



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, May 26, 2021 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_Za82EMgWS5-uJcKX943IeQ
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 856 3181 8658*

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

1. Recognize Flo Miller for her Years of Service. (no attachment)

[\[21-0475\]](#)

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.

2. Edson Freeman Request to Allow Miniature Pigs as Pets. [\[21-0476\]](#)
3. Mary Cummings Request to Ban Gas-Powered Leaf Blowers. [\[21-0477\]](#)

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. [\[21-0478\]](#)

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 Project Ordinance Amendments to Recognize Capital Financing Proceeds for FY 2020-21. [\[21-0479\]](#)

By enacting the project ordinances, the Council establishes a budget for the 2021 Parks and Recreation, Public Safety and Streets and Sidewalks Two-Thirds Bonds Fund and establishes a budget for the 2018 Affordable Housing Bonds Fund.
6. Award a Bid and Authorize the Town Manager to Execute a Contract for Construction of the Estes Drive Bicycle-Pedestrian Improvements. [\[21-0480\]](#)

By adopting the resolution, the Council awards a bid and authorizes the Town Manager to execute a contract with Carolina Sunrock, LLC, in an amount of \$4,809,529.95. The resolution also authorizes the Town Manager to approve change orders as necessary provided that the contract cost remains within the budgeted amount.
7. Approve a Request for Limited Scope Review of a Conditional Zoning Application for Tri-City Medical Office Building. [\[21-0481\]](#)

By adopting the resolution, the Council finds that the Conditional Zoning application for 5002 Barbee Chapel Road: 1) Limit the scope of the review to the Planning Commission and Public Hearing for the

change in construction start and construction completion dates; and
2) Require the application fee to be equivalent to the existing time extension fee.

DISCUSSION

- 8.** Continue the Public Hearing: Application for Conditional Zoning - Aura Development, 1000 Martin Luther King Jr. Blvd. (Project 20-074)

[\[21-0482\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to close the Public Hearing and receive written public comments for 24 hours following the closed public hearing.
- i. Consider approving the Conditional Zoning application at the June 16, 2021 meeting.

RECOMMENDATION: That the Council continue the public hearing, receive comment, close the Public Hearing, receive written comments for 24 hours following the closed public hearing, and make a motion to schedule consideration of the item to June 16, 2021.

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.

- 9.** Open the Evidentiary Hearing: Special Use Permit Modification for Timberlyne Offices, 120 Banks Drive.

[\[21-0483\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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 of evidence by the applicant

- d. Recommendation by the Planning Commission
- e. Recommendations by advisory boards and commissions
- f. Presentation of evidence by the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to continue the evidentiary hearing to June 23, 2021
- i. Referral to Manager and Attorney

RECOMMENDATION: That the Council open the evidentiary hearing, receive evidence, and continue the evidentiary hearing to June 23, 2021.

DISCUSSION CONTINUED

- 10.** Open the Public Hearing for Conditional Zoning - Putt Putt Fun Center, 2200 Eubanks Road (115/135 Chapel Point Road) Community Commercial - Conditional Zoning District (CC-CZD) and Office/Institutional-2-Conditional Zoning District (OI-2-CZD).

[\[21-0484\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Without objection, the preliminary report and any other materials submitted at the hearing for considerations by the Council will be entered into the record
- b. Introduction and preliminary recommendation
- c. Presentation by the applicant
- d. Recommendations of the Planning Commission
- e. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- i. Consider approving the Conditional Zoning application at the June 23, 2021 meeting.

RECOMMENDATION: That the Council open the Public Hearing, receive comment, close the Public Hearing, receive written public comment for 24 hours following the closed public hearing, and make a motion to schedule considering of the item on June 23, 2021.

- 11.** Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 Regarding Blue Hill Form District Use Categories.

[\[21-0485\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Introduction and preliminary 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 close the Public Hearing and receive public comment for 24-hours
- f. Referral to the Manager and Attorney
- g. Consider enacting the ordinance at the June 16, 2021 meeting.

RECOMMENDATION: That the Council open the public hearing on the Land Use Management Ordinance text amendment, receive public comment, and close the public hearing. Consider enacting the ordinance at the June 16, 2021 meeting.

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