



# 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, November 15, 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.

如需口头或  
书面翻译服  
务，请拨打  
919-969-5105.

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

### In-Person Meeting Notification

#### Changes in Meeting Material content

- We are trying something new this fall to make our Agenda packets clearer and easier to navigate. You'll notice streamlined reports and more hyperlinks to supporting documents.
- Staff presentations will be posted after the meeting, not as drafts in the packet, to allow more time to prepare high-quality presentations.
- We will also produce an "information items" packet periodically, to share items that don't require Council action, but are important to the Council and community. Those packets will be published on our website.

#### View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- 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 but limited at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Blvd.*
- *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 Speakers*

- *Entrance on the ground floor.*
- *Sign up at the meeting starting at 6:30 PM with the Town Clerk to speak.*
- *If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.*
- *Please do not bring signs.*

### **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.*

### **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.

**[\[23-0788\]](#)**

By adopting the resolution, the Council can approve various

- resolutions and ordinances all at once without voting on each resolution or ordinance separately.
2. Amend Chapter 21 of the Code of Ordinances that Regulates Traffic Control Devices. [\[23-0789\]](#)

By enacting the Ordinance, the Council amends the Town Codes that Regulate Traffic Control Devices to permit Town staff to implement traffic control device changes.
  3. Amend Chapter 21 of the Code of Ordinances on Turn Regulations to Prohibit Right Turn on a Red Signal on Westbound Mt. Carmel Church Rd. at South Columbia Street (US 15-501)/Culbreth. [\[23-0790\]](#)

By enacting the ordinance, the Council establishes "No Right Turn on Red" sign on westbound Mt. Carmel Church Road at US 15-501/Culbreth.
  4. Approve and Authorize a Real Property Exchange Between the Town of Chapel Hill and Beechwood Obey Creek, LLC at 4511 S. Columbia Street. [\[23-0791\]](#)

By adopting the resolution, the Council approves and authorizes a real property exchange between the Town of Chapel Hill and Beechwood Obey Creek, LLC at 4511 S. Columbia Street.
  5. Approve and Authorize a Real Property Exchange and Easements Between the Town of Chapel Hill and Chapel Hill Ventures, LLC. on W. Rosemary Street and Pritchard Avenue. [\[23-0792\]](#)

By adopting the resolution, the Council approves and authorizes a real property exchange between the Town of Chapel Hill and Chapel Hill Ventures, LLC on W. Rosemary Street and Pritchard Avenue and authorizes related easements across adjacent Town property.
  6. Adopt a Calendar of Council Meetings through June 2024. [\[23-0793\]](#)

By adopting the resolution, the Council adopts its meeting calendar through June 2024.

## DISCUSSION

7. Public Forum: Housing and Community Development Needs Assessment for the Community Development Block Grant Program. [\[23-0794\]](#)

PRESENTER: Megan Culp, Community Development Program Manager

RECOMMENDATION: That the Council receive comments on housing and community development needs for the Community Development Block Grant (CDBG) program plan.

- 8.** Consider the Water and Sewer Proposal for Southern Chapel Hill.

[\[23-0795\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

RECOMMENDATION: That the Council approve the amendment to expand the water and sewer boundary along the US 15-501 corridor to the Chatham County line in the Water and Sewer Management, Planning and Boundary Agreement and request the other parties of the WASMPBA Agreement consider and take a similar action at one of their upcoming meetings.

### 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.*

- 9.** Close the Legislative Hearing and Consider a Conditional Zoning Application for Gateway at 19 E. Lakeview Drive.

[\[23-0796\]](#)

PRESENTER: Charnika Harrell, 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 from the public
- e. Questions and comments from the Mayor and Town Council
- f. Motion to adjourn the Legislative Hearing
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- h. Motion to enact an Ordinance to rezone the property

RECOMMENDATION: That the Council close the Legislative Hearing, adopt the Resolution of Reasonableness and Consistency, and enact the Ordinance approve the Conditional Zoning application.

- 10.** Close the Legislative Hearing and Consider a Conditional Zoning Application for Hillmont at 138 Stancell Drive.

[\[23-0797\]](#)

PRESENTER: Katherine Shor, 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. Motion to adjourn the Legislative Hearing.
- g. Motion to adopt the Resolution of Consistency with the Comprehensive Plan.
- h. Motion to enact an Ordinance to abandon the Master Land Use Plan and rezone the property.

RECOMMENDATION: That the Council close the legislative hearing, adopt Resolution A, and enact Ordinance A approving the conditional zoning application.

- 11.** Open the Legislative Hearing for Modification to Conditional Zoning for Homestead Gardens at 2200 Homestead Road.

[\[23-0798\]](#)

PRESENTER: Anya Grahn-Federmack, Principal 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. Comments from the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to recess the Hearing to November 29, 2023
- h. Refer comments to the Town Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing, receive and provide comments on the proposed modification to the Conditional Zoning Ordinance, and continue the hearing to November 29, 2023.

### *LAND USE MANAGEMENT TEXT AMENDMENT(S)*

- 12.** Open the Legislative Hearing: Land Use Management Ordinance Text Amendment - Articles 3, 4, 8 and Appendix A Regarding Planning Systems Implementation.

[\[23-0799\]](#)

PRESENTER: Anya Grahn-Federmack, Principal Planner  
Tas Lagoo, Principal Planner

- a. Introduction and preliminary recommendation
- b. Recommendation from the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to recess the Legislative Hearing to November 29, 2023
- f. Refer comments to the Town Manager and Attorney.

RECOMMENDATION: That the Council open the legislative hearing, provide feedback on the draft text amendment, and continue the hearing to November 29, 2023.

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