



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 Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Karen Stegman
Council Member Rachel Schaevitz

Wednesday, May 8, 2019 7:00 PM RM 110 | Council Chamber

OPENING

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. Philip Klemmer Request to Speak About the [\[19-0442\]](#)
R-3/Boarding House Issue.

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. [\[19-0443\]](#)

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

3. Call for a Public Hearing to Consider Renaming the Portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street." [\[19-0444\]](#)

By adopting the resolution, the Council calls a public hearing at 7:00 p.m. on Wednesday, June 12, 2019 in the Council Chamber at Town Hall, 405 Martin Luther King Jr. Boulevard, Chapel Hill, North Carolina to receive public comment on this renaming request.

INFORMATION

4. Receive Upcoming Public Hearing Items and Petition Status List. [\[19-0445\]](#)

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

DISCUSSION

5. Open the Public Hearing: Recommended Budget for FY 2019-2020. (no attachment) [\[19-0446\]](#)

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 adjourn the Public Hearing.

RECOMMENDATION: That the Council receive public comment regarding the recommended budget.

6. Consider Convening a Focus Group to Provide Input to Inform Future Council Decisions in the Area Near the Southern Village Park and Ride Lot. [\[19-0447\]](#)

PRESENTER: Ben Hitchings, Planning Director

RECOMMENDATION: That the Council discuss the proposal and consider whether to formally charge a focus group with providing input to the Council.

ZONING ATLAS AMENDMENT

Zoning Atlas Amendment: The Zoning Atlas Amendment, to change the zoning designation on this property, is Legislative. The Council receives and considers public comment on the merits of the proposed rezoning, including opinions, when making Legislative decisions.

7. Open the Public Hearing: Application for Zoning Atlas Amendment - Fire Station Training Center, 6902 Millhouse Road.

[\[19-0448\]](#)

PRESENTER: Becky McDonnell, 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
- h. Motion to recess the Public Hearing to June 12, 2019
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council 1) open the public hearing; 2) receive public comment; and 3) continue the public hearing to June 12, 2019.

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



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 1., File #: [19-0442], Version: 1

Meeting Date: 5/8/2019

Philip Klemmer Request to Speak About the R-3/Boarding House Issue.

Staff:

Sabrina M. Oliver, Director and Town Clerk
Amy T. Harvey, Deputy Town Clerk

Department:

Communications and Public Affairs

Overview: 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 <http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/petitionstatus>](http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/petitionstatus) webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.



Recommendation(s):

That the Council consider the petition.



Attachments:

- Phillip Klemmer Request

From: Amy Harvey
 Sent: Thursday, May 02, 2019 4:11 PM
 To: 'pklemmer@nc.rr.com' <pklemmer@nc.rr.com>
 Cc: Jeanette Coffin <jcoffin@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>
 Subject: RE: Question from website

Good afternoon

Thank you for your inquiry. If you will send me your materials by 10 AM tomorrow (Friday), then we will include them in the Council's meeting materials for their May 8 meeting. When you arrive to Wednesday's meeting, sign up with the Town Clerk in the front corner to let us know that you are here to speak.

Amy T. Harvey, CMC
 Deputy Town Clerk

Communications and Public Affairs
[Town of Chapel Hill](#)
 405 Martin Luther King, Jr. Blvd.
 Chapel Hill, NC 27514

919-969-5013 direct
 919-968-2743 main
 Design Chapel Hill 2020 | Connections-Choices-Community | <http://www.townofchapelhill.org/design>

Please note, E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law.

On May 2, 2019, at 1:22 PM, Jeanette Coffin <jcoffin@townofchapelhill.org> wrote:


Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

 Jeanette Coffin
 Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
 (o) 919-968-2743 | (f) 919-969-2063

From: Philip Klemmer [<mailto:lindaklemmer@gmail.com>]
Sent: Wednesday, May 1, 2019 9:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Question from website

Form Name: Contact Mayor and Council

Date & Time: 05/01/2019 10:33 AM

Response #: 229

Submitter ID: 7878

Time to complete: 13 min. , 0 sec.

I wish to request an opportunity to speak about the R-3/ boarding house issue at the 7 PM May 8th Town Council meeting. Also, because of the time constraint, I also wish to submit written evidence supporting my views to Town Council. Do you wish hard copy or e-copy (or both)?

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Philip J Klemmer

2. Residency*

☐ I am a resident of Chapel Hill

3. Message

I wish to request an opportunity to speak about the R-3/ boarding house issue at the 7 PM May 8th Town Council meeting. Also, because of the time constraint, I also wish to submit written evidence supporting my views to Town Council. Do you wish hard copy or e-copy (or both)?

Thank You.

Philip J Klemmer
409 N. Boundary St
census district 13

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

No...Please confirm (by e mail: pklemmer@nc.rr.com) my 3 minute opportunity to speak at the May 8th me

-----Original Message-----

From: Philip Klemmer <philip_klemmer@icloud.com>
Sent: Friday, May 03, 2019 8:43 AM
To: Amy Harvey <aharvey@townofchapelhill.org>
Subject: Opportunity Zones, Student Housing - Interactive Nationwide Map

Ms Harvey

I appreciate the opportunity to speak at next Wednesday's Town Council meeting.

The link below will support my comments. Please distribute to members of town council

Thank you

Philip J Klemmer

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cremodels.com%2foportunity-zones-student-housing-interactive-map%2f&c=E,1,OAvTEC2OizTurGxAA6Y-rt9OCgiEupXhgHJkzFjqau5kk7DgfnxdN5TIS88zpczegAQWOWVcPCokbkJNAOW4kxWie-mJf3MoornC6o36m3aFDQ,,&typo=1>

Sent from my iPad

-----Original Message-----

From: Philip Klemmer <philip_klemmer@icloud.com>
Sent: Friday, May 03, 2019 9:58 AM
To: Amy Harvey <aharvey@townofchapelhill.org>
Subject: Handout #2 forKlemmer 3 minute Council meeting May 3rd

Ms. Harvey

Please distribute link below or hard copy to mayor and all council members along with the previous link sent to you.

This will enable my 3 minute speaking time to have factual support

Thank you

Philip J Klemmer

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.academia.edu%2f3532219%2fPrivatization_of_Student_Housing_a_Financing_Alternative&c=E,1,dy9UMqfpZXhltLQ5tN-5TwrXU-DLqR05jythuXR0Dpz1ghVft7IMqPAn_E0kARAYqQjFw8mQAKAL3r8pJlTiCtuMoWvJ4k5ocMdPkfnV4uEmrX1s&typo=1

Sent from my iPad



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 2., **File #:** [19-0443], **Version:** 1

Meeting Date: 5/8/2019

Approve all Consent Agenda Items.

Staff:

Sabrina M. Oliver, Director and Town Clerk
Amy T. Harvey, Deputy Town Clerk

Department:

Communications and Public Affairs

Overview: Items of a routine nature to be voted on in a block. Any item may be removed from the Consent Agenda by the request of the Mayor or any Council Member.



Recommendation(s):

That the Council adopt the various resolutions and ordinances.

Fiscal Impact/Resources: Please refer to each agenda item for specific fiscal notes.

Council Goals: Please refer to each agenda item for specific Council Goals.



Attachments:

- Resolution

**A RESOLUTION ADOPTING VARIOUS RESOLUTIONS AND ENACTING VARIOUS ORDINANCES
(2019-05-08/R-1)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby adopts the following resolutions and ordinances as submitted by the Town Manager in regard to the following:

2. Call for a Public Hearing to Consider Renaming the Portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street." (R-2)

This the 8th day of May, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

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



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 3., File #: [19-0444], Version: 1

Meeting Date: 5/8/2019

Call for a Public Hearing to Consider Renaming the Portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street."

Staff:

Lance Norris, Director
Chris Roberts, Manager of Engineering and Infrastructure
Mike Wright, Senior Engineering Coordinator

Department:

Public Works

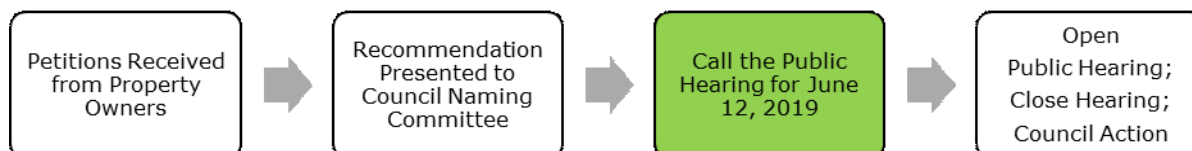
Overview: Property owners have submitted petitions to request renaming the portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street." Currently South Columbia Street begins at Franklin Street and runs south to Fordham Boulevard (NC 54). This request would extend the name of this street south to Dogwood Acres Drive (the closest intersection to the Town limits).



Recommendation(s):

That the Council call a public hearing for June 12, 2019 to consider a request to rename a portion of U.S. Highway 15-501.

Where is this item in its process?









Key Issues:

- The Town's procedure for renaming arterial and collector streets is as follows:
 - Petitions from property owners addressed off of the subject street are reviewed by Town staff
 - The Council Naming Committee reviews the petition and provides a recommendation to Town Council.
 - The Town Council holds a public hearing and takes action on the request.
- To date, staff has completed the following steps to consider renaming U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street":
 - Town staff confirmed with NCDOT that the Town has the authority to rename a State-maintained route.
 - All property owners addressed off of the subject street have submitted petitions in support of the name change.
 - Renaming this road has been evaluated with the 911 system to confirm that no street names are duplicated.

- The Council Naming Committee met on April 25, 2019 and recommended that Council approve the name change.
- If approved, the property owners will be notified by a letter and they will be responsible for private address change actions.
- The Town's responsibilities will include:
 - Notifying the Post Office, along with all affected Town departments, including Fire, Police, Public Works, Planning, and Inspections
 - Changing Street Signs

Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

**Attachments:**

- Resolution
- Map of Subject Section of 15-501 South
- List of Property Owners along Subject Section of 15-501 South
- Signed Petition Forms

A RESOLUTION TO CALL FOR A PUBLIC HEARING TO CONSIDER RENAMING THE PORTION OF U.S. HIGHWAY 15-501 SOUTH BETWEEN FORDHAM BOULEVARD (NC 54) AND DOGWOOD ACRES DRIVE TO "SOUTH COLUMBIA STREET" (2019-05-08/R-2)

WHEREAS, the Town of Chapel Hill has received a request to rename the portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to "South Columbia Street;" and

WHEREAS, all property owners along Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive have signed a petition supporting the renaming.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby declares its intent to consider renaming the portion of U.S. Highway 15-501 South between Fordham Boulevard (NC 54) and Dogwood Acres Drive to South Columbia Street.

