



# 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

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**Wednesday, September 13, 2023 7:00 PM**      **RM 110 | Council Chamber**

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### Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအဂီၢ် ၶ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

### In-Person Meeting Notification

#### Changes in Meeting Material content

- We are trying something new this fall to make our Agenda packets clearer and easier to navigate. You'll notice streamlined reports and more hyperlinks to supporting documents.
- Staff presentations will be posted after the meeting, not as drafts in the packet, to allow more time to prepare high-quality presentations.
- We will also produce an "information items" packet periodically, to share items that don't require Council action, but are important to the Council and community. Those packets will be published on our website.

#### View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.

- *Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>*

### *Parking*

- *Parking is available but limited at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.*
- *See <http://www.parkonthehill.com> for other public lots on Rosemary Street*
- *Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.*

### *Entry and Speakers*

- *Entrance on the ground floor.*
- *Sign up at the meeting starting at 6:30 PM with the Town Clerk to speak.*
- *If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.*
- *Please do not bring signs.*

## **ROLL CALL**

## **OPENING**

## **ANNOUNCEMENTS BY COUNCIL MEMBERS**

## **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.*

## **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.

**[\[23-0632\]](#)**

By adopting the resolution, the Council can approve various

- resolutions and ordinances all at once without voting on each resolution or ordinance separately.
2. Enact the Annual Budget Ordinance Amendment to Re-appropriate Funds for Prior Year Encumbrances and Other Commitments. [\[23-0633\]](#)

By enacting the budget ordinance amendment, the Council appropriates funds for prior year encumbrances, previously approved grants, and capital projects in various funds for the 2023-24 fiscal year.
  3. Continue the Legislative Hearings and Defer Considering the Future Land Use Map Amendment and Conditional Zoning Application for Chapel Hill Crossing to September 27, 2023. [\[23-0634\]](#)

By adopting the resolution, the Council continues the Legislative Hearings for Chapel Hill Crossing and defers consideration of this item to September 27, 2023.
  4. Open the Legislative Hearing for the Modification to the Residential-Special Standards Conditional Zoning District (R-SS-CZD) for Homestead Gardens Located at 2200 Homestead Road and Continue the Hearing to October 11, 2023. [\[23-0635\]](#)

By adopting the resolution, the Council opens the Legislative Hearing for the modification to the Conditional Zoning District at 2200 Homestead Road and continues the hearing to October 11, 2023.
  5. Amend the 2023 Council Calendar. [\[23-0636\]](#)

By adopting the resolution, the Council amends the 2022-23 Council calendar to change the organizational meeting to December 18.
  6. Adopt Minutes from March 22, 2023, and April 10, 19, 26, 2023 Meetings. [\[23-0637\]](#)

By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

## DISCUSSION

### 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.*

- 7.** Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road. [\[23-0638\]](#)

PRESENTER: Corey Liles, Planning Manager

- 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 resolution transmitting comments to the applicant.

### **CONTINUED DISCUSSION**

- 8.** Approval of the Affordable Housing Plan and Investment Strategy [\[23-0639\]](#)

PRESENTER: Sarah O. Viñas, Affordable Housing and Community Connections Director

RECOMMENDATION: That the Council approve the proposed Affordable Housing Plan and Investment Strategy.

- 9.** Consider Leasing Space for the Police Department and Continue the Brownfield Remediation at 828 Martin Luther King Jr. Blvd. [\[23-0640\]](#)

PRESENTER: Celisa Lehew, Police Chief,  
Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That the Council support the Town Manager entering a lease for the purpose of providing a suitable location for the Town of Chapel Hill Police Department.

## ZONING ATLAS AMENDMENT(S)

*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.*

- 10.** Open the Legislative Hearing: Conditional Zoning [\[23-0641\]](#)  
Application for St. Paul Village at 1604 Purefoy Drive

PRESENTER: Charnika Harrell, Planner II

- a. Without objection, the preliminary report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
- b. Introduction and preliminary recommendation
- c. Presentation by the applicant
- d. Recommendation of the Planning Commission
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to recess the Legislative Hearing to October 11, 2023
- h. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing, receive and provide comments on the proposed Conditional Zoning, and continue the hearing to October 11, 2023.

## APPOINTMENTS

- 11.** Appointments to the Housing Advisory Board. [\[23-0642\]](#)

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