



# 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 Jessica Anderson  
Council Member Donna Bell  
Council Member Allen Buansi  
Council Member Hongbin Gu

Council Member Nancy Oates  
Council Member Michael Parker  
Council Member Rachel Schaevitz  
Council Member Karen Stegman

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**Wednesday, May 23, 2018**      **7:00 PM**      **RM 110 | Council Chamber**

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### OPENING

### 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. Petitions from the Public and Council Members. [\[18-0453\]](#)
  - a. Julie Richardson/Mt. Carmel Church Road Residents  
Regarding Chapel Hill Cooperative Preschool

### PUBLIC COMMENT - ITEMS NOT ON PRINTED AGENDA

### 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. [\[18-0454\]](#)

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 the Sale of Parking Pay Stations to the City of Raleigh. [\[18-0455\]](#)

By adopting the resolution, the Council approves the sale of the Duncan Pay Stations to the City of Raleigh.

- 4.** Authorize the Town Manager to Execute a Contract for Memorial Art Benches at Merritt's Pasture. [\[18-0456\]](#)

By adopting the resolution, the Council authorizes the Town Manager to execute a contract with Waller-Foushee Studios and enacts an ordinance that authorizes the Town to receive \$16,000 from the Friends of Parks, Recreation, and Greenways for the project.

- 5.** Authorize Town Manager to Enter into a Municipal Agreement with NCDOT for Construction of a Roundabout at Mt. Carmel Church Road and Bennett Road, sign a Deed for Highway Right of Way, and sign an Acknowledgement of Voluntary Donation of Property. [\[18-0457\]](#)

By adopting the attached resolution the Council authorizes the Town Manager to enter into a Municipal Agreement with NCDOT for construction of a roundabout at Mt. Carmel Church Road and Bennett Road, sign a Deed for Highway Right of Way, and sign an Acknowledgement of Voluntary Donation of Property.

- 6.** Rename the Library Board of Trustees to the Chapel Hill Public Library Advisory Board as Recommended by the Board and Clarify its Responsibilities. [\[18-0458\]](#)

By enacting the ordinance, the Council amends the Town Code of Ordinances to re-name the Library Board of Trustees to the Chapel Hill Public Library Advisory Board and clarifies its responsibilities.

- 7.** Adjust Municipal Campaign Contributions and Disclosure Limits as Required by Ordinance. [\[18-0459\]](#)

By enacting the ordinance, the Council increases the municipal campaign maximum contribution to \$361.00 and the contribution disclosure exemption to \$37.00 as required by ordinance.

- 8.** Amend the 2018 Council Calendar. [\[18-0460\]](#)

By adopting the resolution, the Council amends the 2018 Council calendar to incorporate the Special Meetings associated with the Town Manager Selection Process.

## INFORMATION

- 9.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0461\]](#)

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

## DISCUSSION

- 10.** Consider a 2018 General Obligation (G.O.) Affordable Housing Bond Referendum Adoption of Bond Order, Ballot Question and Referendum Details. [\[18-0462\]](#)

PRESENTER: Kenneth C. Pennoyer, Business Management Director

RECOMMENDATION: That the Council

- Adopt the attached bond order.
- Adopt the resolution regarding publication of the bond order and details of the bond referendum.

- 11.** Presentation: Greene Tract Considerations. [\[18-0425\]](#)

PRESENTER: Judy Johnson, Operations Manager, Planning and Development Services

RECOMMENDATION: That the Council consider adopting Resolution A, to proceed with a reconfiguration of the Headwaters Nature Preserve and provide input into future considerations for the Greene Tract.

- 12.** Consider the Wireless Communications Master Plan and Land Use Management Ordinance Text Amendment - Proposed Amendments to Articles 3, 5, 6, and Appendix A. [\[18-0463\]](#)

PRESENTERS: Phil Mason, Planning Manager  
Susan Rabold, CityScape Consultants

- a. Introduction and revised recommendations
- b. Comments and questions from the Mayor and Town Council
- c. Motion to close the Public Hearing
- d. Motion to adopt Resolution A, Resolution of Consistency
- e. Motion to adopt Resolution B, the WCI Master Plan
- f. Motion to enact the WCI Ordinance, amending Articles 3, 5, 6, and Appendix A of the LUMO.