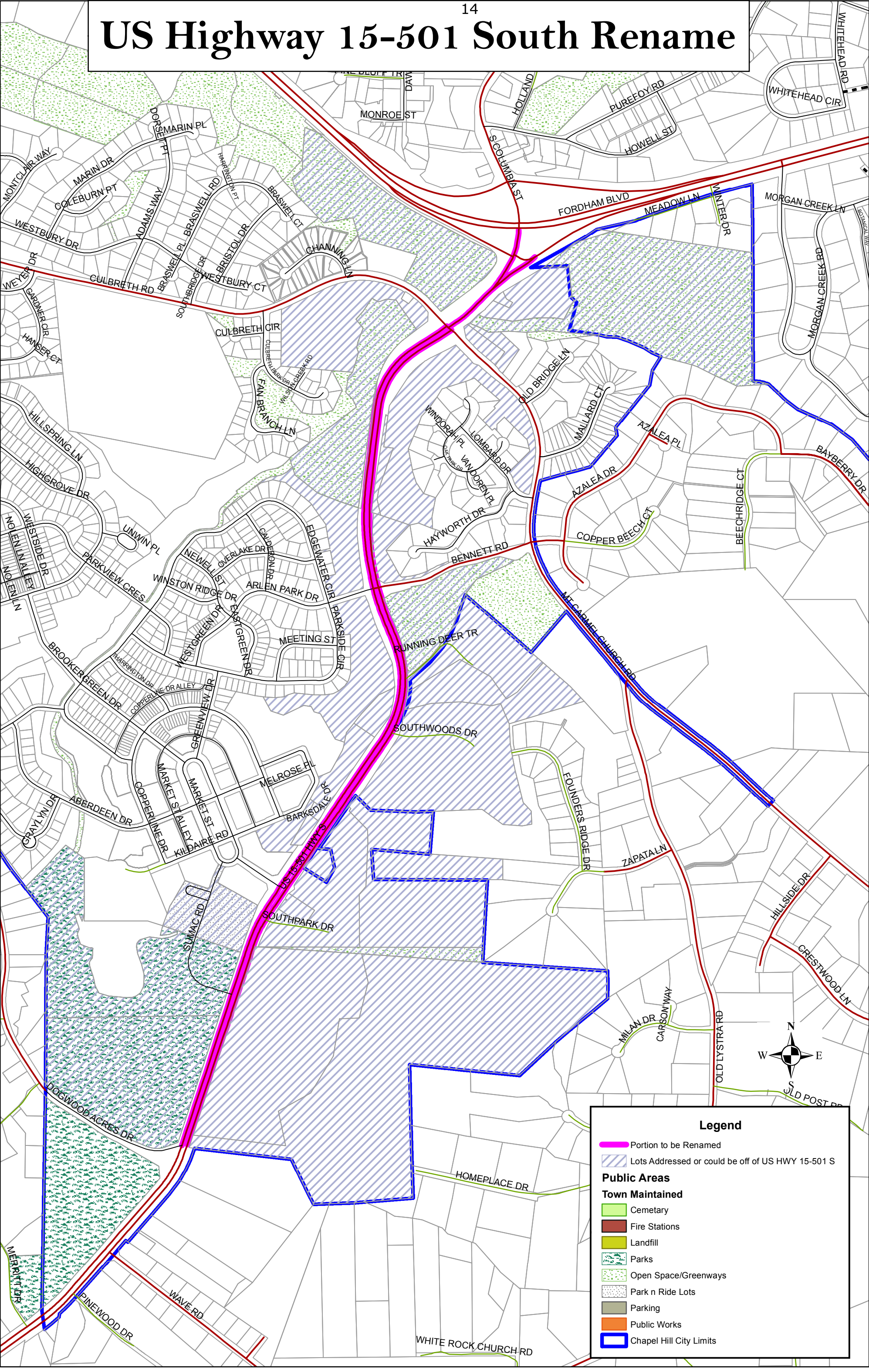
BE IT FURTHER RESOLVED that the Council calls a public hearing at 7:00 p.m. on Wednesday, June 12, 2019 in the Council Chamber at Town Hall, 405 Martin Luther King Jr. Boulevard, Chapel Hill, North Carolina to receive public comment on this renaming request.

This the 8th day of May, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By adopting the resolution, the Council calls a public hearing at 7:00 p.m. on Wednesday, June 12, 2019 in the Council Chamber at Town Hall, 405 Martin Luther King Jr. Boulevard, Chapel Hill, North Carolina to receive public comment on this renaming request.

US Highway 15-501 South Rename



Legend

- Portion to be Renamed
- Lots Addressed or could be off of US HWY 15-501 S
- Public Areas**
- Town Maintained**
- Cemetery
- Fire Stations
- Landfill
- Parks
- Open Space/Greenways
- Park n Ride Lots
- Parking
- Public Works
- Chapel Hill City Limits

US 15-501 to South Columbia
Land Owners
Town of Chapel Hill Not Included

PIN Numbers from North to South

	PIN Number	Owner	Mailing Address
1	9787299691	DUKE ENERGY CAROLINAS LLC	PO BOX 1028 MANDAN, ND 58554
2	9787297571	DUKE ENERGY CORPORATION	PO BOX 33189 CHARLOTTE, NC 28242
3	9787168210	SELA & CARMELA MAGER	110 JASMINE CT. CARRBORO, NC 27510
4	9787155865	CH HOTEL LLC	400 MARKET STREET, STE. 115 CHAPEL HILL, NC 27516
5	9787152463	JAMES E ALLEN ALPHA RENTALS LLC	705 GREENWOOD ROAD CHAPEL HILL, NC 27514
6	9787151289	JAMES E ALLEN ALPHA RENTALS LLC	706 GREENWOOD ROAD CHAPEL HILL, NC 27514
7	9787244637	OBEY CREEK VENTURES LLC	0 OLYMPIC PLACE, STE. 1210 TOWSON, MD 21204
8	9787144852	OBEY CREEK VENTURES LLC	1 OLYMPIC PLACE, STE. 1210 TOWSON, MD 21204
9	9787143928	AKS REAL ESTATE HOLDINGS LLC	50101 GOVERNORS DR, STE. 280, CHAPEL HILL, NC 27517
10	9787141770	OBEY CREEK VENTURES LLC	1450 ENVIRON WAY CHAPEL HILL, NC 27517
11	9787130667	OBEY CREEK VENTURES LLC	0 OLYMPIC PLACE, STE. 1210 TOWSON, MD 21204
12	9787238844	OBEY CREEK VENTURES LLC	1 OLYMPIC PLACE, STE. 1210 TOWSON, MD 21204



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off

Ramp of U.S. Highway 15/501 and Deemed Acres Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the _____ day of _____, 20____.

I ☒ agree ☐ do not agree to the street name change request.

D.R. Bryan, Jr.

Name of Property Owner 1 (Print)

DocuSigned by:
[Signature]
Pro C389DFA285CC408... ure

Name of Property Owner 2 (Print)

1090 US Highway 15/501 South,
Chapel Hill, NC 27517

Property Owner 2 Signature

9787155865

Physical Address of Property

400 Market Street, Suite 115

PIN

Mailing Address

Chapel Hill

NC

27516

City

State

Zip

I ☐ agree ☐ do not agree to the street name change request.

Name of Property Owner 1 (Print)

Property Owner 1 Signature

Name of Property Owner 2 (Print)

Property Owner 2 Signature

Physical Address of Property

PIN

Mailing Address

City

State

Zip



TOWN OF CHAPEL HILL
STREET NAME CHANGE APPLICATION

Existing Name of Road: U.S. Highway 15/501

Proposed Name of Road: South Columbia Street
1st Choice

2nd Choice

3rd Choice

Beginning at (cross street): Northern on/off ramp of U.S. Highway 15/501

Ending at (cross street): Dayward Acres Drive

Reason for Change: Hotel guests of the Hyatt Place are
having trouble finding the hotel on
their GPS systems given the number
of variations of the address.

Is this street in a subdivision? ☐ YES

☒ NO

If yes, subdivision name: _____

Applicant's Name: Dixon B. Pitt

Mailing Address: 400 Market Street, Suite 115 Chapel Hill, NC 27516

Telephone: 919-933-4422

Email: dixon@bpropnc.com

6/5/18

Date

D. Pitt

Signature

Petition Requirement: A Street Name Change Application must be accompanied by a petition that has been signed by the affected property owners. The petition must contain names, addresses, and signatures of all affected property owners. An affected property owner is one who owns an interest in real property that abuts and is addressed off of the street to be renamed.



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off ramp of U.S. Highway 15/501 and Duke Energy Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the _____ day of _____, 20__.

<input checked="" type="checkbox"/> agree <input type="checkbox"/> do not agree to the street name change request.		
<u>PAULA Gourley</u> Name of Property Owner 1 (Print)	<u>Paula Gourley</u> Property Owner 1 Signature	
<u>Duke Energy Carolinas</u> Name of Property Owner 2 (Print)	_____ Property Owner 2 Signature	
_____ Physical Address of Property	<u>9787299691</u> PIN	
<u>1020 W. Chatham St</u> Mailing Address	<u>9787297571</u>	
<u>Cary</u> City	<u>NC</u> State	<u>27511</u> Zip
<input checked="" type="checkbox"/> agree <input type="checkbox"/> do not agree to the street name change request.		
_____ Name of Property Owner 1 (Print)	_____ Property Owner 1 Signature	
_____ Name of Property Owner 2 (Print)	_____ Property Owner 2 Signature	
_____ Physical Address of Property	_____ PIN	
_____ Mailing Address		
_____ City	_____ State	_____ Zip



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off ramp of U.S. Highway 15/501 and Danwood Acres Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the _____ day of _____, 20____.

I ☒ agree ☐ do not agree to the street name change request.

JAMES E ALLEN
Name of Property Owner 1 (Print)

James E Allen
Property Owner 1 Signature

DELIGHT D ALLEN
Name of Property Owner 2 (Print)

Delight D. Allen
Property Owner 2 Signature

1108 1110 1112 1114 1116
Physical Address of Property

1118 US 15-501
PIN

706 GREENWOOD RD
Mailing Address

CHAPEL HILL NC
City

State

27514
Zip

I ☐ agree ☐ do not agree to the street name change request.

