



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, December 9, 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_I_NhzdvoRP2OIe6xzTeGqg

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 846 3793 0751

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (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. East West Partners Request for Murray Hill Limited Scope SUP Modification. [\[20-0855\]](#)

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. [\[20-0856\]](#)

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

3. Revise Sections III. D. and III. E.1. of the Council Procedures Manual Regarding Naming Policies and the Acceptance of Gifts and Donations. [\[20-0857\]](#)

By adopting the resolution, the Council adopt revisions to Sections III D. and III E.1 of the Council Procedures Manual.

4. Adopt a Resolution Supporting an Application for Transportation Demand Management (TDM) Grant. [\[20-0858\]](#)

By adopting the resolution, the Council supports an application for the FY22 Transportation Demand Management grant.

5. Continue the Discussion of a Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to February 24, 2021. [\[20-0859\]](#)

By adopting the resolution, the Council continues discussion to February 24, 2021 to consider a text amendment regarding townhome standards in the Blue Hill District.

INFORMATION

6. Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0860\]](#)

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

7. Update on the Airport Hazard District Land Use Management Ordinance Text and Map Amendment. [\[20-0840\]](#)

By accepting the report, the Council receives this update.

DISCUSSION

- 8.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[20-0861\]](#)

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.** Open the Public Hearing for Conditional Zoning - Phi Gamma Delta at 108 W. Cameron Avenue from Office/Institutional-1 (OI-1) to Office/Institutional-3-Conditional Zoning. (OI-3-CZ) [\[20-0862\]](#)

PRESENTER: Anya Grahn, Senior 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. Recommendations of other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- a. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- b. Consider approving the Conditional Zoning application at the January 13, 2021 meeting.

RECOMMENDATION: That the Council open the public hearing, close the Public Hearing, receive written public comment for 24 hours following the closed public hearing, and make a motion to schedule consideration of the item at the Council Meeting on January 13, 2021.

- 10.** Public Hearing Continued: 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) [\[20-0863\]](#)

#19-065).

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 from the public
- e. Comments and questions from the Mayor and Town Council
- f. Motion to close the Public Hearing and receive written public comment for 24 hours following the closed public hearing
- g. Consider approving the Conditional Zoning application at the January 13, 2021 meeting.

RECOMMENDATION: That the Council close the Public Hearing, receive written public comment for 24 hours following the closed public hearing, and make a motion to schedule consideration of the item at the Council Meeting on January 13, 2021.

- 11.** Charting Our Future - Consideration for the Adoption of the Future Land Use Map - Update to Chapel Hill 2020.

[\[20-0864\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: That the Council consider minor changes to the December draft of the Future Land Use Map - Update to *Chapel Hill 2020* and adopt the Future Land Use Map - Update to *Chapel Hill 2020*.

- 12.** Consider an Application for Conditional Zoning for Bridgepoint at 2214 and 2312 Homestead Road from Residential-5-Conditional (R-5-C) to Residential-5-Conditional Zoning District (R-5-CZD).

[\[20-0865\]](#)

PRESENTER: Anya Grahn, 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 adopt the Resolution abandoning the Special Use Permit
- 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 adopt the Resolution abandoning the Special Use Permit, and the Resolution of Consistency; and enact Ordinance A, approving the Conditional Rezoning.

- 13.** Consider a Petition to Annex Property at 7000 Millhouse Road. [\[20-0866\]](#)

PRESENTER: Corey Liles, Principal Planner

- a. Introduction and recommendation
- b. Mayor and Town Council discussion
- c. Motion to enact the ordinance to annex the property

RECOMMENDATION: That the Council enact Ordinance A to annex the property with an effective annexation of 11:59 p.m. on December 9, 2020.

- 14.** Close the Public Hearing to Consider a Request to Close a Portion of an Unmaintained and Unimproved Monroe Street Public Right-of-Way. [\[20-0867\]](#)

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 January 13, 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 January 13th, the Council may take action on the requested closure.

- 15.** 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). [\[20-0868\]](#)

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 January 13, 2021 Council meeting.

RECOMMENDATION: That the Council continue the public hearing, receive comment on the proposed Conditional Zoning and close the public hearing. That the Council then make a motion to close the public hearing and consider the proposed Conditional Rezoning application on January 13, 2021.

16. East Rosemary Parking Deck Update.

[\[20-0869\]](#)

PRESENTER: Dwight Bassett, Economic Development Officer

RECOMMENDATION: That the Council provide direction on parking technology.

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