



# 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 Jessica Anderson  
Council Member Donna Bell  
Council Member Allen Buansi  
Council Member Hongbin Gu

Council Member Nancy Oates  
Council Member Michael Parker  
Council Member Rachel Schaevitz  
Council Member Karen Stegman

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**Wednesday, January 24, 2018 7:00 PM RM 110 | Council Chamber**

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*\* Items reissued from the canceled January 17, 2018 meeting.*

### OPENING

### 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. [\[18-0032\]](#)**

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

- 2. \* Award a Bid and Authorize the Town Manager to Execute a Contract for the Friday Center Drive Reconstruction Project. [\[18-0033\]](#)**

By adopting the resolution, the Council awards a bid in an amount of \$725,000 to S.T. Wooten Corporation for reconstruction of the Town-maintained portion of Friday Center Drive (from the intersection with NC-54 to just past the southern-most entrance to the William and Ida Friday Center Building).

- 3. \* Call a Public Hearing for February 28, 2018 to Consider Closing the Public Right-Of-Way for the Unmaintained Alley Near the Intersection of Pritchard Avenue and West Rosemary Street. [\[18-0034\]](#)**

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the public right-of-way for the unmaintained alley near the intersection of Pritchard Avenue and West Rosemary Street.

- 4. \* Call a Public Hearing for February 28, [\[18-0035\]](#)**

2018 to Consider Closing Unmaintained  
Public Rights-Of-Way Near Smith Avenue.

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the unmaintained public rights-of-way connecting Chase Park Road to Smith Avenue to Coolidge Road.

- 5.** \* Call a Public Hearing for February 28, [\[18-0036\]](#)  
2018 to Consider Closing the Public  
Right-of-Way for the Unpaved and  
Unmaintained Portion of Ward Street.

By adopting the resolution, the Council calls a Public Hearing for February 28, 2018 to consider closing the public right-of-way for the unpaved and unmaintained portion of Ward Street.

- 6.** \* Adopt a Resolution Supporting an [\[18-0037\]](#)  
Application for Transportation Demand  
Management (TDM) Grant.

By adopting the resolution, the Council indicates its support of the FY 2018--19 Chapel Hill Transportation Management application to the Triangle J Council of Governments for a Transportation Demand Management grant.

- 7.** \* Approve Changes to the Amity Station [\[18-0038\]](#)  
Development Agreement Subcommittee.

By adopting the resolution, the Council expands the membership on the facilitated Council Subcommittee on a Development Agreement for Amity Station to four members and makes Mayor pro tem Jessica Anderson a full member.

- 8.** \* Amend the 2018 Council Calendar. [\[18-0039\]](#)

By adopting the resolution, the Council amends the 2017 Council calendar to incorporate the rescheduled Assembly of Governments meeting and new dates for the Council Retreat.

- 9.** Continue the Public Hearings for the Sale of [\[18-0061\]](#)  
Real Property at 127 West Rosemary Street  
Pursuant to an Economic Development  
Agreement and a Request to Close a Portion  
of Public Right-Of-Way on Flemington Road  
between Maxwell Road and Brandon Road  
to January 31, 2018

By adopting the resolution, the public hearings for the Sale of Real Property at 127 West Rosemary Street Pursuant to an Economic Development Agreement and a Request to Close a Portion of Public Right-Of-Way on Flemington Road between Maxwell Road and Brandon Road are continued to January 31, 2018.

## INFORMATION

- 10.** \* Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0040\]](#)

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

- 11.** \* Human Services Program Overview and Process Review Underway. [\[18-0041\]](#)

By receiving the report, the Council accepts a report that provides the Council with an overview of the existing Human Services Program funding process and proposes modifications to the process.

### **SPECIAL USE PERMIT(S)**

*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.*

- 12.** \* Consider an Application for Special Use Permit Modification - State Employees Credit Union (SECU) Family House Expansion, Residential Support Facility, 123 Old Mason Farm Road (Project #17-012) [\[18-0048\]](#)

PRESENTER: Kay Pearlstein, Senior Planner

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application.

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.

- 13.** \* Consider an Application for Special Use Permit Modification - Montessori Community School, 4512 Pope Road (Project #17-017) [\[18-0049\]](#)

PRESENTER: Aaron Frank, Senior Planner

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 public hearing and adopt Revised Resolution A, approving the application.

## DISCUSSION

**14. Receive an Update on the Blue Hill District Design Guidelines** [\[18-0062\]](#)

PRESENTER: Corey Liles, Senior Planner  
Nore Winter, Winter & Company

RECOMMENDATION: That the Council receive the presentation and provide feedback on the draft Blue Hill District Design Guidelines.

**15. Consider Authorization to Execute a Contract for the Process to Select a Town Manager.** [\[18-0047\]](#)

## 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, a citizen speaking on an agenda item is 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.*

**16. Concept Plan Review: Hanover Chapel Hill, Mixed-Use Development, 1010 Weaver Dairy Road. (Project #17-111)** [\[18-0063\]](#)

PRESENTER: Kay Pearlstein, Senior Planner

- 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 review this Concept Plan submittal, receive comments from the public, and adopt the attached resolution transmitting comments to the applicant for future development of Hanover Chapel Hill, Mixed-Use Development.

**17. Concept Plan Review: Coley Hall  
Self-Storage Building at Vilcom Center, 66  
Vilcom Center Drive (Project #17-094)**

**[\[18-0064\]](#)**

PRESENTER: Kay Pearlstein, Senior Planner

- 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 review this Concept Plan submittal, receive comments from the public, and adopt the attached resolution transmitting comments to the applicant for future development of Coley Hall Self-Storage Building at Vilcom Center.

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