



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, January 12, 2022 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 Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council business meetings and work sessions. Please participate in an voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before accessing the Zoom webinar registration. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 883 2593 3303

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. Burwell Ware Request to Regulate Fast-food Drive-Throughs. [\[22-0017\]](#)
2. Joel Hornstein Request for Underground Electric Lines on East Franklin Street. [\[22-0018\]](#)
3. Environmental Stewardship Advisory Board Request to Adopt New Electrification Policies for Chapel Hill. [\[22-0019\]](#)

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. [\[22-0020\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
5. Amend Chapter 21-6 of the Town Code of Ordinances for No Through Trucks to include Henderson Street between Rosemary Street and North Street, and North Street between Henderson Street and Martin Luther King Jr. Boulevard. [\[22-0021\]](#)

By enacting the ordinance, the Council establishes "No Through Trucks" signs on Henderson Street between Rosemary Street and North Street, and North Street between Henderson Street and Martin Luther King Jr. Boulevard.
6. Assign Exclusive Planning and Development Regulation Jurisdiction over Two Parcels to Orange County. [\[22-0022\]](#)

By adopting the resolution, the Council assigns to Orange County the exclusive planning and development regulation jurisdiction for the property on Homeplace Drive and Old Lystra Road.
7. Call a Legislative Hearing for the Future Consideration of a Parking Payment-in-Lieu System, Land Use [\[21-0950\]](#)

Management Ordinance Text Amendment, and Associated Policy on February 16, 2022.

By adopting the resolution, the Council calls a legislative hearing for the future consideration of a Parking Payment-in-Lieu system, Land Use Management Ordinance text amendment, and associated policy on February 16, 2022.

INFORMATION

- 8.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0023\]](#)

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

DISCUSSION

- 9.** Presentation of Classification and Compensation Study Results. [\[22-0024\]](#)

PRESENTER: Maurice Jones, Town Manager
Cliff Turner, Human Resource Development Director
Russell Campbell, Management Advisory Group International, inc.

RECOMMENDATION: That the Council receive this report and provide questions and input.

- 10.** Consider Adopting a Resolution Supporting Funding for a Fourth Position for the Orange County Street Outreach, Harm Reduction and Deflection Program. [\[22-0025\]](#)

PRESENTER: Loryn Clark, Deputy Town Manager

RECOMMENDATION: That the Council support funding a fourth position for the Orange County Street Outreach, Harm Reduction and Deflection program and authorize the Manager to negotiate a funding agreement with Orange County for up to \$38,860.

- 11.** Consider Authorizing the Town Manager to Execute Option to Ground Lease Agreements with the Developers of the Trinity Court and Jay Street Affordable Housing Development Projects. [\[22-0026\]](#)

PRESENTER: Faith Brodie, Public Housing Director
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council authorize the Town Manager to enter into option to ground lease agreements with the developers of the Trinity Court (Community Housing Partners) and Jay Street

(Taft-Mills Group) affordable housing developments.

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.

- 12.** Concept Plan Review: South Creek Mixed Use Project,
US 15/501 S.

[\[22-0027\]](#)

PRESENTER: Corey Liles, Interim Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- 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.

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