



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 19, 2021 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_aiurAMydQs2WbvqyDu42wQ
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 892 4338 7666*

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. Phil Post Request to Refer the April 21 Petition Related to 160D to the Planning Commission. [\[21-0440\]](#)
2. Chapel Hill Public Library Advisory Board Request for a Working Group on Equitable Library Funding. [\[21-0441\]](#)

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.

3. Approve all Consent Agenda Items. [\[21-0442\]](#)

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 Town Manager to Sign a Letter of Intent on an Exchange of Property Associated with the West Rosemary Hotel Project. [\[21-0443\]](#)

By adopting the resolution, the Council authorizes the Town Manager to sign a Letter of Intent on an exchange of property associated with the West Rosemary Hotel project.

INFORMATION

5. Receive Upcoming Public Hearing Items and Petition Status List. [\[21-0444\]](#)

By accepting the report, the Council acknowledges receipt of the Scheduled Public Hearings and Status of Petitions to Council lists.
6. Receive the Third Quarter Fiscal Year (FY) 2021 Affordable Housing Report. [\[21-0445\]](#)

By accepting this report, the Council receives this Fiscal Year 2021 third quarter report.
7. Update on Town Efforts to Respond to the COVID-19 Crisis. [\[21-0446\]](#)

By accepting the report, the Council acknowledges receipt of an overview of the Town's response activities to the COVID-19 pandemic.

DISCUSSION

- 8.** Consider Land Use Management Ordinance (LUMO) [\[21-0447\]](#)
Text Amendments - Proposed Changes to Articles 1, 3, 4, 5, 8 and Appendix A to Bring the LUMO into Compliance with North Carolina General Statute 160D; and Consider Amendments to the Town Code - Proposed Changes to Chapters 5, 7, and 9 to Update References in these Chapters to Align with North Carolina General Statute 160D.

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

RECOMMENDATION: For the LUMO text amendments, that the Council adopt the Resolution of Consistency and enact Ordinance A.

For the Town Code amendments, enact Ordinance B.

- 9.** Consider an Application for Conditional Zoning for 2200 Homestead Road from Residential-4-Conditional Zoning District (R-4-CZD) to Residential-Special Standards- Conditional Zoning District (R-SS-CZD). [\[21-0448\]](#)

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. Comments and questions from the Mayor and Town Council
- d. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- e. Motion to enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council adopt the Resolution of Consistency and enact Revised Ordinance A.

- 10.** Open the Public Hearing: Recommended Budget for FY 2021-2022. [\[21-0449\]](#)

PRESENTER: Maurice Jones, Town Manager

- a. Introduction by the Manager
- b. Comments from the public
- c. Comments from the Mayor and Town Council
- d. Motion to close the Public Hearing and receive comments for 24-hours
- e. Consider enacting the Ordinance on June 9, 2021.

RECOMMENDATION: That the Council receive public comment regarding the recommended budget. See <https://www.townofchapelhill.org/government/departments-service/business-management/budget/2021-2022-budget-development>. The Council is considering reducing the recommended tax rate.

SPECIAL USE PERMIT

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

11. Evidentiary Hearing Continued: Special Use Permit **[21-0400]**
Modification for University Place, 201 S. Estes Drive.

PRESENTER: Judy Johnson, Assistant Planning Director

- 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 revised recommendation
- c. Presentation of evidence by the applicant
- d. Recommendations by advisory boards and commissions
- e. Presentation of evidence by the public
- f. Comments and questions from the Mayor and Town Council
- g. Motion to continue the Evidentiary Hearing to June 9, 2021
- h. Referral to Manager and Attorney

RECOMMENDATION: That the Council continue the public hearing, receive evidence, and continue the evidentiary hearing to June 9, 2021.

Continued Discussion

12. Open the Public Hearing: Land Use Management **[21-0450]**
Ordinance Text Amendments - Proposed Changes to Articles 3, 4, 6, and Appendix A Related to Short-Term Rentals.

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission and Historic District Commission

- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Referral to the Manager and Attorney
- f. Motion to close the Public Hearing and receive written public comments for 24 hours following the closed public hearing
- g. Consider enacting the Ordinance on June 23, 2021.

RECOMMENDATION: That the Council open the public hearing, receive public comments, and make a motion to schedule the proposed Land Use Management Ordinance text amendment decision at the June 23, 2021 Council meeting.

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.

- 13.** Concept Plan Review: Jay Street Apartments, 66 Jay Street.

[\[21-0374\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

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

APPOINTMENTS

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14. Appointments to the Board of Adjustment. [\[21-0451\]](#)
 15. Appointments to the Community Design Commission. [\[21-0452\]](#)
 16. Appointments to the Planning Commission. [\[21-0453\]](#)
 17. Appointments to the Stormwater Management Utility Advisory Board. [\[21-0454\]](#)
 18. Appointments to the Transportation and Connectivity Advisory Board. [\[21-0455\]](#)

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