



# 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 Karen Stegman  
Council Member Jessica Anderson  
Council Member Camille Berry  
Council Member Tai Huynh

Council Member Paris Miller-Foushee  
Council Member Michael Parker  
Council Member Amy Ryan  
Council Member Adam Searing

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**Wednesday, January 11, 2023 7:00 PM**

**RM 110 | Council Chamber**

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### Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

### In-Person Meeting Notification

#### View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- View on cable television channel at Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://townofchapelhill.org/GovTV))
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
- Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>

#### Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

### *Entry and COVID-19 Protocols*

- Entrance on the ground floor.
- Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain
- Attendees are encouraged to wear masks in the building.
- Hand sanitizer is located near the main doors.

## **ROLL CALL**

## **OPENING**

## **ANNOUNCEMENTS BY COUNCIL MEMBERS**

## **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. Joe Patterson Request to Make Existing No Parking Sections of Cobb Terrace Tow Away Zones. [\[23-0005\]](#)
2. Habitat for Humanity of Orange County Requests that the Town Council of Chapel Hill Modify the Weavers Grove Conditional Zoning Permit. [\[23-0006\]](#)

## **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.*

3. Approve all Consent Agenda Items. [\[23-0007\]](#)  
  
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.

- 4.** Authorize the Sale of a 2013 Stageline SL50 Mobile Stage as Surplus Property. [\[23-0008\]](#)

By adopting the resolution, the Council declares the Town's 2013 Stageline SL50 Mobile Stage as surplus and authorizes its sale in an online auction through [www.GovDeals.com](http://www.GovDeals.com) <<http://www.GovDeals.com>> in accordance with statutory requirements.

- 5.** Designate a Voting Delegate to Vote on the Proposed NC League of Municipalities Legislative Goals. [\[23-0009\]](#)

By adopting the resolution, the Council designates Council Member Camille Berry to serve as the Council's voting delegate for the proposed NC League of Municipalities legislative goals.

- 6.** Amend the 2022-23 Council Calendar. [\[23-0010\]](#)

By adopting the resolution, the Council amends the 2022-23 Council calendar to schedule a Special Meeting to enter into closed session, a meeting with the State Legislative representatives from Orange County on January 24 and remove the Assembly of Governments meeting.

## INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0011\]](#)

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

## DISCUSSION

- 8.** Open the Public Hearing: Issuance of Two-Thirds Bonds to Fund Public Safety Equipment. [\[23-0012\]](#)

PRESENTER: Amy Oland, Business Management Director

- a. Introduction and recommendation
- b. Comments from the public
- c. Questions and comments from the Mayor and Town Council
- d. Motion to close the Public Hearing
- e. Motion to Consider adopting bond order
- f. Motion to direct the notice of the adoption of this Bond Order.

RECOMMENDATION: That the Council: 1) holds the public hearing on the bond order authorizing the issuance of general obligation bonds in the maximum amount of \$1,980,000 for public safety; 2) adopts the resolution for the bond order authorizing the issuance of general obligation bonds in the maximum amount of \$1,980,000; and 3)

adopts the resolution regarding public notice of the bond order.

- 9.** Open and Close a Public Hearing to Consider Closing a Portion of Public Right-of-Way of Ginger Road within the Weavers Grove Development. [\[23-0013\]](#)

PRESENTER: Chris Roberts, Manager of Engineering and Infrastructure

- a. Introduction and preliminary recommendation
- b. Comments from the public
- c. Comments and questions from the Mayor and Town Council
- d. Motion to close the Public Hearing after discussing this item
- e. Motion to adopt the resolution to approve the right-of-way closure

RECOMMENDATION: That the Council open and close the public hearing and adopt a resolution closing the subject portion of the Ginger Road public right-of-way to support the realignment of Ginger Road within the Weavers Grove Development.

- 10.** Receive the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization's (DCHC MPO) 2021-2022 Annual Report. [\[23-0014\]](#)

PRESENTER: Doug Plachcinski, Executive Director of DCHC MPO

RECOMMENDATION: That the Council receive the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization's 2021-2022 Annual Report.

- 11.** Receive a Presentation on the Triangle Bikeway Study, Support the Triangle Bikeway Regional Implementation, and Join the Great Trails State Coalition in 2023. [\[23-0015\]](#)

PRESENTER: Iona Thomas, McAdams

RECOMMENDATION: That the Council adopt a resolution supporting regional implementation of the Triangle Bikeway and that the Council adopt a resolution supporting joining the Great Trails State Coalition in 2023.

- 12.** Consider Requesting a Highway Project Swap in the 2024-2033 State Transportation Improvement Plan. [\[23-0016\]](#)

PRESENTER: Bergen Watterson, Transportation Planning Manager

RECOMMENDATION: That the Council requests that NCDOT include the US 15-501 from Ephesus Church Rd. to I-40 capacity

improvement project (U-5304F) and remove the NC 54 corridor improvement project (U-5774B) from the 2024-2033 STIP.

- 13.** Consider Authorizing a Cost of Land Uses Fiscal Impact Analysis.

[\[23-0017\]](#)

PRESENTER: Dwight Bassett, Economic Development & Parking Services Director

RECOMMENDATION: That the Council authorize a Cost of Land Uses Fiscal Impact analysis and enact the budget ordinance to appropriate FY 2022 excess fund balance for the study.

### ZONING ATLAS AMENDMENT(S)

*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.*

- 14.** Reopen the Legislative Hearing for a Conditional Zoning Application - 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-Conditional Zoning District (TC-3-CZD).

[\[23-0018\]](#)

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. Presentation by the applicant
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to continue the Legislative Hearing until February 15, 2023.

RECOMMENDATION: That the Council continue the legislative hearing to February 15, 2023 to consider adopting Resolution A and enacting Revised Ordinance A, approving the Conditional Zoning Application.

### 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, 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.*

- 15.** Concept Plan Review: UNC Health Care, 100-800 Eastowne Drive. [\[23-0019\]](#)

PRESENTER: Tas Lagoo, Senior Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the Stormwater Management Utility Advisory Board to be provided to applicant and Council following the January 24, 2023 meeting
- e. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to adopt a resolution transmitting Council comments to the applicant.

RECOMMENDATION: That the Council adopt the resolution transmitting comments to the applicant.

## **APPOINTMENTS**

- 16.** Appointments to the Environmental Stewardship Advisory Board. [\[23-0020\]](#)
- 17.** Appointments to the Stormwater Management Utility Advisory Board. [\[23-0021\]](#)

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