



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, November 17, 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 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: 811 5733 9241

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

1. Will Raymond Request Regarding Ethical Rules [\[21-0882\]](#)
Guiding Council, Staff and Advisory Board Conduct.

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.

2. Approve all Consent Agenda Items. [\[21-0883\]](#)

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

3. Approve Project Ordinance Amendment to Recognize Limited Obligation Financing Proceeds. [\[21-0884\]](#)

By enacting the project ordinance, the Council establishes a budget for the Rosemary Deck Project and Blue Hill Phase II - Elliott Road Reconstruction Project funded by the 2021 Limited Obligation Bonds.

4. Authorize a \$100,000 Contribution To the NC Botanical Garden Foundation's Purchase of Property for Stillhouse Bottom Nature Preserve. [\[21-0885\]](#)

By adopting the resolution, the Town shall pledge the requested \$100,000 contribution towards NC Botanical Garden Foundation's land acquisition to add to its Stillhouse Bottom Nature Preserve and provide the funds to the Foundation prior to closing on the property. An executed performance agreement between the Town and the Botanical Garden Foundation, Inc. will be required. The agreement will require that the property is bound by a perpetual conservation easement and allow for free public access in perpetuity, with reasonable restrictions consistent with the property's use for conservation purposes.

5. Adopt a Resolution Supporting the FY23 Chapel Hill Transportation Demand Management Application to the Triangle J Council of Governments. [\[21-0886\]](#)

By adopting this resolution, the Council supports the GoChapelHill! Transportation Demand Management FY23 grant application to TJCOG.

- 6.** Amend the Stormwater Management Utility Advisory Board Membership to Include Renters of Single-Family Residential Property within Chapel Hill. [\[21-0887\]](#)
- By enacting the ordinance, the Council amends the Stormwater Management Utility Advisory Board Membership to allow renters of single-family residential property within Chapel Hill.
- 7.** Support the Request to Ask NCDOT to Place Honorary Highway Name Signs for Dean Smith and Roy Williams on Sections of U.S. Highway 40. [\[21-0888\]](#)
- By adopting the resolutions, the Council supports the University of North Carolina at Chapel Hill's requests that NCDOT name sections of U.S. Highway 40 for Dean Smith and Roy Williams.
- 8.** Approve a Request for Expedited Processing and Limited Scope Review of a Conditional Zoning Application for 307 North Roberson Street. [\[21-0889\]](#)
- By adopting the resolution, the Council approves a request for expedited processing and limited scope review of a conditional zoning application for 307 North Roberson Street.

INFORMATION

- 9.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0890\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
- 10.** Staff Update on the Petition for Long-Range Planning for Future Growth Consistent with Town Values [\[21-0891\]](#)
- By accepting the report, the Council acknowledges receipt of the update on the Long-Range Planning Petition submitted on September 22, 2021.
- 11.** Staff Update on the Petition to Implement Strategies to Rapidly Promote Increased Production and Availability of Affordable and Missing Middle Housing [\[21-0892\]](#)
- By accepting the report, the Council acknowledges receipt of this update on the Housing Petitions submitted on September 22, 2021.

DISCUSSION

- 12.** Close the Legislative Hearing and Consider: Land Use Management Ordinance Text Amendment - Section [\[21-0893\]](#)

3.6.2(E) Related to Historic District Commission Review Criteria.

PRESENTER: Anya Grahn, Principal 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

RECOMMENDATION: That the Council close the legislative hearing and enact the Land Use Management Ordinance (LUMO) text amendment.

- 13.** Approve the Modified Recommended Funding Plan for the Affordable Housing Development Reserve. [\[21-0894\]](#)

PRESENTER: Sarah Viñas, Director, Affordable Housing and Community Connections
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve the modified recommended funding plan that would fund the projects recommended by the Housing Advisory Board and also fund Habitat for Humanity's request.

- 14.** Close the Legislative Hearing and Consider an Application for Conditional Zoning for Rosemary-Columbia Street Hotel Property Assemblage at 108, 110, and 114 W. Rosemary Street, 205 and 207 N. Columbia 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). [\[21-0895\]](#)

PRESENTER: Anya Grahn, Principal 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

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

- 15.** Close the Legislative Hearing and Consider an Application for Conditional Zoning, 150 East Rosemary Street. [\[21-0896\]](#)

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

RECOMMENDATION: That the Council close the Legislative Hearing and make a motion to adopt Resolution A and enact Ordinance A, approving the application.

- 16.** Consider Adopting Greene Tract Resolution for Recombination Plat and Conceptual Plan. [\[21-0897\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

RECOMMENDATION: That the Council consider adopting the attached resolution, which would approve draft recombination plat and conceptual plan for Towns of Chapel Hill and Carrboro and Orange County to move forward in their pursuit of development on the Greene Tract.

- 17.** Update on Town Affordable Development Projects: Trinity Court and Jay Street. [\[21-0898\]](#)

PRESENTERS: Faith Brodie, Public Housing Director
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council receive the update and provide feedback on the Trinity Court and Jay St affordable housing

development projects.

- 18.** Consider Approving a Process for Town Council Members to Submit Petition, Resolution, and Proclamation Requests

[\[21-0899\]](#)

PRESENTER: Ross Tompkins, Assistant to the Town Manager
Anita Badrock, Ombuds

RECOMMENDATION: That the Council discuss the proposed process and adopt the resolution to approve the attached process with any revisions agreed upon during the meeting.

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.

- 19.** Concept Plan Review: Trinity Court (Project No. 21-071)

[\[21-0900\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the Housing Advisory Board
- e. Comments from the Stormwater Management Utility Advisory Board
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to adopt a resolution transmitting Council comments to the applicant.

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

APPOINTMENTS

- 20. Appointments to the Community Policing Advisory Committee. [\[21-0901\]](#)

- 21. Appointments to the Planning Commission. [\[21-0902\]](#)

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