



# 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, June 16, 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\\_INbWtYxqSNq7R\\_8SpTQEug](https://us02web.zoom.us/webinar/register/WN_INbWtYxqSNq7R_8SpTQEug)  
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,  
Meeting ID: 860 4112 2141*

*View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV ([townofchapelhill.org/GovTV](http://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. Stephen Fleck Request to Delay Voting on the Aura Conditional Zoning Permit Application. [\[21-0556\]](#)

## **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. [\[21-0557\]](#)

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

3. Authorize the Town Manager and Town Attorney to Initiate Eminent Domain Proceedings for the Elliott Road Extension Project. [\[21-0558\]](#)

By adopting the resolution, the Council authorizes the Town Manager and Town Attorney to initiate eminent domain proceedings, if necessary, for properties related to the Elliott Road Extension Project.

4. Authorize the Town Manager to Negotiate and Execute a Construction Contract for the Rosemary Parking Deck Project. [\[21-0559\]](#)

By adopting the resolution, the Council authorizes the Town Manager to negotiate and execute a construction contract for the Rosemary Parking Deck.

5. Adopt a Calendar of Council Meetings through December 2021. [\[21-0560\]](#)

By adopting the resolution, the Council adopts its meeting calendar through December 2021.

### **DISCUSSION**

6. Review Draft Orange Countywide Racial Equity Plan Framework. [\[21-0561\]](#)

PRESENTER: Rae Buckley, Director of Organizational and Strategic Initiatives  
Sarah Osmer Viñas, Assistant Director of Housing and Community

RECOMMENDATION: That the Council provide feedback about the Orange Countywide Racial Equity Plan Framework.

- 7.** Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 Regarding Blue Hill Form District Use Categories.

[\[21-0562\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- a. Introduction and revised recommendation
- b. Comments and questions from the Mayor and Town Council
- c. Motion to adopt the Resolution of Consistency with the Comprehensive Plan
- d. Motion to enact the ordinance to approve the changes to the Land Use Management Ordinance.

RECOMMENDATION: That the Council adopt the resolution of consistency, and enact the ordinance to approve the changes to the Land Use Management Ordinance.

- 8.** Consider an Application for Conditional Zoning - Aura Development, 1000 Martin Luther King Jr. Blvd. from Residential-1 (R-1) to Office/Institutional-3 (OI-3) (Project 20-074)

[\[21-0563\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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.

- 9.** Continued Public Hearing: Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 3, 4, 6, and Appendix A Related to Short-Term Rentals.

[\[21-0564\]](#)

PRESENTER: Anya Grahn, Senior Planner

- a. Introduction and revised recommendation
- b. Recommendation of the Planning 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 continue the on-going 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.

### **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.*

- 10.** Consider an Application for Special Use Permit Modification for University Place, 201 S. Estes Drive.

[\[21-0565\]](#)

PRESENTER: Judy Johnson, Assistant Planning Director

- 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 of evidence by the applicant
- d. Recommendations by advisory boards and commissions
- e. Presentation of evidence by the public
- f. Applicant's statement regarding proposed conditions
- g. Comments and questions from the Mayor and Town Council
- h. Motion to close the Evidentiary Hearing
- i. Motion to adopt Revised Resolution A

RECOMMENDATION: That the Council 1) continue the public hearing, 2) receive evidence, 3) close the evidentiary hearing, and 4) adopt Revised Resolution A.

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