



# 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

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**Wednesday, February 24, 2021 7:00 PM**

**Virtual Meeting**

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### 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\\_bb1dCQj\\_RX2AjxmqK\\_fC1g](https://us02web.zoom.us/webinar/register/WN_bb1dCQj_RX2AjxmqK_fC1g)  
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,  
Meeting ID: 865 2869 6924*

*Llame al (919) 969-5156 para obtener interpretación en español. Inserte el código 8876452#. Después del tono, diga su nombre y oprima #. (Call (919) 969-5156 for Spanish language interpretation. Enter Code 8876452#. After the tone, say your name and press #. )*

*View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://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. Shaw Design Associates Request for Expedited Review and Fee Waiver for 1751 Dobbins Drive Project. [\[21-0128\]](#)

## **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. [\[21-0129\]](#)

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 a Contract Extension for Audit Services Contract for Fiscal Year 2020-21. [\[21-0130\]](#)

By adopting the resolution, the Council accepts the proposal for the Town's FY 2020-21 audit firm Martin Starnes & Associates, CPAs, P.A. in the amount of \$53,050, exercising the final of four one-year contract renewal options and authorizes a contract to be signed by the Mayor on behalf of the Town.

4. Approve the Annual Percent for Art Plan 2020-2021. [\[21-0131\]](#)

By adopting the resolution, the Council approves the 2020-2021 Percent for Art Plan.

5. Adopt a Resolution of Intent to Issue Two-Thirds Bonds in April 2021. [\[21-0132\]](#)

By adopting the resolution, the Council states the Town's intent to issue general obligation parks and recreation, public safety, and streets and sidewalks "two-thirds" bonds.

6. Call a Public Hearing for Land Use Management Ordinance Text Amendments-Proposed Changes to Section 3.6.2 Historic Districts Related to Review Criteria and Section 8.4 Historic District Commission [\[21-0133\]](#)

on March 24, 2021.

By adopting the resolution, the Council calls a public hearing to consider matters related to the Historic District Review Criteria and the Historic District Commission on March 24, 2021.

## INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0134\]](#)

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

## DISCUSSION

- 8.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[21-0135\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director  
Vencelin Harris, Fire Chief  
Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID-19 crisis.

- 9.** Consider an Application for Conditional Zoning for 1200 & 1204 Martin Luther King Jr. Blvd. from Residential-4 (R-4) and Neighborhood Commercial (NC) to Office/Institutional-2-Conditional Zoning District (OI-2-CZD) and Neighborhood Commercial Conditional Zoning District (NC-CZD) (Project #19-065). [\[21-0136\]](#)

PRESENTER: Michael Sudol, Planner II

- 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. Comments and questions from the Mayor and Town Council
- e. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- f. Motion to enact an Ordinance to rezone the property
- g. Motion to adopt the Resolution Revoking the Special Use Permits.

RECOMMENDATION: That the Council consider adopting or denying the Resolution of Consistency and consider enacting Ordinance A or adopting Resolution C denying the Conditional Rezoning. Then consider adopting the Revocation of Special Use Permits.

- 10.** Initial Budget Public Forum on the Annual Budget, Capital Program, Use of Grants and Related Items, and Potential Legislative Requests. [\[21-0137\]](#)

PRESENTER: Matt Brinkley, Assistant Director Business Management

RECOMMENDATION: That the Council receive comments from the public on the forum; and that the Council refer comments and questions to the Town Manager for consideration in the budget process.

- 11.** Consider Amending the Criminal Justice Debt Program and Enacting a Budget Ordinance Amendment. [\[21-0138\]](#)

PRESENTER: Emma Ferriola-Bruckenstein, Criminal Justice Debt Program Advisory Committee Chair

RECOMMENDATION: That the Council consider a resolution to modify the Criminal justice Debt Program Plan and enact a budget ordinance amendment to adjust the General Fund budget to recognize and allocate funds from the Town of Carrboro.

- 12.** Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 for Townhomes in the Blue Hill District. [\[21-0139\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and revised recommendation
- b. Mayor and Town Council discussion
- c. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- d. Motion to enact Ordinance A (Approving the Proposal)

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact the Ordinance approving the Land Use Management Ordinance Text Amendment.

- 13.** Continue the Public Hearing: Conditional Zoning Application for Columbia Street Annex, 1150 S. Columbia Street, from Residential-2 (R-2) to Mixed Use-Village-Conditional Zoning District (MU-V-CZD). [\[21-0140\]](#)

PRESENTER: Jake Lowman, 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. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Referral to the Manager and Attorney
- g. Motion to close the Public Hearing and receive public comment for 24-hours
- h. Consider enacting the ordinance at the March 24, 2021 Council meeting.

RECOMMENDATION: That the Council continue the public hearing and receive comment on the proposed Conditional Zoning. That the Council then make a motion to close the public hearing and consider the proposed Conditional Rezoning application on March 24, 2021.

- 14.** Close the Public Hearing to Consider a Request to Close a Portion of an Unmaintained and Unimproved Monroe Street Public Right-of-Way.

[\[21-0141\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

- a. Introduction and recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to Close the Public Hearing and allow additional comments for 24-hours after discussing this item per recent Legislation
- e. Consider adopting the resolution to approve the right-of-way closure at the March 24, 2021 meeting.

RECOMMENDATION: That the Council continue and close a Public Hearing to consider closing the unmaintained and unpaved public right-of-way portion of Monroe Street. On March 24th, 2021 the Council may take action on the requested closure.

## APPOINTMENTS

- 15.** Appointments to the Historic District Commission.

[\[21-0142\]](#)

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