



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, May 20, 2020 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_K63yDViKRiyMZJIjoEoN0g

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 879 1941 0253

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

Roll Call

1. Update on Town Efforts to Respond to the COVID 19 Crisis. (no attachment)

[\[20-0334\]](#)

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.

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.

2. Parks, Greenways, and Recreation Commission [\[20-0335\]](#)
Request to Designate all 36.2 Acres of the American Legion Property for Use as a Community Park.
3. Planning Commission Request Regarding Payments in Lieu for Pedestrian/Biking Improvements. [\[20-0336\]](#)
4. Elaine McVey Request to Amend the Land Use Management Ordinance Related to Deer Fencing. [\[20-0337\]](#)

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.

5. Approve all Consent Agenda Items. [\[20-0338\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
6. Authorize the Town Manager to Negotiate and Execute a Lease Agreement with Melody Eggen, Inc. for Continuation of Dance Studio at Town Facility, 1714 Legion Road. [\[20-0339\]](#)

By adopting the resolution, the Council authorizes the Town Manager to negotiate and execute a lease agreement on behalf of the Town with Melody Eggen, Inc. related to the aforementioned Facility at 1714 Legion Road.

- 7.** Call a Public Hearing for Land Use Management Ordinance Text Amendments-Proposed Changes to Section 3.7 and Appendix a Permitting Flex Office in Town Center Zoning Districts and Expanding Definitions Related to Types of Retail on June 10, 2020. [\[20-0340\]](#)

By adopting the resolution, the Council calls a public hearing to consider matters related to permitting Flex Office in Town Center zoning districts and expanding definitions related to types of retail on June 10, 2020.

- 8.** Modify Advisory Board Remote Participation Policy to Allow the Board of Adjustment and Historic District Commission to Conduct Remote Quasi-Judicial Evidentiary Hearings and to Allow Boards to Act to Approve or Deny Matters Before Them During State-declared States of Emergency and in Accordance with the Provisions of G.S. 166A-19.24. [\[20-0341\]](#)

By adopting the resolution, the Council will modify Resolution (2020-04-01/R-1) to allow the Board of Adjustment and Historic District Commission to conduct remote quasi-judicial evidentiary hearings and to allow boards to act to approve or deny matters before them during State-declared States of Emergency and in accordance with the provisions of G.S. 166A-19.24.

- 9.** Extend Advisory Board Member Terms Ending in June 2020 and Defer Spring Appointments to the Fall. [\[20-0342\]](#)

By adopting the resolution, the Council extends the term limits for advisory board member's terms ending in June 2020 and defers spring appointments to the fall.

INFORMATION

- 10.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0343\]](#)

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

- 11.** Receive the FY20 Third Quarter Affordable Housing Quarterly Report (January-March). [\[20-0344\]](#)

By accepting this report, the Council receives the third quarter Fiscal Year 2020 Affordable housing report (January-March).

DISCUSSION

- 12.** Presentation: Recommended Budget for FY 2020-21. [\[20-0345\]](#)
(no attachment).
PRESENTER: Maurice Jones, Town Manager
- 13.** Public Housing Master Plan Update - Trinity Court. [\[20-0346\]](#)
PRESENTER: Faith M. Brodie, Director of Public Housing

RECOMMENDATION: That the Council review the materials outlining the challenges and opportunities associated with the Trinity Court Apartments and provide feedback to the staff.
- 14.** 2200 Homestead Road Site Plan Update. [\[20-0347\]](#)
PRESENTER: Nate Broman-Fulks, Affordable Housing Manager;
Emily Holt, Affordable Housing Development Officer

RECOMMENDATION: That the Council receive the update and provide input on the site plan prior to submission of rezoning and development applications for the site.
- 15.** Update on Historic District Design Guidelines. [\[20-0348\]](#)
PRESENTER: Anya Grahn, Senior Planner

RECOMMENDATION: That the Council receive the staff's report.

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.

- 16.** Concept Plan Review: Carraway Village, 3000 [\[20-0349\]](#)
Eubanks Road (Project #20-023).
PRESENTER: Jake Lowman, Senior Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Community Design Commission
- d. Comments from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to adopt a resolution transmitting Council comments to the applicant.

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