Name of Property Owner 1 (Print)

Property Owner 1 Signature

Name of Property Owner 2 (Print)

Property Owner 2 Signature

Physical Address of Property

PIN

Mailing Address

City

State

Zip



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off ramp of U.S. Highway 15/501 and Danwood Acres Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the _____ day of _____, 20____.

I ☒ agree ☐ do not agree to the street name change request.

Sela Mages
Name of Property Owner 1 (Print)

Sela Mages
Property Owner 1 Signature

Carmela Mages
Name of Property Owner 2 (Print)

Property Owner 2 Signature

1010 US 15/501 South
Physical Address of Property

9787168210
PIN

110 Jasmine Ct. Carrboro, NC 27516
Mailing Address

Carrboro
City

NC
State

27516
Zip

I ☐ agree ☐ do not agree to the street name change request.

Name of Property Owner 1 (Print)

Property Owner 1 Signature

Name of Property Owner 2 (Print)

Property Owner 2 Signature

Physical Address of Property

PIN

Mailing Address

City

State

Zip



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off ramp of U.S. Highway 15/501 and Douglass Avenue Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the _____ day of _____, 20____.

<input type="checkbox"/> agree <input type="checkbox"/> do not agree to the street name change request.		
<u>Okey Creek Ventures, LLC</u> Name of Property Owner 1 (Print)	 Property Owner 1 Signature	
Name of Property Owner 2 (Print) <u>Property Known as Okey Creek</u>	Property Owner 2 Signature <u>9787141770; 9787144852; 9787244637;</u>	
Physical Address of Property <u>1450 Environ Way</u>	PIN <u>9787130667; 9787238844</u>	
Mailing Address <u>Chapel Hill</u> <u>NC</u> <u>27517</u> City State Zip		
<input type="checkbox"/> agree <input type="checkbox"/> do not agree to the street name change request.		
Name of Property Owner 1 (Print)		Property Owner 1 Signature
Name of Property Owner 2 (Print)		Property Owner 2 Signature
Physical Address of Property		PIN
Mailing Address		
City	State	Zip



TOWN OF CHAPEL HILL
STREET NAME CHANGE APPLICATION

Existing Name of Road: U.S. Highway 15/501

Proposed Name of Road: South Columbia Street
1st Choice

2nd Choice

3rd Choice

Beginning at (cross street): Northern on/off ramp of U.S. Highway 15/501

Ending at (cross street): Daywood Acres Drive

Reason for Change: Hotel guests of the Hyatt Place are having trouble finding the hotel on their GPS systems given the number of variations of the address.

Is this street in a subdivision? ☐ YES ☒ NO

If yes, subdivision name: _____

Applicant's Name: Dixon B. Pitt

Mailing Address: 400 Market Street, Suite 115 Chapel Hill, NC 27516

Telephone: 919-933-4422

Email: dixon@bprop.nc.com

6/5/18

Date

D. Pitt

Signature

Petition Requirement: A Street Name Change Application must be accompanied by a petition that has been signed by the affected property owners. The petition must contain names, addresses, and signatures of all affected property owners. An affected property owner is one who owns an interest in real property that abuts and is addressed off of the street to be renamed.



**STREET NAME CHANGE PETITION
TO THE TOWN OF CHAPEL HILL
BY THE PROPERTY OWNERS WHOSE SIGNATURES APPEAR BELOW**

WE, THE UNDERSIGNED PROPERTY OWNERS, being owners of real property abutting and addressed off of the below-stated street hereby petition the Town of Chapel Hill to request the street name of U.S. Highway 15/501 located between the northern on/off ramp of U.S. Highway 15/501 and Diamond Acres Drive be changed to the new street name of South Columbia Street

We understand that each individual property owner will be responsible for any costs associated with changes in driver's license information, registrations, personal or business checks, home or mailbox numbers or other personal documents related to a street name or address change.

THIS PETITION SUBMITTED TO THE TOWN OF CHAPEL HILL on the 14 day of June, 2018.

I ☒ agree ☐ do not agree to the street name change request.

AKS Real Estate Holdings LLC
Name of Property Owner 1 (Print)

[Signature]
Property Owner 1 Signature

Name of Property Owner 2 (Print)

Property Owner 2 Signature

11119 U.S. 15/501 South
Physical Address of Property

9787143928
PIN

U.S. 15/501
Mailing Address

Chapel Hill
City

NC
State

27514
Zip

I ☐ agree ☐ do not agree to the street name change request.

Name of Property Owner 1 (Print)

Property Owner 1 Signature

Name of Property Owner 2 (Print)

Property Owner 2 Signature

Physical Address of Property

PIN

Mailing Address

City

State

Zip



TOWN OF CHAPEL HILL
STREET NAME CHANGE APPLICATION

Existing Name of Road: U.S. Highway 15/501

Proposed Name of Road: South Columbia Street
1st Choice

2nd Choice

3rd Choice

Beginning at (cross street): Northern on/off ramp of U.S. Highway 15/501

Ending at (cross street): Dogwood Acres Drive

Reason for Change: Hotel guests of the Hyatt Place are having trouble finding the hotel on their GPS systems given the number of variations of the address.

Is this street in a subdivision? ☐ YES ☒ NO

If yes, subdivision name: _____

Applicant's Name: Dixon B. Pitt

Mailing Address: 400 Market Street, Suite 115 Chapel Hill, NC 27516

Telephone: 919-933-4422

Email: dixon@bpropnc.com

6/5/18

Date

D. Pitt

Signature

Petition Requirement: A Street Name Change Application must be accompanied by a petition that has been signed by the affected property owners. The petition must contain names, addresses, and signatures of all affected property owners. An affected property owner is one who owns an interest in real property that abuts and is addressed off of the street to be renamed.



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TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 4., **File #:** [19-0445], **Version:** 1

Meeting Date: 5/8/2019

Receive Upcoming Public Hearing Items and Petition Status List.

Staff:

Sabrina Oliver, Director and Town Clerk
Amy Harvey, Deputy Town Clerk

Department:

Communications and Public Affairs



Recommendation(s):

That the Council accept the reports as presented.

Background:

Two pages on our website have been created to track:

- public hearings scheduled for upcoming Council meetings; and
- petitions received, including their status and who you can call for information.

The goal is to provide, in easily available spaces, information that allows people to know when Council will be seeking their comments on a particular topic of development and to know the status of a petition submitted at Council meetings.

In addition to being on the website, these pages will be included in each agenda for Council information,

Fiscal Impact/Resources: Staff time was allocated to create the semi-automated web pages, and additional staff time will be needed for maintenance.

Council Goals: Foundational Program: Govern with quality and steward public assets



Attachments:

- [Scheduled Public Hearings <http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/scheduled-agenda-items>](http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/scheduled-agenda-items)
- [Status of Petitions to Council <http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/petition-status>](http://www.townofchapelhill.org/town-hall/mayor-and-council/council-minutes-and-videos/petition-status)

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

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

Scheduled Public Hearings

This webpage lists public hearings that are scheduled for a *specific Council meeting date*, although periodically, some may be continued to a future date. Public hearings may relate to the Land Use Management Ordinance (LUMO), Residential or Commercial Development, Budget, Transportation, or Housing issues. Meeting materials are posted at [Council Meeting Agendas, Minutes and Videos](#).

Interested in a development project not yet scheduled for Council review? See the [Development Activity Report](#) for the project's current status.

May 8

- Open the Public Hearing: Recommended Budget for FY 2019-20.
- Public Hearing: Application for Zoning Atlas Amendment, Fire Station Training Center, 6902 Millhouse Road.

May 22

- Consider a Land Use Management Ordinance Text Amendment to Establish New Zoning Districts for the Historic Rogers Road Neighborhood.
- Consider a Land Use Management Ordinance Zoning Atlas Amendment to Apply the New Zoning Districts for the Historic Rogers Road Neighborhood.
- Open the Public Hearing: Land Use Management Ordinance Text Amendment to Section 3.11 Regarding Stormwater Management and Affordable Housing in the Blue Hill District.
- Open the Public Hearing: Land Use Management Ordinance Text Amendment to Section 4.5.4 Pertaining to Special Use Permit Modifications.

STATUS OF PETITIONS TO COUNCIL

Petitions submitted during the Town Council meetings are added to the list below, typically within five business days of the meeting date.

To contact the department responsible, click on the department name. Meeting materials are posted at [Council Meetings, Agendas, Minutes and Videos](#).

