



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

Wednesday, September 14, 2022 7:00 PM **RM 110 | Council Chamber**

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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

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In-person Meeting Notification

The Chapel Hill Town Council will meet in person for the Meeting. Where possible, the Council requests that members of the public continue to live stream the meeting and view it over the Town’s cable television channel access at <https://chapelhill.legistar.com/Calendar.aspx> - and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV) so that we can provide an opportunity for physical distance within the building.

Parking

• *Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard. Additional parking is available in several public lots on Rosemary Street. See <http://www.parkonthehill.com>*

Entry and COVID-19 Protocols

• *Entrance on the ground floor.*
• *Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain*

- *Attendees are encouraged to wear masks in the building and will sit physically distanced. Please do not sit in blocked chairs.*
- *The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before viewing online or in person.*
- *Food and drinks are prohibited in the Council Chamber.*
- *Hand sanitizer is located near the main doors.*

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. Jeff Charles Requests Regarding 2217 Homestead Road Project. [\[22-0634\]](#)
2. Eric Plow Request for Buffer Review Prior to Site Plan Review Application. [\[22-0635\]](#)

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.

3. Approve all Consent Agenda Items. [\[22-0636\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

- 4.** Enact the Annual Budget Ordinance Amendment to Re-appropriate Funds for Prior Year Encumbrances and Other Commitments. [\[22-0637\]](#)

By enacting the budget ordinance amendment, the Council appropriates funds for prior year encumbrances, previously approved grants, and capital improvement projects in various funds for the 2022-23 fiscal year.
- 5.** Approve a Reimbursement Resolution for Future Capital Projects. [\[22-0638\]](#)

By adopting the resolution, the Council declares its intent to reimburse costs associated with the various capital projects planned for issuance in FY 2023 and FY 2024.
- 6.** Approve a Regional Bus Procurement Interlocal Agreement (ILA). [\[22-0639\]](#)

By adopting the resolution, the Council authorizes the Town Manager to execute an Interlocal Agreement among Research Triangle Regional Public Transportation Authority, City of Durham, and Town of Chapel Hill for the Procurement of Buses, Bus Equipment and parts.
- 7.** Amend Chapter 2 Town Code of Ordinances to Modify the Cultural Arts Commission Membership. [\[22-0640\]](#)

By enacting the ordinance, the Council amends Chapter 2 Town Code of Ordinances to modify the Cultural Arts Commission membership.
- 8.** Amend the Personnel Ordinance to Add Time Limited to Categories of Town Positions and Related Employee Benefits. [\[22-0641\]](#)

By enacting the ordinance, the Council amends the Personnel Ordinance to add Time Limited to categories of Town Positions and related employee benefits.
- 9.** Approve Chapel Hill Transit's Title VI Program. [\[22-0642\]](#)

By adopting the resolution, the Council approves Chapel Hill Transit's 2022 Title VI Plan Update and authorizes submission to the FTA.
- 10.** Amend the Advisory Board Membership Policy to Require an Application for Appointment. [\[22-0643\]](#)

By adopting the resolution, the Council amends the Advisory Board Membership Policy to require an application for appointment.
- 11.** Approve the Council Naming Committee [\[22-0644\]](#)

Recommendation to Install a Plaque Honoring Chapel Hill-Carrboro NAACP Founding Day at the Hargraves Community Center.

By adopting the resolution, the Council authorizes the Town Manager to proceed with the design, manufacture, and installation of a plaque that honors the Chapel Hill-Carrboro NAACP Founding Day.

- 12.** Continue the Legislative Hearing and Defer [\[22-0645\]](#)
Considering an Amendment to the Chapel Hill Zoning Atlas for 101 East Rosemary Street Conditional Zoning Application to a Date Uncertain.

By adopting the resolution, the Council continue the Legislative Hearing for 101 East Rosemary Street and defer consideration of this item to a date to be determined and noticed.

