



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, March 24, 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_P6x3wJGtS_uCp5PRLy5rtw
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 812 8315 6915*

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. [\[21-0220\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Call a Public Hearing to Consider Amendments to the Town Code that Establish Compliance with Chapter 160D of the North Carolina General Statutes for April 21, 2021. [\[21-0221\]](#)

By adopting the resolution, the Council calls a public hearing to consider amendments to the Chapel Hill Town Code and Land Use Management Ordinance to establish compliance with North Carolina General Statute 160D on April 21, 2021.
- 3.** Call a Public Hearing for a Land Use Management Ordinance Text Amendment Regarding Short-Term Rental Regulations Related to Articles 3, 4, and 6 of Appendix A for May 19, 2021. [\[21-0222\]](#)

By adopting the resolution, the Council calls a public hearing to consider matters related to permitting short-term rentals on May 19, 2021.
- 4.** Authorize a Text Amendment Process to Revise Membership, Quorum, and/or Voting Rules for the Community Design Commission (CDC). [\[21-0223\]](#)

By adopting the resolution, the Council will authorize the Town Manager to initiate the process to amend the Land Use Management Ordinance to revise membership, quorum, and/or voting rules on the Community Design Commission.
- 5.** Extend the Reimagining Community Safety Task Force Members' Terms to June 30, 2021. [\[21-0224\]](#)

By adopting the resolution, the Council extends the Reimagining Community Safety Task Force members' terms to June 30, 2021.

- 6.** Extend the Criminal Justice Debt Program Advisory Committee Members' Terms to June 30, 2022. [\[21-0225\]](#)
- By adopting the resolution, the Council extends the Criminal Justice Debt Program Advisory Committee members' terms to June 30, 2022.
- 7.** Amend the 2020-21 Council Calendar. [\[21-0226\]](#)
- By adopting the resolution, the Council amends the 2020-21 Council calendar to schedule a special meeting for a Work Session.

INFORMATION

- 8.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0227\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 9.** Receive 2020 University of North Carolina Annual Development Plan Report on Transportation. [\[21-0228\]](#)
- By receiving the report, the Council acknowledges receipt of the 2020 University of North Carolina Annual Development Plan Report on Transportation.
- 10.** University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[21-0229\]](#)
- RECOMMENDATION: That the Council receive the report from University staff, reviewing the status of current and planned campus development projects.
- 11.** Blue Hill Semiannual Report #13. [\[21-0230\]](#)
- By accepting the report, the Council acknowledges receipt of Blue Hill Semiannual Report #13.

DISCUSSION

- 12.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[21-0231\]](#)
- 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.

- 13.** Consider an Application for Conditional Zoning for Columbia Street Annex, 1150 S. Columbia Street, from Residential-2 (R-2) to Mixed Use-Village-Conditional Zoning District (MU-V-CZD). [\[21-0232\]](#)

PRESENTER: Jake Lowman, 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. Comments by the applicant
- d. Comments and questions from the Mayor and Town Council
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council consider adopting the Resolution of Consistency and consider enacting Ordinance A, approving the Conditional Rezoning.

- 14.** Consider Closing a Portion of an Unmaintained and Unimproved Monroe Street Public Right-of-Way. [\[21-0233\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

RECOMMENDATION: That the Council adopt a resolution to close an unmaintained and unpaved public right-of-way portion of Monroe Street.

- 15.** Consider Request to Extend Jurisdiction for UNC Police Department. [\[21-0234\]](#)

PRESENTER: George Battle, Vice Chancellor for Institutional Integrity and Risk Management

RECOMMENDATION: That the Council authorize the Town Manager to modify the Memorandum of Understanding between the Town and the UNC Police Department to extend the UNC Police Department's Jurisdiction to off-campus fraternity and sorority locations.

- 16.** Open the Public Hearing: Issuance of Two-Thirds Bonds to Fund Parks and Recreation, Public Safety, and Streets and Sidewalks Projects in the Capital Improvements Plan (CIP). [\[21-0235\]](#)

PRESENTER: Amy Oland, Business Management Director

- 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 receive comments for 24-hours
- e. Consider adopting bond orders and issuance resolutions at the April 7 Council meeting.

RECOMMENDATION: That the Council hold a public hearing on the bond orders authorizing the issuance of general obligation bonds in the maximum amount of \$3,205,000 for parks and recreation, public safety, and streets and sidewalks projects.

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.

- 17.** Open the Public Hearing: Limited Scope Special Permit Modification -- Signature Health Care of Chapel Hill, 1602 E. Franklin Street.

[\[21-0236\]](#)

PRESENTER: Anya Grahn, Senior Planner

Swearing of all persons wishing to present evidence

- 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 of evidence by the applicant
- d. Recommendation by the Planning Commission
- e. Presentation of evidence by the public
- f. Comments and questions from the Mayor and Town Council
- g. Applicant's statement regarding proposed conditions
- h. Motion to continue Public Hearing to April 21, 2021
- i. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the public hearing, receive evidence, and continue the public hearing to April 21, 2021.

- 18.** Open the Public Hearing: Land Use Management Ordinance Text Amendments - Proposed Changes To Section 3.6.2 Historic Districts Related To Review

[\[21-0237\]](#)

Criteria And Section 8.4 Historic District Commission.

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission and Historic District Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing and receive written public comments for 24 hours following the closed public hearing
- g. Consider enacting the Ordinance on April 21, 2021.

RECOMMENDATION: That the Council open the public hearing, receive public comments, and make a motion to schedule the proposed Land Use Management Ordinance text amendment decision at the April 21, 2021 Council meeting.

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.

- 19.** Concept Plan Review: The Flats, 607-617 MLK Jr. Blvd.; 121 Stinson St. (Project #21-006)

[21-0238]

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

APPOINTMENTS

- 20.** Appointment to the Community Policing Advisory Committee.

[\[21-0239\]](#)

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