



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, June 23, 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_mPZV9Eb3TXGsIC8LgrOhVA
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 853 2778 0522*

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. [\[21-0581\]](#)

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 Miscellaneous Budget Ordinance [\[21-0582\]](#)

Amendment to Adjust Various Fund Budgets for FY 2020-21.

By enacting the budget ordinance amendment, the Council adjusts the General Fund, Downtown Service District Fund, Library Gift Fund, Vehicle Maintenance Fund, Transit Fund, Transit Capital Reserve Fund, and Debt Fund. By enacting the project ordinance amendments, the Council adjusts the Affordable Housing Fund, 2015 Streets and Sidewalks Bond Fund, Capital Projects Ordinance Fund, American Rescue Plan Act Fund and 2021 Limited Obligation Bonds Fund.

- 3.** Adopt Final Resolution for Approval of Limited Obligation Bonds. [\[21-0583\]](#)

By adopting the resolution, the Council adopt the resolution providing for final issuance approval of terms and documents for the Town's 2021 Limited Obligation Bonds issuance for the Rosemary Deck Parking project (\$39 million), Blue Hill District Phase II - Elliott Road Reconstruction project (\$6.48 million), and to refinance existing obligations (up to \$10 million).

- 4.** Authorize the Town Manager to Execute a Contract for Construction Administration Services for the Estes Drive Bicycle-Pedestrian Improvement Project. [\[21-0584\]](#)

By adopting the resolution, the Council authorizes the Town Manager to execute a contract with SEPI, Inc. in an amount of \$499,005.16.

- 5.** Award a Bid for the Road Reconstruction of Country Club Road. [\[21-0585\]](#)

By adopting the resolution, the Council authorizes execution of a

- contract with Turner Asphalt GC, LLC to provide street resurfacing services.
- 6.** Incorporate the Climate Action and Response Plan as a Component of the Town's Comprehensive Plan. [\[21-0586\]](#)
- By adopting the resolution, the Council would incorporate the Climate Action and Response Plan into the Town's Comprehensive Plan, thereby allowing the Council to use the plan as the basis for voluntary conditions in proposed conditional zoning districts.
- 7.** Close an Unimproved and Unpaved Portion of Mitchell Lane Public Right-of-Way. [\[21-0587\]](#)
- By adopting the resolution, the Council closes an unimproved and unpaved portion of public right-of-way on Mitchell Lane.
- 8.** Call a Public Hearing to Consider a Land Use Management Ordinance Text Amendment to Section 8.5 Revising Rules of the Community Design Commission for September 1, 2021. [\[21-0588\]](#)
- By adopting the resolution, the Council calls a public hearing to consider text amendments revising rules of the Community Design Commission for September 1, 2021.
- 9.** Call a Public Hearing on September 22, 2021 for the Future Consideration of a Parking Payment-in-Lieu System, Land Use Management Ordinance Text Amendment, and Associated Policy. [\[21-0589\]](#)
- By adopting the resolution, the Council calls a public hearing on September 22, 2021 for the future consideration of a Parking Payment-in-Lieu system, LUMO text amendment, and associated policy.

INFORMATION

- 10.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0590\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

DISCUSSION

- 11.** Second Reading to Consider an Application for Conditional Zoning - Aura Development, 1000 Martin Luther King, Jr. Blvd. [\[21-0591\]](#)
- PRESENTER: Judy Johnson, Assistant Planning Director

RECOMMENDATION: That the Council enact Revised Ordinance A, approving the Conditional Zoning application.

SPECIAL USE PERMIT

- 12.** Consider an Application for Special Use Permit Modification -Timberlyne Offices, 120 Banks Drive.

[\[21-0592\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Comments and questions from the Mayor and Town Council
- d. Applicant's statement regarding proposed conditions
- e. Motion to adopt a resolution approving the Special Use Permit.

RECOMMENDATION: That the Council adopt Resolution A, approving the application.

CONTINUED DISCUSSION

- 13.** Receive Recommendations of the Re-Imagining Community Safety Task Force.

