



# 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

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**Wednesday, November 10, 2021 7:00 PM**

**Virtual Meeting**

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### **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 Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council business meetings and work sessions. Please participate in an voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before accessing the Zoom webinar registration. 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 5036 9171*

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

### **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.*

## **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. [\[21-0864\]](#)  
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Appropriate Funds to the FY 2022 Library Gift Fund Budget from the Chapel Hill Public Library Foundation. [\[21-0865\]](#)  
By enacting the ordinance, the Council amends the budget appropriating a gift of \$150,000 from the Chapel Hill Public Library Foundation to the FY 2022 Library Gift Fund Budget.
- 3.** Adopt a Calendar of Council Meetings through June 2022. [\[21-0866\]](#)  
By adopting the resolution, the Council By adopting the resolution, the Council adopts its meeting calendar through June 2022.
- 4.** Adopt Minutes from April 7, 14, and 21, 2021 and May 12, and 26, 2021 Meetings. [\[21-0867\]](#)  
By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

### **INFORMATION**

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0868\]](#)  
By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 6.** Receive the First Quarter Fiscal Year (FY) 2022 Affordable Housing Report. [\[21-0869\]](#)  
By accepting the report, the Council acknowledges receipt of the Fiscal Year 2022 first quarter Affordable Housing and Public Housing Reports.

**DISCUSSION**

- 7.** Public Forum: Housing and Community Development Needs Assessment for the Community Development Block Grant Program. [\[21-0870\]](#)

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.

- 8.** Authorize the Conveyance of Town-Owned Land at 107 Johnson Street for the Development of Permanently Affordable Housing. [\[21-0871\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve conveying Town-owned land at 107 Johnson Street to EmPOWERment, Inc. to develop permanently affordable housing.

- 9.** Close the Legislative Hearing and Consider a Conditional Zoning Application - Residence Inn and Summit Place Townhomes, 101-111 Erwin Road, Mixed Use-Village-Conditional Zoning District (MU-V-CZD). [\[21-0872\]](#)

PRESENTER: Becky McDonnell, Senior Planner

- 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. Receive updates from the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to close the Legislative Hearing
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan and Statement of Reasonableness
- h. Motion to enact an Ordinance to rezone the property
- i. Motion to adopt the Resolution revoking the existing Special Use Permit.

RECOMMENDATION: That the Council close the legislative hearing and adopt Resolution A and Resolution B, and enact Revised Ordinance A, approving the Conditional Zoning application.

- 10.** Continue the Legislative Hearing for Conditional [\[21-0873\]](#)

Zoning - Amending the Chapel Hill Zoning Atlas to Rezone the Rosemary-Columbia Street Hotel Property Assemblage Located at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue from Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD) to November 17, 2021.

PRESENTER: Anya Grahn, Principal Planner

RECOMMENDATION: That the Council hear a presentation from the applicant regarding design changes, provide comments to the applicant, and adopt the resolution continue the legislative hearing of the proposed conditional zoning district application to November 17, 2021.

### 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.*

- 11.** Concept Plan Review: Stanat's Place, 2516 Homestead Road.

[\[21-0874\]](#)

PRESENTER: Corey Liles, Interim Planning Manager

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- 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.

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