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
04/24/2019	Board of Adjustment	Request Regarding Neighborhood Conservation District Ordinances.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
04/24/2019	Cobb Terrace Residents	Petition Regarding Rooming Houses in the R-3 Zoning Districts.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
04/17/2019	Amy Ryan for Planning Commission	Commission Regarding Site Plan Review Process.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
04/10/2019	Climate Reality Group	Request for Council Support of a Resolution Seeing a Local, State, and National Goal of 100% Clean Energy by 2050 and the Creation of Green Jobs.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
04/10/2019	Council Member Anderson	Regarding Meeting Minutes and Archives.	Communications & Public Affairs Sabrina Oliver , Communications & Public Affairs Director Phone: 919-968-2757	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	28 Departments Responsible	Petition Status
03/20/2019	Julie McClintock	Regarding Text Amendment for Changes to Blue Hill Form Based Code.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	This topic was part of the April meeting agendas for the Environmental Stewardship and the Stormwater Management advisory boards.
03/20/2019	Cheri Hardman	Request to Explore Local Control over Transit Planning and Funding.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908	Staff is preparing information to respond to this request.
03/06/2019	Environtmental Stewardship Advisory Board	Request to Modify the Blue Hill Form Based Code to Include a Requirement for Installing Roof-Mounted Solar Energy Systems	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff will look at incorporating this request into future modifications to the Blue Hill Form Based Code.
02/20/2019	Julie McClintock (for John Morris)	Request for Town-Sponsored Community Meetings for Those Affected by Durham-Orange Light Rail Transit Project.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Transit Brian Litchfield , Transit Director Phone: 919-969-4908	In March and April 2019, the GoTriangle Board of Trustees, Orange County Commissioners, and Durham County Commissioners each voted to discontinue the light rail project.
02/13/2019	David Adams and Julie McClintock	Regarding Evaluation of Town Transportation Needs.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908 Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	29 Departments Responsible	Petition Status
02/13/2019	Citizens	Request Regarding Coal Use and Coal Ash.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
01/30/2019	Jeff Charles	Request Regarding Police Participation in Review Process of New Developments.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
01/16/2019	John Morris	Regarding GoTriangle Meetings and Materials.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Transit Brian Litchfield , Transit Director Phone: 919-969-4908	Staff is preparing information to share with GoTriangle.
01/16/2019	Ann Loftin	Petition Regarding Flooding in Briarcliff and Ridgefield.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff is preparing information to respond to this request.
12/05/2018	Environmental Stewardship Advisory Board	Regarding Solar Energy Systems.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff updated the ESAB on the potential options for implementing this request and provided the same update to Council at the 04/24/19 Business Meeting. The Council expressed general support for the petition.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
12/05/2018	Paul Pritchard	Request to Defer Reforestation at Cleland, Rogerson, and Oakwood Intersection.	Parks & Recreation Linda Smith , Interim Director Parks and Recreation Phone: 919-968-2849	This topic was added to the 01/15/19 agenda of the Parks, Greenways and Recreation Commission, with time allocated for the neighbors to speak. Another public meeting will be scheduled later in the year.
11/28/2018	Peter Lee	Regarding Traffic Concerns on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff shared info about pedestrian, bicycle, and road improvements underway and planned for Homestead Rd, as well as projects that are planned and under construction. This info was included in the SUP public hearing for 2217 Homestead Rd on 04/10/19.
11/07/2018	Jeff Charles	Request Regarding Offering Toxicology and Public Safety Expertise.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	On 12/21/18, the Town published a Request for Proposals from qualified firms to perform human health and ecological risk assessments for property located at 828 Martin Luther King, Jr. Blvd. The deadline for firms to respond was January 22, 2019.
10/24/2018	Susana Dancy	Regarding Town-owned Properties in Southern Area.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At the Council's request, Town staff organized a public meeting on 04/25/19 to review the history of past planning efforts, as well as water and sewer service in the area, and to take public comment about the future direction of southern Chapel Hill.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
10/24/2018	Jeff Charles	Regarding Request for Traffic Impact Study on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff shared info about pedestrian, bicycle, and road improvements underway and planned for Homestead Rd, as well as projects that are planned and under construction. This info was included in the SUP public hearing for 2217 Homestead Rd on 04/10/19.
10/24/2018	Jeff Charles	Regarding Extended Speaking Time for Individuals with Disabilities.	Mayor Pam Hemminger , Mayor Phone: 919-968-2714 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.
10/24/2018	Justice in Action Committee	Request Regarding a New Location for the Teen Center of Chapel Hill.	Housing & Community Loryn Clark , Executive Director Phone: 919-969-5076 Community Arts and Culture	A staff workgroup, in coordination with the Mayor's Office, has been gathering data and seeking input from teens, service providers, and other stakeholders. The Council received an update on this initiative at their 01/30/19 business meeting.
10/10/2018	Jeff Charles	Regarding Creating Citizen Advisory Board for Seniors.	Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff is preparing information to respond to this request.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
09/19/2018	Julie McClintock of CHALT	Regarding Land Use Intensification.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Staff will include the Town's new Resiliency Map as part of the map series for the Future Land Use Map. Staff is preparing information to respond to the additional requests in this petition.
06/27/2018	Susanne Kjemtrup / Brian Hageman	Transportation and Connectivity Advisory Board Request for an Electric Vehicle Provision in the Land Use Management Ordinance.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
06/13/2018	Steve Moore	Accessibility of Historical Old Chapel Hill Cemetery Files.	Parks & Recreation Linda Smith , Interim Director Parks and Recreation Phone: 919-968-2849	Staff digitized the files and made them available to view and download on the Town's web site. Staff is preparing a hard copy of the records to share with the Chapel Hill Historical Society.
06/13/2018	Jeff Charles	Request to Form Study Group to Upgrade BikePed Path on Homestead Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff shared info about pedestrian, bicycle, and road improvements underway and planned for Homestead Rd, as well as projects that are planned and under construction. This info was included in the SUP public hearing for 2217 Homestead Rd on 04/10/19.
06/13/2018	Mayor pro tem Jessica Anderson	Request to Amend Bus Advertising Policy.	Transit Brian Litchfield , Transit Director Phone: 919-969-4908	At their 01/22/19 meeting, the Chapel Hill Transit Public Transit Committee considered the draft nonpublic forum transit advertising policy in order to provide feedback to the Chapel Hill Town Council on the option of amending the policy.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
06/13/2018	Ondrea Austin	CHALT's Request to Revise the Tree Ordinance.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
06/13/2018	Mayor Pam Hemminger	Regarding Reviewing Policies, Procedures, and Practices for Development.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Staff is preparing information to respond to this request.
03/14/2018	Council Members Anderson, Gu, and Schaevitz	Request Regarding Addressing Blue Hill District Community Interests.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	At the 06/27/18 business meeting, the Council enacted ordinance amendments to encourage non-residential development and address building size in the district. Remaining items are scheduled to come to Council in early 2019.
11/29/2017	Council Members Anderson and Parker	Regarding East Rosemary Street Design Guidelines.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Manager Ross Tompkins , Assistant to the Town Manager Phone: 919-968-2707	Staff will engage with an Urban Designer at the start of review for any projects that come forward.
09/06/2017	Tom Henkel from the Environmental Stewardship Advisory Board	Request for Modification to the Ephesus-Fordham Form-Based Code for the Purposes of Energy Efficiency.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Where feasible, modifications will be considered as part of the development process for the Blue Hill Design Guidelines.

Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
01/23/2017	Transportation and Connectivity Advisory Board	Request to Support Low/No Vision Guidelines to be Included in the Town's Engineering Manual as Stated in the April 11, 2016 Petition to Council	Public Works Lance Norris , Public Works Director Phone: 919-969-5100 Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Request incorporated into process to update Public Works Engineering Design Manual.
11/07/2016	Mayor Hemminger	Regarding Parking and Transit Needs in Downtown Area.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Police Chris Blue , Police Chief Phone: 919-968-2766 Public Works Lance Norris , Public Works Director Phone: 919-969-5100	The Council received an update on these items at their February 2019 work session. The next update on the design of the Wallace Parking Deck addition will occur in early 2019.
11/07/2016	Heather Payne	Regarding Development Proposed at 111 Purefoy Road.	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731 Town Attorney Ralph Karpinos , Attorney Phone: 919-968-2746	At its 10/16/18 meeting, the Planning Commission denied the applicant's request for site plan approval. On February 21, 2019 the Board of Adjustment reversed the Planning Commission and approved the site plan request.

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Meeting Date	Petitioner	Petition Request	Departments Responsible	Petition Status
05/09/2016	Stormwater Management Utility Advisory Board	Request for Orange County Commissioners to Increase Staffing in Soil and Erosion Control Division and Improve Efficiency of Temporary Soil Erosion and Sediment Controls During Construction.	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Petition forwarded to Orange County. Consider changes to soil erosion and sediment control as part of Public Works Engineering Design Manual updates.
04/11/2016	Transportation and Connectivity Advisory Board	Request to Incorporate Proposed No-Vision and Low-Vision Pedestrian Facilities Guidelines into Design Manual and Development Code as Required	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Request incorporated into process to update Public Works Engineering Design Manual.
04/11/2016	Transportation and Connectivity Advisory Board	Request for Senior Citizen Pedestrian Mobility and Complete Street Implementation	Public Works Lance Norris , Public Works Director Phone: 919-969-5100	Request incorporated into process to update Public Works Engineering Design Manual.
02/22/2016	Ken Larsen	Regarding Town Formulas for Development Parking Space	Planning & Development Services Ben Hitchings , Director Phone: 919-968-2731	Referred to the Future Land Use and Land Use Management Ordinance rewrite process, which began in Fall 2017.

Last modified on 5/3/2019 3:15:06 AM



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 6., File #: [19-0447], Version: 1

Meeting Date: 5/8/2019

Consider Convening a Focus Group to Provide Input to Inform Future Council Decisions in the Area Near the Southern Village Park and Ride Lot.

Staff:

Ben Hitchings, Director
Corey Liles, Principal Planner

Department:

Planning

Overview: The Council has expressed an interest in convening a focus group of stakeholders to review information on Town plans and facilities, as well as other timely issues in the area near the Southern Village Park and Ride Lot, and provide high-level input to the Council to help inform decisions regarding land use and infrastructure in this area.



Recommendation(s):

That the Council receive this information and determine how it would like to proceed. A resolution is attached if the Council wishes to formally convene a focus group.

Decision Points:

- Consider forming a Focus Group of stakeholders
- Review the charge of the Focus Group and proposed membership
- Consider an appropriate level of Town resources to support a focus group

Key Issues:

- A discussion about current interests in the area could inform future policy decisions by the Council
- A focused effort could provide timely input to Council

Fiscal Impact/Resources: Given the high level of active planning projects and limited resources, staff recommends providing logistical support and connecting the focus group with existing data and information. Allocating new or additional resources would require a re-evaluation of current planning projects.

Council Goals:

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input checked="" type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



Attachments:

- Resolution

Item #: 6., File #: [19-0447], Version: 1**Meeting Date: 5/8/2019**

- Draft Focus Group Charge and Membership List
- Draft Focus Area Map

A RESOLUTION CONVENING A SOUTHERN AREA FOCUS GROUP (2019-05-08/R-3)

WHEREAS, the Council wishes to convene a focus group of stakeholders to review information on Town plans and facilities, as well as other timely issues in the area near the Southern Village Park and Ride Lot, and provide high-level input to the Council to help inform future decisions regarding land use and infrastructure in this area; and

WHEREAS, a focused effort could provide timely guidance for the Council; and

WHEREAS, the Council is interested in the focus group considering the following Town plans, facilities, and other adopted priorities:

- The design and implementation of the southern portion of the North-South Bus Rapid Transit corridor;
- The future of the Southern Village (SV) Park and Ride property;
- The Chapel Hill Mobility and Connectivity Plan for the S15-501 Corridor;
- Affordable and mid-priced housing;
- Input for the Future Land Use Map and Land Use Management Ordinance re-write projects.

WHEREAS, the Council is interested in the focus group considering the following timely issues:

- Community interests put forward in the Obey Creek Compass Committee Report;
- Christ United Methodist Church's request to acquire the Park & Ride bus turn-around through land swap or sale;
- The integration of a future children's museum (Kidzu) in the area;
- Other pressures or changes that may come in the near future (e.g. Obey Creek, development proposals, Obey Meadows Concept Plan).

WHEREAS, the Council has discussed a schedule and resources to support a focus group.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council invites the following stakeholders to carry out the charge described in the materials attached to this item, as modified by the Council discussion this evening, and return in January 2020 with their input.

This the 8th day of May, 2019.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Ben Hitchings, Planning Director

RECOMMENDATION: That the Council discuss the proposal and consider whether to formally charge a focus group with providing input to the Council.

