



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 Karen Stegman
Council Member Rachel Schaevitz

Wednesday, April 10, 2019 7:00 PM RM 110 | Council Chamber

OPENING

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. Climate Reality Group Request for Council Support of a Resolution Seeing a Local, State, and National Goal of 100% Clean Energy by 2050 and the Creation of Green Jobs.

[\[19-0306\]](#)

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.

2. Approve all Consent Agenda Items.

[\[19-0307\]](#)

By adopting the resolution, the Council can approve various

resolutions and ordinances all at once without voting on each resolution or ordinance separately.

- 3.** Approve the Miscellaneous Budget Ordinance [\[19-0308\]](#)
Amendments to Adjust Various Fund Budgets for FY 2018-19.

By enacting the ordinances, the Council adjusts the General Fund, Parking Fund, Vehicle Replacement Fund, and the Capital Improvement Projects Fund; and adjusts the 2015 Parks and Recreation Facilities Bond Fund, Capital Projects Ordinance Fund, Transit Capital Grants Fund, and the Affordable Housing Fund.

- 4.** Accept an Easement for the Bolin Creek Trail. [\[19-0309\]](#)

By adopting the resolution, the Council accepts an easement from the owners of the Stratford Hills Apartments property, with conditions.

INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0310\]](#)

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

DISCUSSION

- 6.** Consider an Ordinance Text Amendment Amending Chapter 17 of the Code of Ordinances that Regulates Sidewalk Dining Activities. [\[19-0311\]](#)

PRESENTER: Sarah Poulton, Downtown Special Projects Manager

RECOMMENDATION: That the Council enact the ordinance revising Town Code Sections 17-76 through 17-90 regarding sidewalk dining.

ZONING ATLAS AMENDMENT and SPECIAL USE PERMIT

The development proposal below involves two separate steps: a rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.

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.

- 7.** Consider an Application for Zoning Atlas Amendment - Independent Senior Housing, 2217 Homestead Road (Project #17-107).

[\[19-0294\]](#)

PRESENTERS: Judy Johnson, Operations Manager, Planning

- 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 adjourn the public hearing, and
- g. Motion to enact Revised Ordinance (Approving the Rezoning).

RECOMMENDATION: That the Council receive public comment and take action tonight, depending on the Council's satisfaction with the applicant's affordable housing proposal.

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.

- 8.** Consider an Application for Special Use Permit - Independent Senior Housing, 2217 Homestead Road (Project #17-096).

[\[19-0295\]](#)

PRESENTER: Judy Johnson, Operations Manager, Planning

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 and
- 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, if the Zoning Atlas Amendment is enacted.

- 9.** Review the Public Housing Master Plan. [\[19-0312\]](#)

PRESENTER: Faith M. Thompson, Public Housing Director

RECOMMENDATION: That the Council review and provide feedback on the draft Public Housing Master Plan.

- 10.** Receive the Community Connections Strategy. [\[19-0313\]](#)

PRESENTER: Sarah Osmer Viñas, Housing and Community Assistant Director
Megan Peters, Community Connections Coordinator

RECOMMENDATION: That the Council receive this report and provide input on the draft Community Connections Strategy.

APPOINTMENTS

- 11.** Approve Membership and Appoint Representatives to Orange County Climate Committee. [\[19-0314\]](#)

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