RECOMMENDATION: That the Council close the Public Hearing; Adopt Resolution A, finding that the proposed text amendment is

reasonable, in the public's interest, and consistent with the Town's Comprehensive Plan; Adopt Resolution B, the Wireless Communications Master Plan, and; Enact the WCI Ordinance, amending Articles 3, 5, 6, and Appendix A of the LUMO.

- 13.** Consider an Application for Special Use Permit Modification - Chapel Hill High School, 1709 High School Road, (Project #17-059).

[\[18-0464\]](#)

PRESENTER: Aaron Frank, Senior 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 public hearing
- h. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council close the public hearing and adopt Revised Resolution A, approving the application.

- 14.** Consider Adoption of the Blue Hill Design Guidelines and Enactment of Associated Text Amendments to Form District Regulations

[\[18-0465\]](#)

PRESENTER: Corey Liles, Interim Principal Planner  
Noré Winter, Winter & Company

- a. Introduction and revised recommendations
- b. Comments and questions from the Mayor and Town Council
- c. Motion to adjourn the public hearing
- d. Motion to adopt the Design Guidelines
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact the ordinance to amend the Land Use Management Ordinance.

RECOMMENDATION: That the Council close the public hearing; adopt the Resolution to Adopt the Design Guidelines; adopt the Resolution of Consistency with the Comprehensive Plan; and enact Ordinance A to amend the Land Use Management Ordinance.

### **ZONING ATLAS AMENDMENT and SPECIAL USE PERMIT**

*The development proposal below involves two separate steps: a*

*rezoning application and an application for a special use permit. These two hearings will be conducted separately. You may sign up to speak on each item.*

### **ZONING ATLAS AMENDMENT**

*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.*

- 15.** Open the Public Hearing: Zoning Atlas Amendment - [\[18-0466\]](#)  
Eastowne Redevelopment Medical Office Building - 1.

PRESENTER: Michael Sudol, Planner II

- 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. Recommendation of other boards and commissions
- f. Comments by the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to recess Public Hearing to June 27, 2018
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Public Hearing, receive evidence, and continue the Public Hearing to June 27, 2018.

### **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.*

- 16.** Open the Public Hearing: Special Use Permit [\[18-0467\]](#)  
Modification - Eastowne Redevelopment Medical Office Building - 1.

PRESENTER: Michael Sudol, Planner II

Swearing of all persons wishing to present evidence

- 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 of evidence by the applicant
- d. Recommendation of the Planning Commission
- e. Recommendation of advisory boards and commissions
- f. Presentation of evidence by the public
- g. Comments and questions from the Mayor and Town Council
- h. Applicant's statement regarding proposed conditions
- i. Motion to recess Public Hearing to June 27, 2018
- j. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council open the Public Hearing, receive evidence, and continue the Public Hearing to June 27, 2018.

**17.** Open the Public Hearing: Land Use Management Ordinance Text Amendments Regarding Modifications to Form District Regulations in Section 3.11. **[18-0468]**

PRESENTER: Ben Hitchings, Director of Planning and Development Services

- a. Introduction and preliminary recommendations
- b. Recommendation of the Planning Commission and other boards
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess Public Hearing to June 27, 2018
- f. Referral to Manager and Attorney

RECOMMENDATION: That the Council open the public hearing, receive public comment, discuss the proposed Land Use Management Ordinance Text Amendments, and continue the Public Hearing to June 27, 2018.

**18.** Open the Public Hearing: Zoning Atlas Amendment for Application of WC-Subdistricts in the Blue Hill District. **[18-0469]**

PRESENTER: Ben Hitchings, Director of Planning and Development Services

- 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 recommendations
- 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. Motion to recess Public Hearing to June 27, 2018
- i. Referral to Manager and Attorney

RECOMMENDATION: That the Council open the public hearing, receive public comment, discuss the proposed Zoning Atlas Amendment, and continue the Public Hearing to June 27, 2018.

## **APPOINTMENTS**

- 19.** Appointments to the Board of Adjustment. [\[18-0470\]](#)
- 20.** Appointments to the Human Services Advisory Board. [\[18-0471\]](#)
- 21.** Appointments to the Orange Water and Sewer Authority Board of Directors. [\[18-0472\]](#)
- 22.** Recommend a Chapel Hill Representative to the Orange County Animal Services Advisory Board to the Orange County Board of Commissioners. [\[18-0473\]](#)

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