



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 Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, April 27, 2022 7:00 PM

Virtual Meeting

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံ အတၢ်မၤစၢၤအေဂီၢ် ၢ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

如需口头或
书面翻译服
务，请拨打
919-969-5105.

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 Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council business meetings and work sessions. Please participate in a voluntary demographic survey <https://www.townofchapelhill.org/demosurvey> before accessing the Zoom webinar registration. After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 880 4229 5865

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.** Moriah Ridge, LLC. Request to Amend Consent [\[22-0341\]](#)
Judgement to Permit the City of Durham to Annex a
Property off of Mt. Moriah Road.

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. [\[22-0342\]](#)

By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 3.** Amend Chapter 2, Article IV, Section 2-72 of the Town Code of Ordinances Regarding Campaign Contribution Limitations. [\[22-0343\]](#)

By enacting the ordinance, the Council decreases the municipal campaign maximum contribution to \$357.00 and the contribution disclosure exemption to \$37.00 as required by ordinance.
- 4.** Endorse the County-Wide Coordinated Manufactured Homes Action Plan. [\[22-0309\]](#)

By adopting the resolution, the Council endorses the County-Wide Manufactured Homes Action Plan.
- 5.** Call a Public Hearing to Consider a Request to Close a Portion of an Unmaintained and Unimproved Public [\[22-0344\]](#)

Right-of-Way of Stinson Street on June 8, 2022.

By adopting the resolution, the Council calls a Public Hearing to consider closing a portion of the unmaintained and unimproved Stinson Street public right-of-way on June 8th, 2022.

- 6.** Amend the 2021-22 Council Calendar. [\[22-0345\]](#)

By adopting the resolution, the Council amends the 2021-21 Council calendar to schedule a meeting with the State Legislative representatives from Orange County on May 19.

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[22-0346\]](#)

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

- 8.** Receive the Schools Adequate Public Facilities Ordinance (SAPFO) 2022 Annual Technical Advisory Committee Report. [\[22-0347\]](#)

By accepting the report, the Council receives the Schools Adequate Public Facilities Ordinance (SAPFO) 2022 Annual Technical Advisory Committee Report.

DISCUSSION

- 9.** Consider an Application for Conditional Zoning for 751 Trinity Court from Residential-4 (R-4) to Residential-Special Standards-Conditional Zoning District (R-SS-CZD) [\[22-0348\]](#)

PRESENTER: Anya Grahm, Principal 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 close the Legislative Hearing.
- g. Motion to adopt the Resolution of Consistency and Reasonableness with the Comprehensive Plan.
- h. Motion of enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.

- 10.** Consider an Application for Conditional Zoning for 110 Jay Street from Residential-3 (R-3) to Residential-Special Standards-Conditional Zoning District (R-SS-CZD). [\[22-0349\]](#)

PRESENTER: Becky McDonnell, 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 close the Legislative Hearing
- g. Motion to adopt the Resolution of Consistency and Reasonableness with the Comprehensive Plan.
- h. Motion of enact an Ordinance to rezone the property.

RECOMMENDATION: That the Council adopt Resolution A and enact Ordinance A, approving the Conditional Zoning Application.

- 11.** OWASA's Long-Range Water Supply Plan Update. [\[22-0350\]](#)

PRESENTER: Ruth Rouse, OWASA Planning and Development Manager

RECOMMENDATION: That the Council receive the update on OWASA's Long Range Water Supply Plan.

- 12.** Open the Legislative Hearing: Conditional Zoning Application for 101 E. Rosemary Street. [\[22-0351\]](#)

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 preliminary recommendation
- c. Presentation by the applicant
- d. Recommendation of the Planning Commission
- e. Recommendation of the other boards and commissions
- f. Comments from the public
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Consider enacting the ordinance at approve the Conditional Zoning application on May 18, 2022

RECOMMENDATION: That the Council open the legislative hearing

and receive comments on the proposed Conditional Rezoning. That the Council then make a motion to schedule approving the proposed Conditional Rezoning application for May 18, 2022.

CONCEPT PLAN REVIEW

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: 828 MLK, 828 Martin Luther King Jr. Blvd.

[\[22-0352\]](#)

PRESENTER: Elysa Smigielski, Senior Planner

- a. Review of process
- b. Presentation by the applicant
- c. Comments from the Advisory Boards
- d. Comments from the Town's Urban Designer
- 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