



# 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, March 4, 2020 7:00 PM**

**RM 110 | Council Chamber**

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### OPENING

### 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. [\[20-0178\]](#)

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

2. Remove Parking Services Fees and Rates from Annual Fee Schedule. [\[20-0179\]](#)

By adopting the resolution, the Council authorizes the Town Manager

- to remove the Parking Services fees and rates from the annual Fee Schedule and establish a Parking Rates and Fees Strategy to use when making decisions; which will include benchmarks for when and where to adjust rates and fees.
- 3.** Amend Chapter 12, Article II of the Town Code of Ordinances to Amend the Membership and Charge of the Parks, Greenways and Recreation Commission with Regard to the Cemeteries Champion Seat and Interests. [\[20-0180\]](#)
- By enacting the ordinance, the Council amends Chapter 12, Article II of the Town Code of Ordinances to modify the Membership and Charge of the Parks, Greenways and Recreation Commission with regard to the Cemeteries Champion Seat and interests.
- 4.** Amend the Advisory Board Membership Policy's Attendance Section to Allow Each Full Board Membership to Consider Excusing an Absence Due to Special Extenuating Circumstances. [\[20-0181\]](#)
- By adopting the resolution, the Council amends the Advisory Board Membership Policy's Attendance Section to allow each full board membership to consider excusing an absence due to special extenuating circumstances.
- 5.** Approve the Council Committee's Interview Rubric for Semi-Autonomous Board Applicants. [\[20-0182\]](#)
- By adopting the resolution, the Council approves the Council Committee's Interview Rubric for Semi-Autonomous Board Applicants.
- 6.** Continue the Public Hearing for the Code of Ordinances Text Amendment to Chapter 11A and Land Use Management Ordinance Amendment to Section 5.9 Pertaining to Off-Street Parking and Parking Payment-in-Lieu Policy to March 25, 2020. [\[20-0183\]](#)
- By adopting the resolution, the Council continues the public hearing to discuss Off-Street Parking and a Parking-in-Lieu Policy to March 25, 2020.

## INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0184\]](#)
- By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.

- 8.** Receive the University of North Carolina at Chapel Hill 2019 Annual Development Plan Report on Transportation and 2019 Biennial Transportation Impact Analysis Update. [\[20-0132\]](#)

By receiving the report, the Council acknowledges receipt of the 2019 University of North Carolina Annual Development Plan Report on Transportation and 2019 University of North Carolina Biennial Transportation Impact Analysis Update.

## DISCUSSION

- 9.** Consider a Preferred Option for Fordham Boulevard Sidepath Project. [\[20-0185\]](#)

PRESENTER: Bergen Watterson, Transportation Planning Manager

RECOMMENDATION: That the Council adopt Resolution A, B, or C related to the Fordham Boulevard Sidepath project.

- 10.** Consider Authorizing a Memorandum of Understanding for the East Rosemary Downtown Redevelopment Project. [\[20-0186\]](#)

PRESENTER: Maurice Jones, Town Manager  
Dwight Bassett, Economic Development Officer  
Amy Oland, Director of Business Management  
Clay Grubb, Grubb Properties

RECOMMENDATION: That the Council authorize the Town Manager to make minor non-substantive changes and sign a non-binding Memorandum of Understanding with Grubb Properties regarding a redevelopment project on East Rosemary Street and to proceed with the drafting of an Economic Development Agreement for consideration by Council.

- 11.** Presentation: University of North Carolina at Chapel Hill Semi-Annual Campus Development Report. [\[20-0187\]](#)

PRESENTER: Evan Yassky, Executive Director, UNC Facilities Planning and Design

RECOMMENDATION: That the Council receive the report from University staff, who will present the first of two semi-annual reports for 2020 reviewing the status of current and planned campus development projects.

- 12.** Open a Public Hearing and Consider Authorizing an Incentive Agreement for Well Dot, Inc. [\[20-0188\]](#)

- PRESENTER: Dwight Bassett, Economic Development Officer
- RECOMMENDATION: That the Council consider authorizing the Town Manager to sign the attached agreement authorizing an incentive to Well Dot, Inc.
- 13.** Charting Our Future - Provide Feedback on the Revised Focus Area Maps. [\[20-0189\]](#)
- PRESENTER: Alisa Duffey Rogers, LUMO Project Manager
- RECOMMENDATION: That the Council provide feedback and revisions on the revised Focus Area Maps, as needed.
- 14.** Authorize the Town Manager to Finalize Arrangements for Construction of the Elliott Road Extension Project. [\[20-0190\]](#)
- PRESENTER: Bergen Watterson, Transportation Planning Manager  
Lance Norris, Director of Public Works
- RECOMMENDATION: That the Council provide guidance on funding options for Elliott Road Extension and authorize the Town Manager to execute a reimbursement agreement with BR Chapel Hill, LLC to construct the road.
- 15.** Receive the Fiscal Year (FY) 20 Second Quarter Affordable Housing Quarterly Report (October 1 - December 31, 2019). [\[20-0191\]](#)
- PRESENTER: Sarah Osmer Viñas, Housing and Community Assistant Director  
Nate Broman-Fulks, Affordable Housing Manager
- RECOMMENDATION: That the Council receive the (FY20) second quarter report.
- 16.** Consider a Request for Limited Review of a Special Use Permit Modification at Carraway Village, 3000 Eubanks Road. [\[20-0192\]](#)
- PRESENTER: Judy Johnson, Interim Planning Director
- RECOMMENDATION: That the Council adopt the attached Resolution A limiting the scope of the Special Use Permit Modification.

### **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.*

- 17.** Concept Plan Review: Bella Vista at Meadowmont Village Center, 100 Meadowmont Village Circle.

[\[20-0193\]](#)

PRESENTER: Kari Grace, Senior Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the Housing Advisory Board
- 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.

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