Draft Proposal for a Southern Area Focus Group (Draft, 5-2-19)

Purpose

The Council has expressed an interest in convening a focus group of stakeholders to review information and give high-level input about Town plans and facilities, as well as other timely issues, in the area near the Southern Village Park and Ride Lot to help inform future decisions regarding land use and infrastructure in this area (see map attached).

In addition, a group of Chapel Hill residents submitted a petition to the Council in the fall of 2018 asking the Town to look at a broader context when considering proposed projects in this area.

To address these overlapping interests, this proposal suggests the formation of a Southern Area focus group which would allow for a concentrated effort to consider the following:

Town plans and facilities:

- The design and implementation of the southern portion of the North-South Bus Rapid Transit corridor;
- The future of the Southern Village (SV) Park and Ride property;
- The Chapel Hill Mobility and Connectivity Plan for the US 15-501 Corridor;
- Affordable and mid-priced housing;
- Input to the Future Land Use Map and Land Use Management Ordinance re-write projects.

Timely issues:

- Community interests put forward in the Obey Creek Compass Committee Report;
- Christ United Methodist Church's request to acquire the Park & Ride bus turn-around through land swap or sale;
- The integration of a future children's museum (Kidzu) in the area;
- Other pressures or changes that may come in the near future (e.g. Obey Creek, development proposals).

To meet this interest, the Council could authorize the Town Manager to convene a focus group to have high-level conversations about these issues and develop advisory input to the Council to help inform future decision-making in this area.

Draft Focus Group Membership List

1. Council Liaison – Allen Buansi
2. Members of the Compass Committee (who have institutional knowledge and specific expertise)
 - a. Alan Rimer – Former Council member, SV resident, Environmental expertise
 - b. Susana Dancy – SV resident/HOA President, CDC member, Development, Planning expertise
3. Planning Commission -- Dogwood Acres resident
4. Area Resident -- Julie Richardson – Mt. Carmel Church/Bennett Road
5. Development community representative -- D. R. Bryan – Southern Village Developer, Kidzu Building Committee member
6. Local Business person -- Dave Smithwick (Southern Village Pharmacy)

7. Local institutional representative -- Christ United Methodist Church
8. Local schools representative -- Chapel Hill-Carrboro City Schools Facilities
9. Parks & Greenways Commission representative
10. Resident at Large

Draft Charge of Focus Group

The focus group will review existing information regarding Town plans and facilities, as well as other timely issues in the area, and provide high-level input to the Council to help inform future decisions regarding land use, infrastructure and connectivity in this area. The Group will focus specifically on the question of how the topics listed under the “Purpose” section above relate to each other and fit into the broader context of the study area. Recommendations should be high level, similar to the general level of the Aspirations and Principles provided in the Obey Creek Compass Committee Report, and would be advisory in nature.

Proposed Schedule and Resources

The group will meet up to six times between June 2019 and November 2019 and bring recommendations to the Council in January of 2020. The initial meeting will include a high level overview of current conditions and pending interests. Subsequent meetings could include presentations by members of staff on specific topic areas.

All meetings should be open to the public and structured to include a defined public comment period, with meeting materials and information posted on the Town’s website. The process should also include an Open House with additional opportunity for public comment. Given the number of current projects and limited staff resources, staff responsibilities would include:

Staff Liaison:

- Coordinating meeting logistics (scheduling, invitations, advertising meetings, helping draft agendas, taking minutes, circulating minutes to the Council Liaison and Focus Group members)
- Meeting facilitation
- Assisting with documenting the findings and high-level recommendations of the Focus Group.






Technical Staff:

- Gathering and presenting existing information to the Focus Group
- Attending the Focus Group meetings as necessary to answer questions

Given the interest in having a useful discussion and making respectful use of stakeholders’ time, Focus Group member responsibilities would include:

- Attending Focus Group meetings and reviewing relevant information
- Developing high-level recommendations to the Council that meet the charge

Southern Area Focus Group Map Draft 5/3/2019

-  Draft Focus Area
-  Corporate Limits
-  Zoning Jurisdiction Boundary
-  Urban Service Boundary
-  CH_VECTOR.GISADMIN.ParcelView

0 1.25 2.5 5 Miles



Overview



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, Intermap, increment p, Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



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TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 7., File #: [19-0448], Version: 1

Meeting Date: 5/8/2019

Open the Public Hearing: Application for Zoning Atlas Amendment - Fire Station Training Center, 6902 Millhouse Road.

See the Summary Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Becky McDonnell, 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
- h. Motion to recess the Public Hearing to June 12, 2019
- i. Referral to the Manager and Attorney.

RECOMMENDATION: That the Council 1) open the public hearing; 2) receive public comment; and 3) continue the public hearing to June 12, 2019.



OPEN THE PUBLIC HEARING: APPLICATION FOR ZONING ATLAS AMENDMENT – FIRE STATION TRAINING CENTER, 6902 MILLHOUSE ROAD.

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING
Ben Hitchings, Director
Judy Johnson, Operations Manager
Jake Lowman, Senior Planner
Becky McDonnell, Planner II

PROPERTY ADDRESS

6902 Millhouse Road

PUBLIC HEARING DATE

May 8, 2019

APPLICANT

Town of Chapel Hill

STAFF RECOMMENDATION

That the Council 1) open the public hearing; 2) receive public comment; and 3) continue the public hearing to June 12, 2019. Please see the attached Planning Commission recommendation.

PROCESS

The zoning designation of a property determines the range of land uses and development intensities permitted on the property. The Council may approve a Zoning Atlas Amendment for any of the following reasons:

- a) to correct a manifest error in the ordinance;
- b) because of changed or changing conditions in a particular area or in the jurisdiction generally;
- c) to achieve the purposes of the Comprehensive Plan.

In Chapel Hill, a rezoning may be requested as:

- **General Use Rezoning** – change the zoning to a different zoning district in which any of several kinds of developments and uses are permitted;
- **Conditional Use Zoning Paired with Special Use Permit** – limits the type of development and uses to that authorized by a Special Use Permit;
- **Conditional Zoning** – changes the zoning to a different zoning district with site-specific conditions.

PROJECT OVERVIEW

In 2018, the Orange County Fire Chiefs' Association was awarded a grant to purchase a new fire training structure that must be installed by September 2019. The facility, to be used by the ten fire departments in Orange County, including the Chapel Hill Fire Department, is proposed to be located at 6902 Millhouse Road. Because the facility is located in Chapel Hill, the Town of Chapel Hill Fire Department is the applicant on behalf of the Orange County Fire Chiefs' Association. The current training facility, or "burn building," is located at 101 Weaver Dairy Road Extension and is deteriorating and in need of replacement.

A fire station training center is classified as a Public Service Facility. The applicant is proposing a rezoning of the Town-owned parcel of approximately 10.085 acres at 6902 Millhouse Road, between the Chapel Hill Town Public Works facilities and Chapel Hill Transit facilities, from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), where a Public Service Facility is a permitted use.

Planning Commission made a recommendation to approve the rezoning on April 16, 2019. Additionally, the applicant has also submitted a Site Plan Review Application for the construction of the Public Service Facility, which was approved by Planning Commission on May 7, 2019.

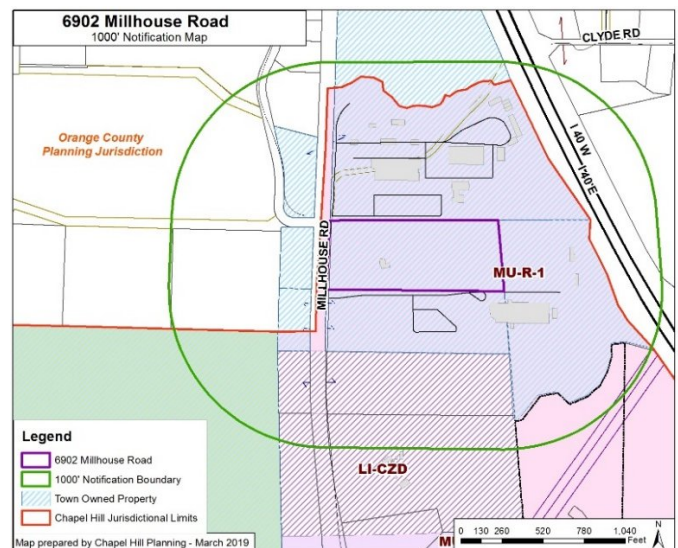
DECISION POINTS

The Town of Chapel Hill, as the applicant on behalf of the Fire Department, is requesting a General Use Rezoning. The Council has the discretionary authority to approve or deny a rezoning request.

The proposed development includes a temporary fire station training center, considered as a Public Service Facility, which is not a permitted use in the current zoning district, Mixed-Use-Residential-1 (MU-R-1).

Within the requested Office/Institutional-1 (OI-1) zoning district, additional land uses are permitted. Construction of the proposed facility would require a Site Plan Review Application to be reviewed and approved by the Planning Commission.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Zoning Atlas Amendment and Land Use Plan Amendment Technical Report
3. Resolution Amending the 2020 Land Use Plan
4. Resolution of Consistency with the Chapel Hill 2020 Comprehensive Plan

