



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, November 16, 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.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအေဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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. 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.

Parking

- Parking is available 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 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 may sit physically distanced. Please do not sit in blocked chairs.*
- *Hand sanitizer is located near the main doors.*

ROLL CALL

OPENING

1. Approve a Resolution to Acknowledge Harm Caused During the Graham Street Raid Of 1990 (aka Operation REDI ROCK) and Extend an Apology to All Community Members Impacted by This Incident. (to be distributed) [\[22-0848\]](#)

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.

2. Virginia Gray Request for the Entire Legion Site be Saved as a Community Park. [\[22-0849\]](#)

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. [\[22-0850\]](#)

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

- 4.** Approve Amending the 2022-2023 Community Development Block Grant Program Plan. [\[22-0851\]](#)

By adopting the resolution, the Council approves the amended 2022-2023 Community Development Program Plan for use of \$715,483 and authorizes the Town Manager to submit the Plan to the U.S. Department of Housing and Urban Development as the annual update to the Five-Year Consolidated Plan. By enacting the attached project ordinance, the Council amends the CDBG budget to recognize and appropriate the \$39,147 in program income for the 2022-2023 grant.

- 5.** Approve Amending the 2022-2023 HOME Investment Partnership Program Annual Plan. [\[22-0852\]](#)

By adopting the resolution, the Council authorizes the amended 2022-2023 HOME Investment Partnership Program Plan be incorporated into the Annual Update to the 2020-2024 Consolidated Plan, for submission to the U.S. Department of Housing and Urban Development.

- 6.** Approve the Public Housing Sustainability Report. [\[22-0853\]](#)

By adopting the resolution, the Council approves the Chapel Hill Public Housing Sustainability Report and submission to HUD by December 2022.

- 7.** Appoint a Chapel Hill Poet Laureate for 2023-2024. [\[22-0854\]](#)

By adopting the resolution, the Council appoint Cortland Gilliam as the Chapel Hill Poet Laureate for 2023 - 2024.

- 8.** Endorse the Chapel Hill Pedestrian and Bicycle Wayfinding Strategy. [\[22-0855\]](#)

By adopting the resolution, the Council endorses the Pedestrian and Bicycle Wayfinding Strategy.

- 9.** Call a Public Hearing to Consider Closing a Portion of Public Right-of-Way of Ginger Road within the Weavers Grove Development on January 11, 2023. [\[22-0856\]](#)

By adopting the resolution, the Council calls a Public Hearing to consider closing a portion of the public right-of-way of Ginger Road on January 11, 2023.

INFORMATION

- 10.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0857\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 11.** Receive the First Quarter Fiscal Year (FY) 2023 Affordable Housing Report. [\[22-0858\]](#)
- By accepting the report, the Council acknowledges receipt of the First Quarter Fiscal Year (FY) 2023 Affordable Housing Report.
- 12.** Receive the First Quarter Fiscal Year (FY) 2023 Public Housing Quarterly Report. [\[22-0859\]](#)
- By accepting the report, the Council acknowledges receipt of the First Quarter Fiscal Year (FY) 2023 Public Housing Report.

DISCUSSION

- 13.** Update on Complete Community Strategy and Pilot Project. [\[22-0860\]](#)
- PRESENTER: Jennifer Keesmaat, The Keesmaat Group.
- RECOMMENDATION: That the Council receive this update.
- 14.** Shaping Our Future - Transit Oriented Development and Land Use Management Ordinance (LUMO) Update. [\[22-0861\]](#)
- PRESENTER: Brian Litchfield, Transit Director,
Matthew Cecil, Transit Development Manager,
Caroline Dwyer, Transit Planning Manager,
Diedra McEntyre, Principal Planner
- RECOMMENDATION: That the Council receive the presentation and provide feedback.
- 15.** Consider Approving American Rescue Plan Act (ARPA) funds for Downtown Projects. [\[22-0862\]](#)
- PRESENTER: Dwight Bassett, Director of Economic Development
- RECOMMENDATION: That the Council recognizes the second ARPA payment of \$5,334,249 and approves \$1,000,000 of these ARPA dollars to continue our Downtown Together implementation.
- 16.** Consider Approving the Recommended Affordable Housing Funding Plan. [\[22-0863\]](#)
- PRESENTER: Sarah Osmer Viñas, Director
Nate Broman-Fulks, Assistant Director

RECOMMENDATION: That the Council approve the recommended Affordable Housing Funding Plan, as outlined in the agenda item.

- 17.** Public Forum: Housing and Community Development Needs Assessment for the Community Development Block Grant (CDBG) Program. [\[22-0864\]](#)

PRESENTER: Megan Culp, Community Development Program Manager

RECOMMENDATION: That the Council receive comments on housing and community development needs for the Community Development Block Grant (CDBG) program plan.

- 18.** Adopt a Resolution of Intent to Issue Two-Thirds Bonds February 2023. [\[22-0865\]](#)

PRESENTER: Amy Oland, Business Management Director

RECOMMENDATION: That the Council adopt the resolution that states the Town's intent to issue general obligation public safety "two-thirds" bonds.

LAND USE MANAGEMENT TEXT AMENDMENT

- 19.** Close the Legislative Hearing and Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 3, 4, 5, and Appendix A Related to a Community Priority Process for Affordable Housing Development Review. [\[22-0866\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the Legislative Hearing
- 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
- g. Motion to adopt the Resolution Regarding Advisory Board Review

RECOMMENDATION: That the Council close the legislative hearing and enact the Land Use Management Ordinance (LUMO) text amendment and accompanying Resolution Regarding Advisory Board Review.

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.

- 20.** Close the Evidentiary Hearing and Consider an [\[22-0867\]](#)
Application for Special Use Permit Modification -
Chapel Hill North (Harris Teeter Fuel Center and
Pharmacy Expansion), 1800 Martin Luther King, Jr.
Blvd.

PRESENTER: Anya Grahn, Principal Planner

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 evidentiary hearing
- h. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council close the Evidentiary Hearing and consider a Special Use Permit Modification for Chapel Hill North (Harris Teeter Expansion).

Continued Discussion

- 21.** Rosemary Parking Garage Update and Increase the [\[22-0868\]](#)
Project Authorization.

PRESENTER: Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That the Council receive the Rosemary Parking Garage update and increase the authorization for the project by up to \$9,000,000.00.

APPOINTMENTS

- 22.** Appointments to the Transportation and Connectivity [\[22-0869\]](#)
Advisory Board.

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