



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, September 1, 2021 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_Zr6AnTB8SUmM2DottbHknw
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 820 5489 5454*

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

OPENING

ROLL CALL

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. Laurin Easthom Request Regarding Gun Use Regulation on Land Owned by Multiple Jurisdictions. [\[21-0649\]](#)
2. Joe Patterson Request for Modifications to the Town of Chapel Hill Noise Control Code. [\[21-0650\]](#)
3. Tamra Finn Request to Amend Town Code to Permit Golf Cart Use on Neighborhood Streets. [\[21-0651\]](#)

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.

4. Approve all Consent Agenda Items. [\[21-0652\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
5. Enact the Annual Budget Ordinance Amendment to Re-appropriate Funds for Prior Year Encumbrances and Other Commitments. [\[21-0653\]](#)

By enacting the budget ordinance amendment, the Council appropriates funds for prior year encumbrances, previously approved grants, and capital improvement projects in various funds for the 2021-22 fiscal year.
6. Award the Same Pay Increase Approved for all Employees to the Town Manager. [\[21-0654\]](#)

By adopting the resolution, the Council will award a three percent pay increase to the Town Manager with an effective date of July 1, 2021.
7. Receive and Approve the 2021-2022 Annual Percent for Art Plan. [\[21-0655\]](#)

By adopting the resolution, the Council approves the 2021-2022 Percent for Art Plan.
8. Amend Chapter 21 of the Town Code of Ordinances for On-Street Parking Regulations on Longview [\[21-0656\]](#)

Street.

By enacting the ordinance, the Council establishes "no parking anytime except by residential permit" on the southside of Longview Street between Columbia Street and Martin Luther King Jr. Boulevard.

- 9.** Approve Council Naming Committee Recommendation for Peace and Justice Plaza. [\[21-0657\]](#)

By adopting the resolution, the Council authorizes the Town Manager to proceed with engraving the names of Robert Seymour and Edith Wiggins on the Peace and Justice Plaza marker.

- 10.** Approve a Request for Wayfinding Signage Plans Required by Glen Lennox Development Agreement. [\[21-0658\]](#)

By adopting the resolution, the Council approves the Glen Lennox Wayfinding Signage Plan.

- 11.** Call a Legislative Hearing for a Land Use Management Ordinance Text Amendment to Section 3.11, Blue Hill Form District, Regarding Short-Term Rental Standards on September 22, 2021. [\[21-0659\]](#)

By adopting the resolution, the Council calls a legislative hearing for a LUMO Text Amendment regarding Short-Term Rental standards in the Blue Hill District on September 22, 2021.

- 12.** Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Sections 4.4 Zoning Amendments, 4.5 Special Use Permits, 4.7 Site Plan Review, and 4.8 Master Land Use Plan Related to Extending the Time Extension Periods Granted by the Town Manager on September 22, 2021. [\[21-0660\]](#)

By adopting the resolution, the Council calls a legislative hearing to consider matters related to time extensions granted by the Town Manager on September 22, 2021.

INFORMATION

- 13.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0661\]](#)

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

DISCUSSION

SPECIAL USE PERMIT

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

- 14.** Close the Evidentiary Hearing and Consider a Limited Scope Special Use Permit Modification -Tri-City Medical Office Building, 5002 Barbee Chapel Road. [\[21-0662\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

Swearing of all persons wishing to present evidence

- 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 of evidence by the applicant
- d. Presentation of evidence by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to close the public hearing
- h. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council close the Evidentiary Hearing and consider a Limited Scope Special Use Permit Modification for Tri-City Medical Office Building.

ZONING ATLAS AMENDMENT

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.

- 15.** On-going Legislative Hearing for Conditional Zoning - Residence Inn and Summit Place Townhomes, 101-111 Erwin Road, Mixed Use-Village-Conditional Zoning District. [\[21-0663\]](#)

PRESENTER: Judy Johnson, Assistant Director

- 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. Receive updates from the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to recess the Legislative Hearing to October 13, 2021
- g. Referral to the Manager and Attorney.
- h. Consider approving the Conditional Zoning application at the October 13, 2021 meeting.

RECOMMENDATION: That the Council make a motion to schedule consideration of the item on October 13, 2021.

CONTINUED DISCUSSION

- 16.** Consider Enacting Changes to the Town Noise Ordinance to Clarify Criminal Penalties. [\[21-0664\]](#)

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council enact the proposed changes to the Town's Noise Ordinance to clarify criminal penalties, which it can do tonight.

- 17.** Authorize the Stormwater Management Utility Advisory Board to Review Qualifying Concept Plans. [\[21-0665\]](#)

PRESENTER: Sue Burke, Senior Engineer

RECOMMENDATION: That the Council adopt a resolution authorizing the Stormwater Management Utility Advisory Board to provide comments on Concept Plans for projects with a minimum of five acres of gross land area or contain Resource Conservation District (RCD) on the project site and authorize the Town Manager to update the Concept Plan Review application forms.

- 18.** Open the Legislative Hearing for a Land Use Management Ordinance Text Amendment to Section 8.5 Revising Rules of the Community Design Commission. [\[21-0666\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and preliminary recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to recess the Legislative Hearing to October 13, 2021
- e. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing, receive public comment, and continue the hearing to October 13,

2021.

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