[\[21-0593\]](#)

PRESENTER: Jaclyn Gilstrap and Paris Miller Foushee, Re-Imagining Community Safety Task Force Members

RECOMMENDATION: That the Council receive this report and refer the Task Force's recommendations to the Manager.

- 14.** Consider an Application for Conditional Zoning for Putt Putt Fun Center, 2200 Eubanks Road (115/135 Chapel Point Road) Community Commercial-Conditional Zoning District and Office/Institutional-2-Conditional Zoning District (OI-2-CZD).

[\[21-0594\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Comments and questions from the Mayor and Town Council
- d. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- e. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact Revised Ordinance A.

- 15.** Consider Funding the ReVive Recovery Plan with Dollars from the American Rescue Plan. [\[21-0595\]](#)

PRESENTER: Dwight Bassett, Director of Economic Development and Parking Services

RECOMMENDATION: That the Council adopt the recommended funding for the ReVive plan to be implemented by June 2022.

- 16.** Redevelopment and Risk Assessment of Police Station Property at 828 Martin Luther King, Jr. Boulevard. [\[21-0596\]](#)

PRESENTER: Laura Selmer, Economic Development Specialist Hart & Hickman, Consultants

RECOMMENDATION: That the Council provide feedback on the content presented and authorize staff to draft an Economic Development Agreement (EDA) over the summer and return to the Council for further discussion and decision in the fall.

- 17.** Consider Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 3, 4, and 6 and Appendix A Related to Short-Term Rentals. [\[21-0597\]](#)

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and revised recommendation
- b. Recommendation of the Planning Commission
- c. Comments and questions from the Mayor and Town Council
- d. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- e. Motion to enact the ordinance to approve the changes to the Land Use Management Ordinance.

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact Ordinance A.

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.

- 18.** Open the Public Hearing: Limited Scope Special Use [\[21-0598\]](#)

Permit for Tri-City Medical Office Building, 5002 Barbee Chapel Road.

PRESENTER: Judy Johnson, Assistant Planning Director

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 by the Planning Commission
- e. Presentation of evidence by the public
- f. Comments and questions from the Mayor and Town Council
- g. Applicant's statement regarding proposed conditions
- h. Motion to continue Public Hearing to September 1, 2021
- i. Referral to Manager and Attorney

RECOMMENDATION: That the Council open the public hearing, receive evidence, and continue the public hearing to September 1, 2021.

CONTINUED DISCUSSION

- 19.** Open the Public Hearing: Application for Conditional Zoning - Rosemary-Columbia Street Hotel at 108, 110, and 114 W. Rosemary Street (Project 20-076).

[\[21-0599\]](#)

PRESENTER: Anya Grahn, Senior Planner

- 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- j. Consider enacting the ordinance to approve the Conditional Zoning application on September 1, 2021.

RECOMMENDATION: That the Council open the legislative hearing and receive comments on the proposed Conditional Rezoning. That the Council then make a motion to close the public hearing and schedule approving the proposed Conditional Rezoning application

for September 1, 2021.

- 20.** Open the Public Hearing for Conditional Zoning -
Residence Inn and Summit Place Townhomes,
101-111 Erwin Road, Mixed Use-Village-Conditional
Zoning District.

[\[21-0600\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Motion to close the Public Hearing and receive written public comments for 24 hours following the closed public hearing
- i. Consider approving the Conditional Zoning application at the September 1, 2021 meeting.

RECOMMENDATION: That the Council open the Public Hearing, receive comment, close the Public Hearing, receive written comment for 24 hours following the closed public hearing and make a motion to schedule consideration of the item on September 1, 2021.

APPOINTMENTS

- 21.** Appointments to the Community Policing Advisory Committee.
- 22.** Appointments to the Housing Advisory Board.
- 23.** Appointments to the Justice in Action Committee.
- 24.** Appointments to the Parks, Greenways and Recreation Commission.

[\[21-0601\]](#)

[\[21-0602\]](#)

[\[21-0603\]](#)

[\[21-0604\]](#)

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