motion to schedule the proposed Zoning Atlas Amendment for possible action on June 24, 2020.

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