



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, November 18, 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_6xp3NdDFSWC3-xf09ksWfg

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 892 8049 3974

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.

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.

- 1.** Approve all Consent Agenda Items. [\[20-0802\]](#)
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Adopt a Calendar of Council Meetings through June 2021. [\[20-0803\]](#)
By adopting the resolution, the Council By adopting the resolution, the Council adopts its meeting calendar through June 2021.

INFORMATION

- 3.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0804\]](#)
By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 4.** Receive the First Quarter Fiscal Year (FY) 2021 Affordable Housing Report. [\[20-0805\]](#)
By accepting this report, the Council receives the first quarter Fiscal Year 2021 Affordable Housing Report (July - September).

DISCUSSION

- 5.** COVID-19 Update - UNC's Spring Semester Planning. (no attachment) [\[20-0806\]](#)
PRESENTER: Darrell Jeter, Director of Emergency Management and Planning

The purpose of this item is for the University of North Carolina at Chapel Hill staff to provide an update on plans for the spring semester.
- 6.** Charting Our Future - Resumption of the Public Hearing for the Adoption of the Future Land Use Map - Update to Chapel Hill 2020. [\[20-0807\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council 1) Resume the public hearing to update the Town's Comprehensive Plan with the Future Land Use Map and its components, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours following the closing of the public hearing; and, 2) provide any additional input on the Future Land Use Map - Update to Chapel Hill 2020, dated October 2020.

7. Blue Hill Semiannual Report #12. [\[20-0808\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff presentation.

8. Continue the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 for Townhomes in the Blue Hill District. [\[20-0809\]](#)

PRESENTER: Corey Liles, Principal 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 November 19, 2020
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing
- g. Consider enacting the Ordinance on December 9, 2020.

RECOMMENDATION: That the Council receive public comment, close the public hearing and receive additional comments for 24 hours after this hearing concludes, and consider action at the December 9, 2020 meeting.

9. Reopen the Public Hearing: Application for Conditional Zoning at Bridgepoint, 2214 and 2312 Homestead Road. [\[20-0752\]](#)

PRESENTER: Anya Grahn, 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 Public Hearing and receive written public comment for 24 hours following the closed public hearing
- g. Consider approving the Conditional Zoning application at the December 9, 2020 meeting.

RECOMMENDATION: That the Council reopen the public hearing and receive comment on the proposed Conditional Rezoning. That the Council then make a motion to close the public hearing and consider the proposed Conditional Rezoning application on December 9, 2020.

- 10.** Open the Public Hearing: Conditional Zoning [\[20-0810\]](#)
Application for Columbia Street Annex, 1150 S.
Columbia Street, from Residential-2 (R-2) to Mixed
Use - Village - Conditional Zoning District
(MU-V-CZD).

PRESENTER: Jake Lowman, 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. 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 November 19, 2020
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to close the Public Hearing
- j. Consider enacting the ordinance at the December 9, 2020 Council meeting.

RECOMMENDATION: That the Council open the public hearing, receive comment on the proposed Zoning Atlas Amendment and close the public hearing.

- 11.** Close the Public Hearing to Consider a Request to [\[20-0811\]](#)
Close a Portion of an Unmaintained and Unimproved
Monroe Street Public Right-of-Way.

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

- 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 and allow additional

comments for 24-hours after discussing this item per recent Legislation

- e. Consider adopting the resolution to approve the right-of-way closure at the December 9, 2020 meeting.

RECOMMENDATION: That the Council continue and close a Public Hearing to consider closing the unmaintained and unpaved public right-of-way portion of Monroe Street. On December 9th, the Council may take action on the requested closure.

- 12.** Update on the Airport Hazard District Land Use Management Ordinance Text and Map Amendment. [\[20-0812\]](#)

PRESENTER: Judy Johnson, Operations Manager

RECOMMENDATION: That the Council receive this update.

- 13.** Open the Public Hearing: Application for Conditional Rezoning - Phi Gamma Delta at 108 W. Cameron Avenue. [\[20-0813\]](#)

PRESENTER: Anya Grahn, 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. 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 November 19, 2020
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to close the Public Hearing
- j. Consider enacting the Ordinance on December 9, 2020.

RECOMMENDATION: That the Council open the public hearing, receive comments and evidence on the proposed Zoning Atlas Amendment, and make a motion to schedule the proposed Zoning Atlas Amendment for possible action on December 9, 2020.

APPOINTMENTS

- 14.** Appointments to the Grievance Hearing Board. [\[20-0814\]](#)
- 15.** Appointments to the Historic District Commission. [\[20-0815\]](#)
- 16.** Appointments to the Justice in Action Committee. [\[20-0816\]](#)

17. Appointments to the Stormwater Management Utility
Advisory Board.

[\[20-0817\]](#)

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