



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

Wednesday, September 19, 2018 7:00 PM

RM 110 | Council Chamber

OPENING

- 0.1** Chapel Hill Response to Hurricane Florence. (no attachment) (* added 9/18/18)

[\[18-0751\]](#)

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.

[\[18-0742\]](#)

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 Annual Budget Ordinance to Re-appropriate Funds for Prior Year Encumbrances and Other Obligations. [\[18-0743\]](#)
- By enacting the attached budget ordinance amendment, the Council authorizes the re-appropriation of budget that was established in FY 2018 to FY 2019 for encumbrances and other items that were not completed in the prior year for a total of \$9,437,705.
- 3.** Adopt Minutes from June 26, and July 10, and September 13, 27, and October 11, 18, 2017 Meetings. [\[18-0744\]](#)
- By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.
- 3.1** Amend the 2018 Council Calendar. (*Item added 9/18/18) [\[18-0750\]](#)
- By adopting the resolution, the Council amends the 2018-19 Council calendar to cancel the special meetings and work session during the week of October 1.

INFORMATION

- 4.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0745\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

DISCUSSION

- 5.** Consider an Application for Special Use Permit Modification- The Oaks Condominiums Stormwater Drainage Improvements, 101 Oak Tree Dr. [\[18-0746\]](#)
- PRESENTER: Michael Sudol, Planner II
- Swearing of all persons wishing to present evidence
- Without objection, the revised report and any other materials submitted at the hearing for consideration by the Council will be entered into the record
 - Introduction and revised recommendation
 - Presentation of evidence by the applicant
 - Presentation of evidence by the public
 - Comments and questions from the Mayor and Town Council
 - 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 continue and close the public hearing held September 5, 2018 for The Oaks Condominiums Special Use Permit (SUP) Modification, and that the Council adopt Resolution A, approving the application.

ZONING ATLAS AMENDMENT(S) and SPECIAL USE PERMIT(S)

The development proposal(s) 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(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.

- 6.** Consider an Application for Zoning Atlas Amendment - Eastowne Redevelopment Medical Office Building - 1, 100 Eastowne Drive.

[18-0747]

PRESENTER: Judy Johnson, Operations Manager

- 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
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact Ordinance A to rezone the property.

RECOMMENDATION: That the Council close the public hearing, adopt Resolution A, and enact the Ordinance to rezone the property from Office/Institutional-2 (OI-2) to Office/Institutional-3 (OI-3).

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.

7. Consider a Special Use Permit Modification - Eastowne [\[18-0748\]](#)
Redevelopment Medical Office Building - 1, 100
Eastowne Drive.

PRESENTER: Judy Johnson, Operations Manager

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.

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