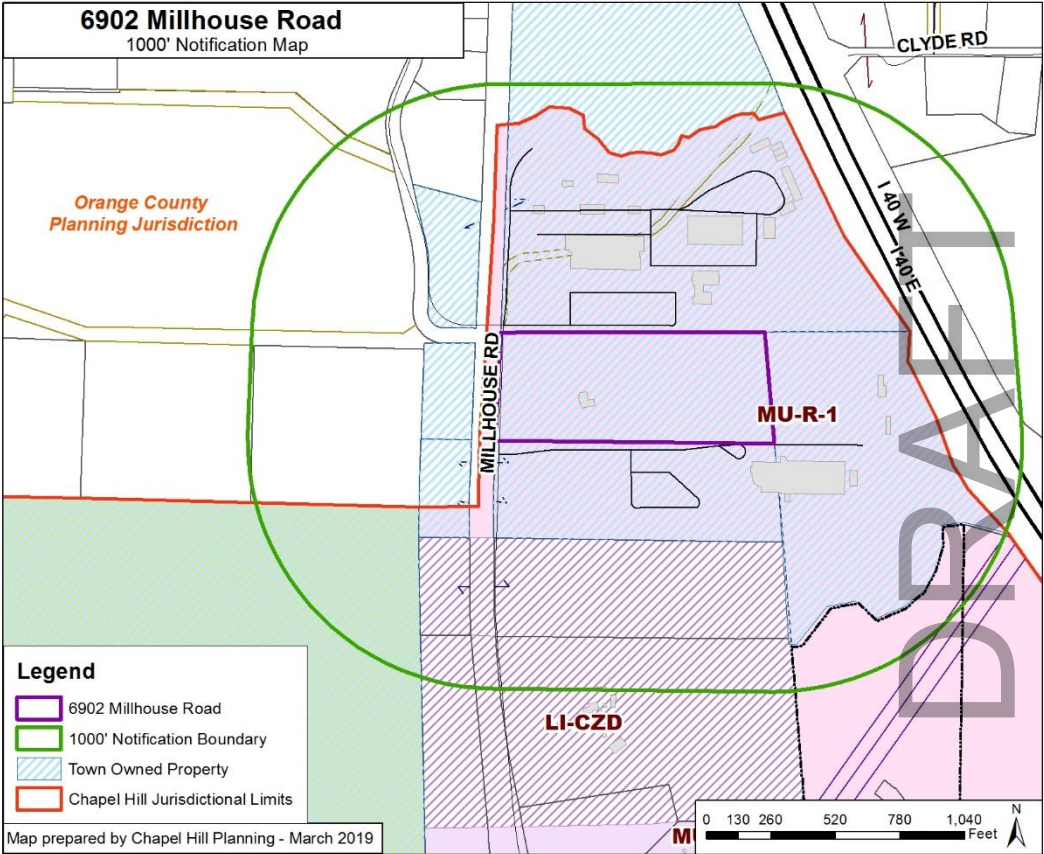
- | | |
|--|--|
| | <ol style="list-style-type: none">5. Ordinance A (Approving the Rezoning)6. Resolution B (Denying the Rezoning)7. Planning Commission Recommendation8. Applicant Materials9. Approved Site Plan and Adopted Resolution (to be distributed) |
|--|--|



6902 Millhouse Road

Zoning Atlas Amendment

45



⁴⁶ Background

- Orange County Fire Chiefs' Association was awarded a grant for a new fire training structure
- The Town of Chapel Hill (Fire Department) is the applicant
- The new fire training structure must be purchased, delivered and installed by September 2019
- Place it temporarily on subject property while other permanent locations are explored

DRAFT

Staff Recommendation⁴⁷

- That the Council open the public hearing, receive comments, and continue the public hearing to June 12, 2019.

DRAFT

Considerations

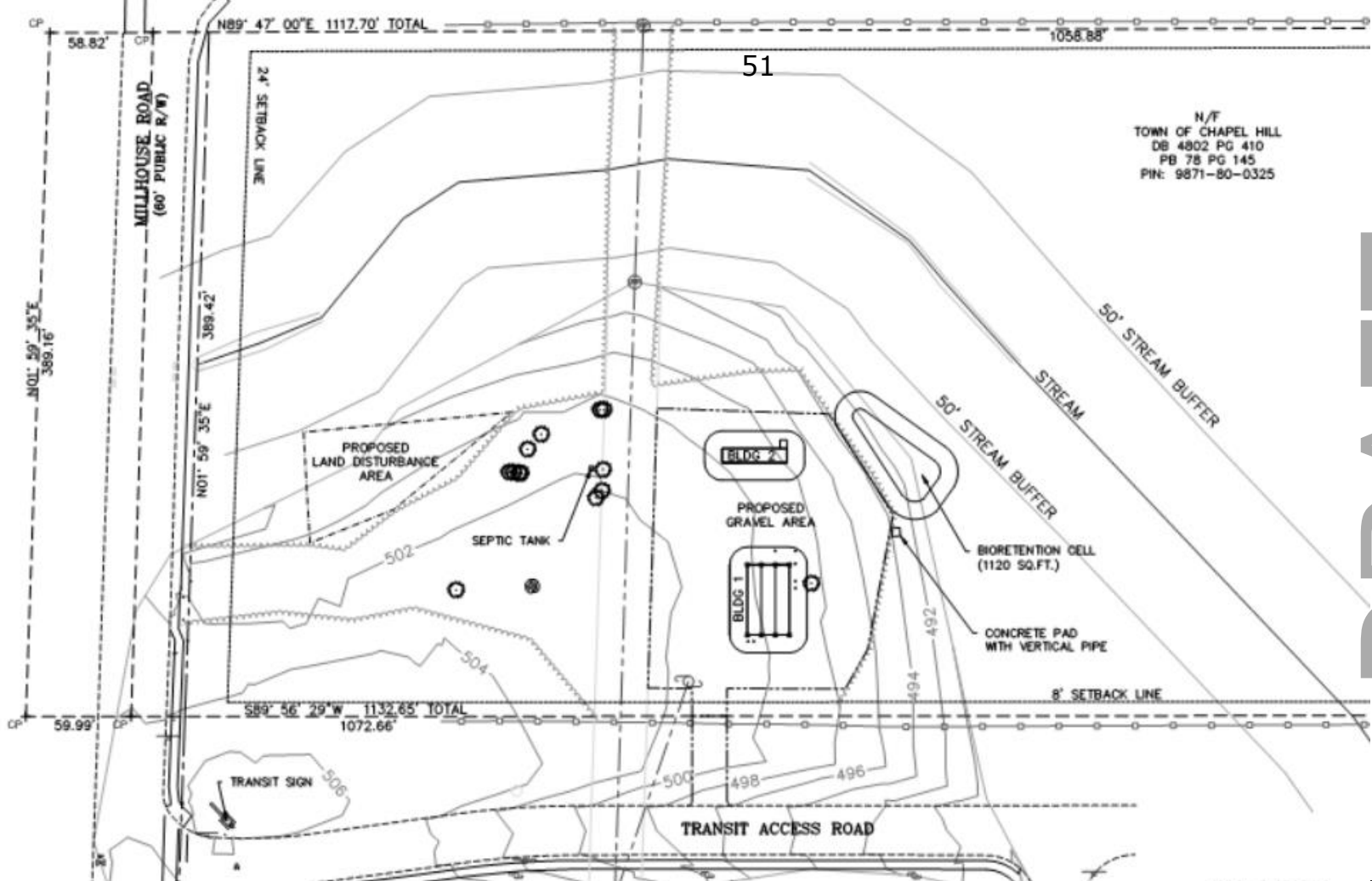
- The current training facility is located 101 Weaver Dairy Road Extension
- Classified as a Public Service Facility
- Proposed to rezone from MU-R-1 to OI-1 to accommodate temporary training facility
- Site Plan Review Application scheduled for Planning Commission review on May 7, 2019

DRAFT





DRAFT



DRAFT

⁵² Staff Recommendation

- That the Council open the public hearing, receive comments, and continue the public hearing to June 12, 2019.

DRAFT

TECHNICAL REPORT



ZONING ATLAS AMENDMENT AND LAND USE PLAN AMENDMENT ANALYSIS: FIRE STATION TRAINING CENTER, 6902 MILLHOUSE ROAD

The following Technical Report provides a staff analysis of the Zoning Atlas Amendment application based on long-range planning considerations, identifying arguments in favor and arguments opposed. The application would effect a change to permitted types and intensities of land uses, as determined by the site's zoning and Land Use Plan designation.

PROPERTY ADDRESS 6902 Millhouse Rd	APPLICANT Town of Chapel Hill
CURRENT ZONING DISTRICT Mixed Use-Residential-1 (MU-R-1)	PROPOSED ZONING DISTRICT Office/Institutional-1 (OI-1)
2020 LAND USE PLAN DESIGNATION Rural Residential, 1 unit/5 acres Proposed Land Use Plan Amendment: Institutional	2020 FUTURE FOCUS AREA Area 2: N MLK Jr Blvd/I-40
OTHER APPLICABLE ADOPTED PLANS Northern Area Task Force Report – within Study Area, but no recommendations for land use, mobility, or environment affecting this site.	
SUMMARY OF ARGUMENTS IN FAVOR <ul style="list-style-type: none"> The proposed land use designation (Institutional) is consistent with existing land uses found on adjacent properties; Public ownership of the site offers more direct control over future use, including the opportunity to provide community benefits; Placing institutional uses on this site which are infrequently visited by members of the public creates an opportunity to develop more centrally located sites in Chapel Hill for more appropriate purposes. In addition, if such institutional uses were less harmonious with residential uses, this would support Comprehensive Plan goals for protecting neighborhoods from the impact of incompatible development; Development potential for the site (density, floor area, and height) under the proposed rezoning would not increase over existing zoning, based on the option to develop a more intense mix of uses under the existing MU-R-1 zoning; The site is in close proximity to the Millhouse Enterprise Zone, which has a land use designation that supports more activity in the general area including light industrial uses. This is further supported by recently approved rezonings in the Enterprise Zone; Recently built and proposed transportation improvements nearby support access to the site. 	
SUMMARY OF ARGUMENTS OPPOSED <ul style="list-style-type: none"> No arguments opposed have been identified at this time, except that the proposed rezoning would not be considered compatible with the 2020 Land Use Plan if the associated Plan Amendment were not approved. 	

APPLICANT PROPOSAL

The applicant proposes rezoning to the OI-1 district in order to support installation of a temporary live fire training facility on the site. As noted in the Project Narrative: "We are requesting the property be re-zoned to OI-1 which will allow for the placement and use of the facility on the zoning lot."

The Office/Institutional-1 (OI-1) Zoning District can be characterized by the following standards:

- Section 3.3.7 of the Land Use Management Ordinance states that "the office/institutional-1 (OI-1) district is intended to provide for low-intensity office and institutional development and, where appropriate, to serve as a transition between residential zoning districts and high-intensity nonresidential zoning districts."

ZAA AND LUPA ANALYSIS

FIRE STATION TRAINING CENTER

- Permitted uses for the OI-1 district, as established in LUMO Table 3.7-1, include (but are not limited to) offices and institutional uses; some types of services and businesses; hotel/motel; single-family and multifamily residential; research activities; and public facilities including public service facilities. The existing MU-R-1 zoning generally limits uses to single-family residential along with certain institutional uses and public facilities. However, a site of at least 20 acres in the MU-R-1 district may include a mix of office, residential, and commercial uses, provided a series of standards are met (see LUMO 3.5.1(f)).
- Dimensional standards for the OI-1 district, as established in LUMO Table 3.8-1, include a maximum Residential Density of 10.0 units/acre, a maximum Floor Area Ratio of 0.264, minimum setbacks of 24 (street) and 8 (interior) feet, and maximum Building Height of 29 (setback) to 60 (core) feet. Given the opportunity available to develop a mix of uses under the existing zoning, the proposed rezoning would result in less development potential for the site. The existing MU-R-1 zoning, for development that does not meet the standards for a mix of uses, has a considerably lower allowable Density (3.0 units/acre) and Floor Area Ratio (0.076) with similar required setbacks and lower permitted heights. However, development with a mix of uses in the MU-R-1 district has a maximum density of 15 units/acre and Floor Area Ratio of 0.429, minimum setbacks of 50 feet (perimeter) and 0 feet (internal), and a maximum core height of 90 feet.
- Other design and development standards as established in LUMO Article 5, including landscape buffers, signage, and stormwater management, are generally the same for both the OI-1 and MU-R-1 districts. However, development with a mix of uses in the MU-R-1 district has lower parking ratios and additional standards for site analysis and design criteria for outparcels.

