



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, October 28, 2020 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_y8whWrG_RtiChm4ZFTIE0g

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 828 5855 2338

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. Stormwater Management Utility Advisory Board Recommendations Regarding the Development Review Process. [\[20-0725\]](#)
2. Residents of Dixie Drive Request to Rename Dixie Drive. [\[20-0726\]](#)
3. Eva Hagan Request to Endorse H.R. 763 (Energy Innovation and Carbon Dividend Act). [\[20-0727\]](#)

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. [\[20-0728\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
5. Approve the Miscellaneous Budget Ordinance Amendments to Adjust Various Fund Budgets for FY 2020-21. [\[20-0729\]](#)

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Capital Improvements Fund, Grants Fund, Transit Fund, Public Housing Fund, Library Gift Fund and Transit Capital Reserve Fund FY 2021 budgets. By enacting the project ordinance amendments, the Council adjusts the Affordable Housing Fund, Housing Capital Grants Fund, Capital Projects Ordinance Fund, and the Transit Capital Grants Fund project budgets. By adopting the resolution, the Council accepts funding from Stonyfield Farm, the Orange County ABC Board, Governor's Highway Safety Program, NC Department of Transportation, the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (MPO), CARES Act, Institute of Museum and Library Services CARES Act, Orange County Arts Commission, and NC Department of Environmental Quality.
6. Authorize the Sale of Property in the Oakwood Public Housing Neighborhood. [\[20-0730\]](#)

By adopting the resolution, the Council authorizes the sale of 1/10th acre of land in the Oakwood Public Housing neighborhood in Carrboro

- to Kelley Fitch, the adjacent property owner.
- 7.** Amend Chapters 12, 17, and 21 of the Code of Ordinances that Regulate Parks and Greenways, Sidewalk Sales, and Bicycling. [\[20-0731\]](#)
- By enacting Ordinances A, B, and C, the Council revises Town Codes that Regulate Parks and Greenways, Sidewalk Sales, and Bicycling.
- 8.** Adopt a Charge for the Reimagining Community Safety Task Force. [\[20-0732\]](#)
- By adopting the resolution, the Council establishes a charge for the Reimagining Community Safety Task Force.
- 9.** Adopt a Revised Meeting Schedule to Hold Meetings in a Virtual Environment through December 31, 2020 or Until the Orange County Stay At Home Order is Lifted. [\[20-0733\]](#)

INFORMATION

- 10.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0734\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

DISCUSSION

- 11.** Update on Town Efforts to Respond to the COVID 19 Crisis. (no attachment) [\[20-0735\]](#)
- 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.
- 12.** Consider an Application for Conditional Zoning at 125 East Rosemary Street Parking Garage from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD). [\[20-0736\]](#)
- PRESENTER: Becky McDonnell, Planner II
- Introduction and revised recommendation
 - Mayor and Town Council discussion
 - Motion to adopt Resolution A (Resolution of Consistency)

- d. Motion to adopt Ordinance A (Approving the Application)

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact the Ordinance approving the Zoning Atlas Amendment.

- 13.** Charting Our Future - Public Hearing for the Adoption of the Future Land Use Map - Update to Chapel Hill 2020. [\[20-0737\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager
Sal Musarra, Kimley-Horn
Jonathan Whitehurst, Kimley-Horn

RECOMMENDATION: That the Council 1) Open the public hearing to update the Town's Comprehensive Plan with the Future Land Use Map and its components, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours following the closing of the public hearing; and 2) provide any additional input on the Future Land Use Map - Update to *Chapel Hill 2020*, dated October 2020.

- 14.** Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 3, 5, and Appendix A Definitions pertaining to Conditional Zoning. [\[20-0738\]](#)

PRESENTER: Alisa Duffey Rogers, Land Use Management Ordinance Project Manager

- a. Introduction and revised recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- 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 the ordinance to approve the changes to the Land Use Management Ordinance.

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact Ordinance A.

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.

- 15.** Consider an Application for Special Use Permit Modification - Charterwood, 1701 Martin Luther King Jr. Blvd. [\[20-0739\]](#)

PRESENTER: Michael Sudol, Planner II

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 comments by the applicant
- d. Presentation of comments by the public
- e. Comments and questions from the Mayor and Town Council
- f. Applicant's statement regarding proposed conditions
- g. Motion to adopt a resolution approving the Special Use Permit Modification.

RECOMMENDATION: That the Council consider adoption of Resolution A, extending the construction completion date to June 25, 2022.

CONTINUED DISCUSSION

- 16.** Consider an Application for Conditional Zoning for Bridgepoint at 2214 and 2312 Homestead Road from Residential-5-Conditional (R-5-C) to Residential-5-Conditional Zoning District (R-5-CZD). [\[20-0740\]](#)

PRESENTER: Anya Grahn, 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. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt the Resolution abandoning the Special Use Permit
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council adopt the Resolution abandoning the Special Use Permit, and Resolution of Consistency, and enact Ordinance A, approving the Conditional Rezoning.

- 17.** Adopt Updates to the Mobility and Connectivity Plan. [\[20-0741\]](#)

PRESENTER: Bergen Watterson, Transportation Planning Manager

RECOMMENDATION: That the Council adopt the proposed updates to the Mobility and Connectivity Plan.

- 18.** Consider an Amendment to the Water and Sewer Service Area Boundary (WASMPBA Amendment). [\[20-0742\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council adopt a resolution to amend the boundary of the OWASA Primary Service Area to include all lots with frontage on Bayberry Drive, Silers Fen Court, and Quarry Place.

APPOINTMENTS

- 19.** Appointments to the Board of Adjustment and Adopt a Resolution for Orange County Seat. [\[20-0743\]](#)
- 20.** Appointments to the Chapel Hill Public Library Advisory Board. [\[20-0744\]](#)
- 21.** Appointments to the Environmental Stewardship Advisory Board. [\[20-0745\]](#)
- 22.** Appointments to the Human Services Advisory Board. [\[20-0746\]](#)
- 23.** Appointments to the Parks, Greenways and Recreation Commission and Adopt a Resolution for Orange County Seat. [\[20-0747\]](#)

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