



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, October 13, 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_buNtrEUnQ_qjIL-xdK6UUg

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 837 2865 0965

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.

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. [\[21-0759\]](#)
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Adopt a Vision Zero Resolution. [\[21-0760\]](#)
By adopting this resolution, the Council adopts a Vision Zero strategy to help eliminate traffic deaths and serious injuries by 2031.
- 3.** Update Council and Advisory Board Policies and Procedures to Comply with Chapter 160D. [\[21-0761\]](#)
By adopting Resolutions A, B, and C, the Council updates various Council and Advisory Board policies and procedures to comply with Chapter 160D.
- 4.** Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Section 3.6.2 Historic Districts Related to Review Criteria on October 27, 2021. [\[21-0762\]](#)
By adopting the resolution, the Council calls a Legislative Hearing to consider matters related to the Historic District Review Criteria on October 27, 2021.
- 5.** Continue the Legislative Hearing for Conditional 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 10, 2021. [\[21-0763\]](#)
By adopting the resolution, the Council defers consideration of the proposed conditional zoning district application for the

Rosemary-Columbia Street Hotel property assemblage located at 108, 110, and 114 W. Rosemary Street and 208 Pritchard Avenue to November 10, 2021.

- 6.** Adopt Minutes from June 24, 2020 and July 29, 2020 and September 9 and 16, 2020 and October 7, 21, and 28, 2020 and November 4 and 18, 2020 and December 2 and 9, 2020 Meetings. [\[21-0764\]](#)

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

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0765\]](#)

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

DISCUSSION

- 8.** 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). [\[21-0766\]](#)

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.

- 9.** Close the Legislative Hearing and Consider an [\[21-0767\]](#)

Application for a Major Modification to the Development Agreement: Glen Lennox Height Modification.

PRESENTER: Anya Grahn, 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. Presentation by the applicant
- d. Recommendation of the Planning Commission
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adjourn the legislative hearing
- h. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- i. Motion to enact the Ordinance to approve the request.

RECOMMENDATION: That the Council adopt the Resolution of Consistency with the Comprehensive Plan and enact the ordinance approving the height modification.

- 10.** Close the Legislative Hearing and Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Section 8.5, Community Design Commission - and Updates to the Advisory Board Membership Policy.

[\[21-0768\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and revised 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 adjourn the Legislative Hearing
- f. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- g. Motion to enact the ordinance to approve the changes to the Land Use Management Ordinance
- h. Motion to adopt the Resolution amending the Advisory Board Membership Policy.

RECOMMENDATION: That the Council consider reducing the number of member seats on the Community Design Commission, and consider associated reductions to the thresholds for quorum and voting.

- 11.** Receive Updated Risk Assessment for Police Station

[\[21-0769\]](#)

Property.

PRESENTER: Genna Olson, Principal Geologist, Hart & Hickman

RECOMMENDATION: That the Council receive the attached presentation and report and continue to provide guidance, as needed.

- 12.** Receive the Fiscal Year (FY) 2021 Affordable Housing Annual Report. [\[21-0770\]](#)

PRESENTER: Sarah Osmer Viñas, Interim Housing and Community Director

Faith Brodie, Public Housing Director

Nate Broman-Fulks, Affordable Housing Manager

Stacey Todd, Public Housing Management Analyst

RECOMMENDATION: That the Council receive the Fiscal Year 2021 Affordable Housing Annual Report.

- 13.** Authorize the Town Manager to Execute a Site Development Agreement with Self-Help Ventures Fund for the 2200 Homestead Road Mixed-Income Affordable Housing Development. [\[21-0771\]](#)

PRESENTER: Nate Broman-Fulks, Affordable Housing Manager
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council authorize the Town Manager to execute a site development agreement with Self-Help Ventures Fund to prepare the land and infrastructure for the development of mixed income affordable housing at 2200 Homestead Road.

CONCEPT PLAN REVIEW

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.

14. Concept Plan Review: 5500 and 5502 Old Chapel Hill Road.

[\[21-0772\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- 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