SITE CONTEXT

Staff has identified the following physical and regulatory characteristics of the land which are relevant to consideration of a Zoning Atlas Amendment:

- The site is adjacent to other properties zoned Mixed Use–Residential-1 (MU-R-1), located to the north, south, and east of the site.
- Uses of adjacent properties include Town of Chapel Hill facilities for Transit and Public Works (the Town Operations Center), along with undeveloped land.
- Property to the west of the site, across Millhouse Road, falls outside of the Chapel Hill Extraterritorial Planning Jurisdiction (ETJ) and is subject to Orange County Zoning.
- The site falls outside of Chapel Hill Municipal Limits but within the Urban Services Boundary.
- The site is owned by the Town of Chapel Hill. This ownership situation offers the Town more direct control over future use of the site and creates opportunity to develop the site in a way that provides community benefits.
- The site is in close proximity to the Millhouse Enterprise Zone, located along Millhouse Road north of Eubanks Road, which encourages a variety of creative, job-creating uses such as research, light manufacturing, light food processing, and flex space.

PROPOSED LAND USE PLAN AMENDMENT

To support the proposed rezoning, staff has determined that it will be necessary to amend the Chapel Hill 2020 Land Use Plan and apply the Institutional designation to this site. Doing so would allow the proposed zoning to be considered compatible with the site's land use designation. An amendment to the Land Use Plan is a separate action from a Zoning Atlas Amendment. However, if the two actions are mutually supportive they may be reviewed concurrently and considered at the same Public Hearing.

The Land Use Management Ordinance specifies four (4) criteria for review of a Land Use Plan Amendment proposal. Staff provides the following evaluation of how these criteria are met:

ZAA AND LUPA ANALYSIS

FIRE STATION TRAINING CENTER

- (1) Consistency with the goals and policies of Chapel Hill 2020, including Plans adopted as additions:
 - The goals of the Comprehensive Plan listed under Findings of Fact, Finding #3 would be supported by both the proposed Land Use Plan Amendment and proposed rezoning.
- (2) Addressing significantly changed conditions since the last time the Land Use Plan was adopted and/or amended:
 - The land use designations for this area of Chapel Hill were determined as part of the 2000 Land Use Plan (and carried forward in 2012 as part of Chapel Hill 2020). Since 2000, this area of Millhouse Road has seen an increasing concentration of local government facilities through development of the Town Operations Center just north of the subject site. These facilities are best categorized on the Land Use Plan as Institutional uses.
 - Based on continued growth and development in Chapel Hill, there is value in moving certain Institutional uses (those infrequently visited by members of the public) to more remote locations such as the subject site. Doing so creates opportunity for more fitting and appropriate use of centrally located properties.
 - The Millhouse Enterprise Zone was established for six parcels south of the subject site through a Land Use Plan Amendment in 2017. This decision indicates community support for more activity in this area, including intensive uses such as light industrial. Subsequently, several properties in the Millhouse Enterprise Zone have been rezoned to Light Industrial (LI-CZD).
 - The widening of Eubanks Road nearby and the proposed transportation improvements associated with rezonings in the Millhouse Enterprise Zone provide infrastructure that will improve access to the subject site.
- (3) Suitability of property for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans:
 - As previously noted, adjacent properties are used for Institutional purposes (specifically, local government facilities).
- (4) Enhancing the public health, safety, and welfare of the town:
 - Designating the site for Institutional land uses would support the development of public and civic facilities that can enhance public health, safety, and welfare.

CONSISTENCY OF PROPOSED REZONING WITH THE COMPREHENSIVE PLAN

North Carolina General Statute Section 160A-383 requires the Council to approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other applicable officially adopted plan when adopting or rejecting any zoning amendment.

Subject to approval of a Land Use Plan Amendment to designate the subject site for Institutional use, staff provides the following evaluation of this application's consistency with the 2020 Comprehensive Plan and other adopted plans:

- The intent of the OI-1 district notes development of institutional uses and public facilities, which is consistent with the proposed Institutional designation on the 2020 Land Use Plan.
- The Institutional designation does not have a defined land use intensity that can be evaluated for compatibility of the intensity allowed under the OI-1 district. However, staff notes that a number of other institutional uses in Chapel Hill are located on sites with either OI-1 or OI-2 zoning (the OI-2 district allows equal Floor Area Ratio and greater residential density than the OI-1 district).
- The subject site is located within the Study Area of the Northern Area Task Force Report. However, this site was not part of the Area Considered for Development/Redevelopment. The Report therefore makes no recommendations for this site with regards to land use, environmental protection, or transportation infrastructure.

ZAA AND LUPA ANALYSIS

FIRE STATION TRAINING CENTER

- The rezoning would support the relocation of public facilities that are less harmonious with residential areas (and infrequently visited by members of the public) to more remote sites, furthering Comprehensive Plan goals for protecting neighborhoods from the impact of development.
- Findings of Fact, Finding #3 notes additional purposes of the 2020 Comprehensive Plan which may be achieved through this application.

FINDINGS OF FACT

In order to establish and maintain sound, stable, and desirable development within the planning jurisdiction of the Town, it is intended that the Land Use Management Ordinance (as stated in Section 4.4) shall not be amended except:

- To correct a manifest error in the chapter; or
- Because of changed or changing conditions in a particular area or in the jurisdiction generally; or
- To achieve the purposes of the Comprehensive Plan.

Staff provides below an evaluation of this application based on the three findings. Further information may be presented for the Council's consideration as part of the public hearing process. All information submitted at the public hearing will be included in the record of the hearing.

Finding #1: The proposed zoning amendment is necessary to correct a manifest error.

Arguments in Support	To date, no arguments in support have been submitted or identified by staff.
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that there is no manifest error in the Town's Zoning Atlas related to the project site.

Finding #2: The proposed zoning amendment is necessary because of changed or changing conditions in a particular area or in the jurisdiction generally.

Arguments in Support	<p>Staff notes that there has been an increasing concentration of local government facilities along Millhouse Road, and that moving certain institutional uses to more remote locations (i.e. near the boundary of the Town's planning jurisdiction) creates opportunity for more fitting and appropriate use of properties located more centrally.</p> <p>Staff notes that recent nearby rezonings to Light Industrial (LI-CZD) indicate community support for more activity in this area, including more intensive uses such as light industrial.</p> <p>Staff notes that the widening of Eubanks Road and the proposed transportation improvements associated with rezonings along Millhouse Rd would support more ready access to the subject site.</p>
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary because of changing conditions in the Millhouse Road area.

ZAA AND LUPA ANALYSIS

FIRE STATION TRAINING CENTER

Finding #3: The proposed zoning amendment is necessary to achieve the purposes of the comprehensive plan.

Arguments in Support	<p>Staff believes the proposed rezoning would contribute to the following elements of the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Balance and sustain finances by increasing revenues and decreasing expenses (Goal-Community Prosperity and Engagement.1). • Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Goal-Nurturing Our Community.5). • A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal-Good Place, New Spaces.3).
Arguments in Opposition	To date, no arguments in opposition have been submitted or identified by staff.

Staff Response: We believe, based on the information entered into the record to date, that the Council could make the finding that the proposed zoning amendment is necessary to achieve the purposes of the Comprehensive Plan.

RESOLUTION AMENDING THE 2020 LAND USE PLAN
(Amending Land Use Plan from Rural Residential to Institutional Use)

A RESOLUTION AMENDING THE CHAPEL HILL 2020 LAND USE PLAN AT 6902 MILLHOUSE ROAD (ORANGE COUNTY PIN 9871-80-0325; PROJECT #19-031) FROM RURAL RESIDENTIAL TO INSTITUTIONAL (2019-__-__ /R-#)

WHEREAS, the Council of the Town of Chapel Hill has considered the application to amend the Land Use Plan for the property located at 6902 Millhouse Road from Rural Residential to Institutional use, and finds that the amendment, if enacted, is reasonable and in the public's interest; and

WHEREAS, the proposed land use plan amendment is consistent with the goals and policies of Chapel Hill 2020, including Plans adopted as additions, including but not limited to the following goals:

- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1);
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Nurturing Our Community.5);
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Good Places, New Spaces.3);

WHEREAS, the proposed land use plan amendment addresses significantly changed conditions since the last time the Land Use Plan was adopted and/or amended; and

WHEREAS, the subject property is suitable for development in general conformance with adjacent land use and the existing surrounding development pattern or patterns as envisioned in adopted plans; and

WHEREAS, the proposed land use plan amendment will enhance the public health, safety, and welfare of the town.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed land use plan amendment at 6902 Millhouse Road to be reasonable and consistent with the Chapel Hill 2020 Comprehensive Plan.

This the __ day of ____, 2019

RESOLUTION OF CONSISTENCY

(Enacting the Zoning Atlas Amendment proposal)

A RESOLUTION REGARDING THE CHAPEL HILL ZONING ATLAS AMENDMENT FOR 6902 MILLHOUSE ROAD AND CONSISTENCY WITH THE CHAPEL HILL 2020 COMPREHENSIVE PLAN (ORANGE COUNTY PIN 9871-80-0325; PROJECT #19-031) (2019-__-__/R-#)

WHEREAS, the Planning Commission met on April 16, 2019 and made a recommendation as it pertains to the proposed amendment to the Zoning Atlas; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed rezoning of the property at 6902 Millhouse Road from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), and finds that the amendment, if enacted, is reasonable and in the public's interest and is warranted, to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan as explained by, but not limited to, the following goals of the Chapel Hill 2020 Comprehensive Plan:

- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1);
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Nurturing Our Community.5);
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Good Places, New Spaces.3);

WHEREAS, the Council of the Town of Chapel Hill has amended the Chapel Hill 2020 Land Use Plan for the property located at 6902 Millhouse Road from Rural Residential to Institutional.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds the proposed zoning atlas amendment to be reasonable and consistent with the Town Comprehensive Plan.

