



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, October 17, 2018 7:00 PM RM 110 | Council Chamber

OPENING

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.

PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

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. [\[18-0820\]](#)

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 Hillsborough Street [\[18-0821\]](#)

Reconstruction Project.

By adopting the resolution, the Council awards a bid in an amount of \$792,047.50 to Turner Asphalt GC, LLC for reconstruction of Hillsborough Street from the intersection with Franklin Street to the intersection with Martin Luther King Jr., Blvd.

DISCUSSION

- 3.** Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned, and Floor Area Ratio Adjustment for Office/Institutional-2 (OI-2) Zoning District. ** Reissued from 10/10/18 ** [\[18-0822\]](#)

PRESENTER: Judy Johnson, Operations Manager

- a. Introduction and preliminary recommendations
- b. Recommendation by the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess Public Hearing to November 28, 2018
- f. Referral to Manager and Attorney.

RECOMMENDATION: That the Council open the Public Hearing, receive public comment, and continue the public hearing to November 28, 2018.

- 4.** Consider Authorizing the Town Manager to Act on the Council Committee on Boards and Commissions Recommendations and Call a Public Hearing to Amend Subsections of Articles 8.3 and 8.4 in the Land Use Management Ordinance. [\[18-0823\]](#)

PRESENTER: Mayor Pam Hemminger

RECOMMENDATION: That the Council authorizes the Town Manager to act on the Council Committee on Boards and Commissions recommendations and calls a public hearing to amend the Land Use Management Ordinance.

CONCEPT PLAN REVIEWS

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.

- 5.** Concept Plan Review: Obey Meadows Subdivision, [\[18-0824\]](#)
1609 US 15-501 S.

PRESENTER: Michael Sudol, Planner II

- 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 attached resolution transmitting comments to the applicant regarding the proposed subdivision.

- 6.** Concept Plan Review: 101-111 Erwin Road Mixed-Use Development. [\[18-0825\]](#)

PRESENTER: Michael Sudol, Planner II

- 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 attached resolution transmitting comments to the applicant regarding the proposed multi-family residential development and hotel expansion.

APPOINTMENTS

- 7.** Appointments to the Historic District Commission. [\[18-0826\]](#)

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