



# 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, June 20, 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.*

### 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.*

1. Approve all Consent Agenda Items. [\[18-0570\]](#)

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

2. Approve the Year-End Miscellaneous Budget Ordinance Amendments to Adjust Various Fund [\[18-0571\]](#)

Budgets for FY 2017-2018.

By enacting the budget ordinance amendments and the associated resolutions, the Council adjusts the FY2017-18 Budget to reflect changes that have occurred during the fiscal year.

- 3.** Award Bid for Homestead Park Soccer Fields [\[18-0572\]](#)  
Conversion to Synthetic Turf.

By adopting the resolution, the Council awards the bid to Precision Turf, LLC in the amount of \$693,875 for construction of the sub-base for the two fields.

- 4.** Approve the 2018-2019 HOME Investment Partnership Program Annual Plan. [\[18-0573\]](#)

By adopting the resolution, the Council approves the 2018-2019 HOME Program Annual Plan to be carried out by the members of the Orange County HOME Consortium and authorizes this plan to be incorporated into the Annual Update to the 2015-2019 Consolidated Plan, for submission to the U.S. Department of Housing and Urban Development.

## INFORMATION

- 5.** Receive Upcoming Public Hearing Items and Petition Status List. [\[18-0574\]](#)

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

- 6.** Next Steps for Developing a Process for Use of Affordable Housing Bond Funds. [\[18-0575\]](#)

The purpose of this memorandum is to share next steps for developing a process for allocation of affordable housing bond funds.

## DISCUSSION

- 7.** Manufactured Home Initiative Update [\[18-0576\]](#)

PRESENTERS: Sarah Osmer Vinas, Assistant Director  
Nate Broman-Fulks, Affordable Housing Manager

RECOMMENDATION: That the Council approve the resolution dedicating Town-owned land near Bennett Road, Jay Street, and Dogwood Acres Drive for the purpose of affordable housing.

- 8.** Human Services Program Process Improvement Proposal. [\[18-0577\]](#)

PRESENTER: Sarah Vinas, Assistant Director

- RECOMMENDATION: That the Council approve the Human Services Results Framework.
- 9.** Consider Amending the Town Code of Ordinances to Include the Architecture 2030 Challenge Fossil Fuel Reduction Targets. [\[18-0578\]](#)
- PRESENTER: John Richardson, Community Resilience Officer
- RECOMMENDATION: That the Council amend Chapter 5, Article VII of the Town Code of Ordinances known as "The Energy Conservation in Design and Construction of New and Renovated Town Buildings" to include the Architecture 2030 Challenge fossil fuel reduction targets.
- 10.** Update - LUMO Rewrite Project (FLUM) - Charting Our Future. [\[18-0579\]](#)
- PRESENTER: Alisa Duffey Rogers, LUMO Project Manager
- RECOMMENDATION: That the Council receive an update on the Charting Our Future Project.
- 11.** Open the Public Hearing: Application for Land Use Management Ordinance Text Amendment- Advisory Boards Voting Procedures (Sections 8.2.7, 8.4.9, and 8.5.8). [\[18-0580\]](#)
- PRESENTER: Aaron Frank, Senior Planner
- a. Introduction and preliminary recommendations
  - b. Recommendation by the Planning Commission
  - 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 to respond to a Council request to change the advisory board voting requirements. If the ordinance change meets the Council's interest, then it would consider action at its June 27, 2018 meeting.
- 12.** Adopt the Recommended 2018-2019 Community Development Block Grant Program Plan. [\[18-0581\]](#)
- PRESENTER: Renee Moye, Community Development Manager
- RECOMMENDATION: That the Council approve the recommended 2018-2019 Community Development Block Grant Program Plan and authorizes the Manager to include this 2018-2019 Annual Action Plan in the 2015-2019 Consolidated Plan update for submission to the U.S. Department of Housing and Urban Development.

- 13.** Open the Public Hearing and Consider an Application for Light Industrial - Conditional Zoning District - Project Triumph, 7300 Millhouse Road.

[\[18-0582\]](#)

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 Planning Commission
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adjourn the Public Hearing
- h. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- i. Motion to enact Ordinance A, the Conditional Zoning Atlas Amendment.

RECOMMENDATION: That the Council adopt the resolution of consistency with the comprehensive plan; and enact the conditional zoning atlas amendment to approve a project for an office building, research, and light manufacturing uses serving a single tenant.

### **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, a citizen speaking on an agenda item is 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: The Oaks Condominiums Drainage Improvements, 400 Oak Tree Drive.

[\[18-0583\]](#)

PRESENTER: Kay Pearlstein, Senior 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 receive preliminary information on a project to install a stormwater drainage system to reduce existing flooding issues, and transmit comments to the applicant.

**15.** Concept Plan Review: 2200 Homestead Road, Mixed Income Development.

[\[18-0584\]](#)

PRESENTER: Kay Pearlstein, Senior 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 review the preliminary concept for a project at 2200 Homestead Road to create a mutually supportive, self-sustaining mixed income community, providing a variety of housing opportunities and transmit comments prior to starting the formal application process.

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