This the __ day of ____, 2019

ORDINANCE A

(Enacting the Zoning Atlas Amendment proposal)

**AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS FOR 6902
MILLHOUSE ROAD (ORANGE COUNTY PIN 9871-80-0325; PROJECT #19-031)
(2019-__-__ / O-#)**

WHEREAS, the Council called a Public Hearing for the amendment to the Zoning Atlas for 6902 Millhouse Road at the Council's May 8, 2019 meeting; and

WHEREAS, the Planning Commission met on April 16, 2019 and made a recommendation as it pertains to the amendment to the Zoning Atlas; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed rezoning of the property at 6902 Millhouse Road from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), and finds that the amendment, if enacted, is reasonable and in the public's interest and is warranted, to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan as explained by, but not limited to, the following goals of the Chapel Hill 2020 Comprehensive Plan:

- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1);
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Nurturing Our Community.5);
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Good Places, New Spaces.3);

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION 1**LEGAL DESCRIPTION OF 9871-80-0325**

More particularly described as the following within the Orange County parcel identified by Parcel Identifier Number (PIN) 9871-80-0325 along with one-half of the abutting right-of-way of Millhouse Road on the western side of the parcel shall be rezoned to Office/Institutional-1 (OI-1) zoning district:

BEING all of that 10.09 acre tract shown and designated as Lot 7, according to that plat and survey thereof recorded in Plat Book 78, Page 145, Orange County Registry.

SECTION 2

That all ordinances and portions of ordinances in conflict are hereby repealed.

This the __ day of ____, 2019

RESOLUTION B

(Denying the Zoning Atlas Amendment Proposal)

A RESOLUTION DENYING AMENDING THE CHAPEL HILL ZONING ATLAS FOR 6902 MILLHOUSE ROAD (ORANGE COUNTY PIN 9871-80-0325; PROJECT #19-031) (2019-__-__/R-#)

WHEREAS, the Council called a Public Hearing for the amendment to the Zoning Atlas for 6902 Millhouse Road at the Council's May 8, 2019 meeting; and

WHEREAS, the Planning Commission met on April 16, 2019 and made a recommendation as it pertains to the amendment to the Zoning Atlas; and

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed rezoning of the property at 6902 Millhouse Road from Mixed-Use-Residential-1 (MU-R-1) to Office/Institutional-1 (OI-1), and finds that the amendment, if enacted, is unreasonable, not in the public's interest, and inconsistent with the Chapel Hill 2020 Comprehensive Plan.

(Insert reasons for denial)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the proposed Zoning Atlas Amendment is hereby denied.

This the __ day of ____, 2019.

PLANNING COMMISSION

The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.

RECOMMENDATION
FIRE TRAINING FACILITY, 6902 MILLHOUSE ROAD (PROJECT #19-031)
ZONING ATLAS AMENDMENT
 April 16, 2019

Recommendation: **Approval** ☒ **Approval with Conditions** ☐ **Denial** ☐

Motion: Neal Bench moved and Whit Rummel seconded the motion to recommend adoption of the Resolution of Consistency, Resolution of Land Use Map Amendment, and Ordinance A approving the Zoning Atlas Amendment for the Fire Training Facility:

Vote: 8-0

Ayes: John Rees, Louie Rivers, Neal Bench, Michael Everhart, Melissa McCullough, Whit Rummel, Amy Ryan, Buffie Webber, and Stephen Whitlow

Nays: None

Prepared by: John Rees, Chair, Planning Commission
 Becky McDonnell, Planning Staff

ZONING ATLAS AMENDMENT APPLICATION



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TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN):

9871800325

Date:

☐ 3-20-19

Section A: Project Information

Project Name:

Temporary Live Fire Training Facility

Property Address:

6875 Millhouse Road

Zip Code:

27516

Use Groups (A, B, and/or C):

Existing Zoning District:

MUR1

Project Description:

Rezone lot to OI-1 from MUR1. Locate temporary
Fire Live burn facility.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name:

Town of Chapel Hill / Matthew Sullivan Fire Chief

Address:

405 Martin Luther King Jr Blvd

City:

Chapel Hill

State:

NC

Zip Code:

27514

Phone:

919-968-2814

Email:

msullivan@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:

Date:

3-20-2019

Owner/Contract Purchaser Information:



Owner



Contract Purchaser

Name:

Town of Chapel Hill

Address:

405 Martin Luther King Jr Blvd

City:

Chapel Hill

State:

NC

Zip Code:

27514

Phone:

919-968-2814

Email:

msullivan@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:

Date:

3-20-2019

Live Fire Training Facility Project Narrative

PIN: 9871800325
6875 Millhouse Road
11.06 Acres

The Fire Departments in Orange County (10 total including Chapel Hill) have for many years identified a significant need for a joint training facility that could be utilized by departments across the County. In the absence of a joint center, The Chapel Hill Training Grounds became the de facto training site for the County Departments proximate to Chapel Hill. As the condition of the Chapel Hill “burn building” deteriorated we began communicating with The County Commissioners about the urgency of locating a new facility. These discussions went on for several years. Inability to identify land on which to locate the facility and limited financial resources were major obstacles.

Last year, The Orange County Fire Chiefs’ Association supported a grant proposal, by Chief Phillip Nassari of the White Cross Volunteer Fire Department, to purchase a connex type live fire training structure. This grant was approved and approximately \$350,000 was appropriated for purchase. These types of training structures have become common in recent years. They tend to be less expensive than traditional brick and mortar structures, provide opportunities for multiple training modalities, can be repaired and modified relatively easily and are portable.

This new fire training structure must be purchased, delivered and installed by September 2019. In order to ensure that this training can be delivered to the County, I am requesting that we place it temporarily on Town owned land off of Millhouse Road between our Transit and Public Works facilities. The portability structure will allow for temporary use while other possible locations are explored.

We do not anticipate any parking or traffic impacts with this use. Normally the firefighters being trained at the facility will travel to the site on fire apparatus that will be used in the training exercises. The apparatus will be staged on the site. There is the potential for one or two additional training vehicles (SUV or pick-up trucks) that will also be parked on the site.

The property is currently zoned MU-R1. We are requesting the property be re-zoned to OI-1 which will allow for the placement and use of the facility on the zoning lot.

Ariel overview of the lot:

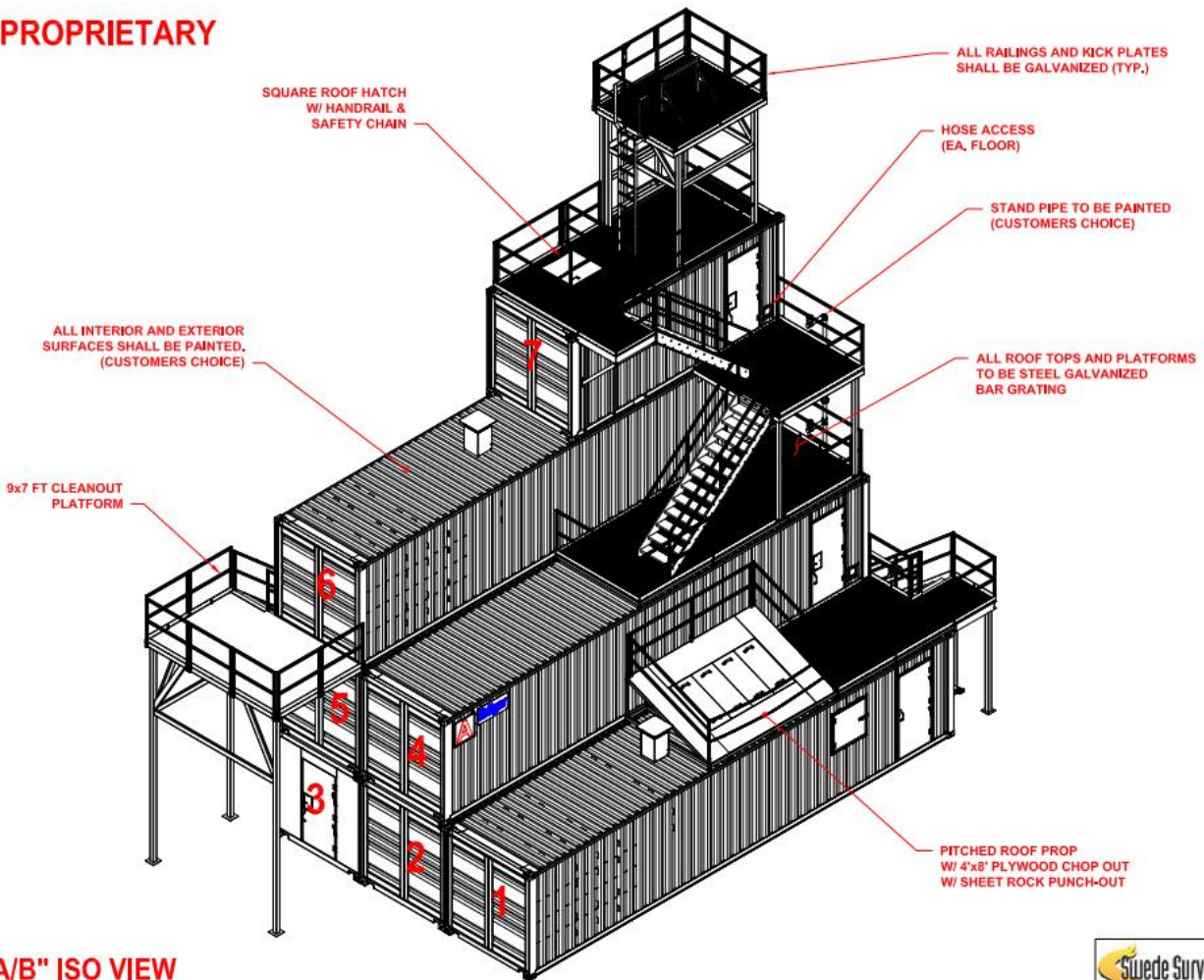


Temporary Fire Life Fire Training Facility

The facility is a container-based Class A burn structure that will allow for real fire scenarios. Live Fire Training Systems can be operated with a comprehensive variety of training scenarios residential or commercial. This will allow for Safe, realistic, and customized fire training. These structures are designed with multiple training props, a remote fire control and observation area, various measurement and detection devices, and a ventilation system. The manufacturer of the structure will also provide a comprehensive train-the-trainer course with qualified, experienced instructors.

Placement of the structure will result in minimal land disturbance in a 60'x44' area.

PROPRIETARY



PROPRIETARY