- 13.** Call a Public Hearing for a Time Extension to Issue [\[22-0646\]](#)
2015 General Obligation (G.O.) Bonds for October 12, 2022.

By adopting the resolution, the Council:

- 1) Calls a public hearing to extend the time for the Town to issue the general obligation bonds originally authorized in 2015; and
- 2) Authorizes the Town Manager, Finance Officer, and other Town representatives to take all appropriate action toward carrying out the purposes of this resolution.

- 14.** Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 3, 5, 6, and Appendix A Related to Housing Regulations on October 19, 2022. [\[22-0647\]](#)

By adopting the resolution, the Council calls a Legislative Hearing for Consideration of Land Use Management Ordinance Text Amendments regarding Housing Regulations on October 19, 2022.

- 15.** Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 3, 4, and 5 Related to a Community Priority Review Process for Affordable Housing on October 19, 2022. [\[22-0648\]](#)

By adopting the resolution, the Council calls a Legislative Hearing on October 19, 2022, for consideration of a Land Use Management Ordinance text amendment regarding a community priority review process for affordable housing applications.

- 16.** Adopt Minutes from October 20, 2021, and November [\[22-0649\]](#)

10, 2021, and December 1 and 8, 2021, and January 5, 12, and 26, 2022 Meetings.

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

- 16.1** Approve a Contract Amendment for a Planning Systems Evaluation. (added 9/13/22) [\[22-0659\]](#)

By adopting the resolution, the Council amends the existing contract with The Keesmaat Group to oversee and conduct the Planning Systems Evaluation.

INFORMATION

- 17.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0650\]](#)

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

DISCUSSION

- 18.** Approve Council Naming Committee Recommendation to Name the Northside Gym at Hargraves Community Center for Nate Davis and the Indoor Basketball Court at Hargraves Community Center for Fred Battle. [\[22-0651\]](#)

PRESENTER: John French, Recreation Supervisor Hargraves Community Center
Susan Brown, Library Director

RECOMMENDATION: That the Council authorize the Town Manager to proceed with naming the Northside Gym at Hargraves Community Center for Nate Davis and naming the indoor basketball court at Hargraves Community Center for Fred Battle.

- 19.** Open the Public Hearing and Consider Action on a Petition to Annex Property at 2200 Eubanks Road. [\[22-0652\]](#)

PRESENTER: Anya Grahn, Principal Planner

- a. Introduction and recommendation
- b. Mayor and Town Council discussion
- c. Motion to enact the ordinance to annex the property

RECOMMENDATION: That the Council enact Ordinance A to annex the property with an effective annexation of 11:59pm on September 14, 2022.

- 20.** Open the Public Hearing and Consider Action on a Petition to Annex Property at 7300 Millhouse Road.

[\[22-0653\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Introduction and recommendation
- b. Mayor and Town Council discussion
- c. Motion to enact the ordinance to annex the property

RECOMMENDATION: That the Council enact Ordinance A to annex the property with an effective annexation of 11:59 p.m. on September 14, 2022.

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.

- 21.** Open the Legislative Hearing: Conditional Zoning Application for Stanat's Place at 2516 Homestead Road.

[\[22-0654\]](#)

PRESENTER: Anya Grahn, Principal Planner

- 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. Referral to the Manager and Attorney
- i. Motion to continue the hearing and consider enacting the ordinance to approve the Conditional Zoning application on October 12, 2022.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Rezoning. That the Council then make a motion to schedule approving the proposed Conditional Rezoning application for October 12, 2022.

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.

- 22.** Concept Plan Review: White Oak Drive Multifamily, 11 N. White Oak Drive. [\[22-0655\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- d. Comments from the Town's Urban Designer
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

- 23.** Concept Plan Review: Gateway, E. Lakeview Drive. [\[22-0656\]](#)

PRESENTER: Corey Liles, Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- d. Comments from the Town's Urban Designer
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

APPOINTMENTS

- 24.** Appointments to the Community Policing Advisory [\[22-0657\]](#)

Committee.

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