



TOWN OF CHAPEL HILL

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

Town Council

Action Minutes - Draft

Mayor Pam Hemminger
Mayor pro tem Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

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

Wednesday, May 24, 2023

7:00 PM

RM 110 | Council Chamber

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

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如需口头或
书面翻译服
务，请拨打
919-969-5105.

In-Person Meeting Notification

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- View on cable television channel at Chapel Hill Gov-TV (townofchapelhill.org/GovTV)
- The Town of Chapel Hill wants to know more about who participates in its programs and processes, including Town Council meetings.
- Participate in a voluntary demographic survey before viewing online or in person - <https://www.townofchapelhill.org/demosurvey>

Parking

- Parking is available at Town Hall lots and the lot at Stephens Street and Martin Luther King Jr. Boulevard.
- See <http://www.parkonthehill.com> for other public lots on Rosemary Street
- Town Hall is served by NS route and T route, and GoTriangle Routes of Chapel Hill Transit.

Entry and COVID-19 Protocols

- Entrance on the ground floor.
- Visitors and employees will self-screen. Do not enter if you have these symptoms: Fever, chills, cough, sore throat, shortness of breath, loss of taste or smell, headache, muscle pain

Speakers

- Sign up with the Town Clerk to speak at the meeting.
- If more than 14 people sign up for an item, Council will reduce time from 3 min. to 2 min./person. The maximum number of people who can speak on one topic is 45.
- Please do not bring signs.

ROLL CALL

- Present:** 8 - Mayor Pam Hemminger, Mayor pro tem Karen Stegman, Council Member Jessica Anderson, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Tai Huynh, Council Member Amy Ryan, and Council Member Adam Searing
- Absent:** 1 - Council Member Michael Parker

OTHER ATTENDEES

OPENING

- 0.01 Proclamation: Public Works Week. [\[23-0474\]](#)
- 0.02 Proclamation: Period Poverty Week. [\[23-0475\]](#)
- 0.03 Proclamation: Asian-American and Pacific Islander Heritage Month. [\[23-0476\]](#)
- 0.04 Proclamation: National Tap Dance Day and Gene Medler Day. [\[23-0477\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

- 0.05 Mayor Hemminger Regarding Update from State Legislature. [\[23-0478\]](#)
- 0.06 Mayor Hemminger Regarding Downtown Mobility Plan Reveal. [\[23-0479\]](#)
- 0.07 Mayor Hemminger Regarding Memorial Day Events. [\[23-0480\]](#)
- 0.08 Mayor Hemminger Regarding Gun Violence Awareness [\[23-0481\]](#)

Rally.

0.09 Mayor Hemminger Regarding Start of Pride Month and Pride Promenade.

[\[23-0482\]](#)

0.10 Mayor Hemminger Regarding Future Council Meetings.

[\[23-0483\]](#)

0.14 Mayor Hemminger Regarding New Weaver's Grove Project.

[\[23-0484\]](#)

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.

0.11 David Adams Requests True Community Park on American Legion Property.

[\[23-0485\]](#)

This matter was received and filed.

0.12 Tanvi Gaur and Maya Vizuete Request Collaboration with Town on Increasing Abortion Access.

[\[23-0486\]](#)

This matter was received and filed.

0.13 Bill Brashear Regarding Legion Park Dam.

[\[23-0487\]](#)

This matter was received and filed.

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.

Approval of the Consent Agenda

A motion was made by Council Member Anderson, seconded by Council Member Berry, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items. [\[23-0443\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
2. Approve Amending the HOME Investment Partnership American Rescue Plan Allocation Plan. [\[23-0444\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Award a Bid and Authorize the Town Manager to Execute a Contract for the Resurfacing and Construction of the Three Tennis Courts at Hargraves Park. [\[23-0445\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Amend Chapter 21-13 of the Town Code of Ordinances to Include an All-Way Stop at the Intersection of Henderson Street and North Street. [\[23-0446\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Approve the Amended Charter Resolution of Central Pines Regional Council (Formerly Triangle J Council of Governments). [\[23-0447\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Authorize the Mayor to Execute a Comprehensive Participation Agreement, A Component of the Orange County Transit Governance Interlocal Agreement. [\[23-0448\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
7. Authorize the Mayor to Execute a Revised Memorandum of Understanding for the Orange County Partnership to End Homelessness. [\[23-0449\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
8. Approve a Source of Income Protections Policy for Town-Supported Residential Developments. [\[23-0450\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
9. Authorize the Town Manager to Seek an Affordable Housing Partner for the American Legion Property and Begin Negotiating an Agreement under which the Parties would Prepare a Proposed Development Project. [\[23-0451\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

10. Amend the 2022-23 Council Calendar. [\[23-0452\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
11. Continue the Legislative Hearing and Defer Considering the South Creek Conditional Zoning Application to June 7, 2023. [\[23-0453\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
12. Defer the Legislative Hearing to Amend the Chapel Hill Zoning Atlas for the Chapel Hill Crossings Conditional Zoning Application. [\[23-0454\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted as amended.
13. Adopt Minutes from February 15, and 22, 2023 and March 8, and 15, 2023 Meetings. [\[23-0455\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

INFORMATION

14. Receive Upcoming Public Hearing Items and Petition Status List. [\[23-0456\]](#)
This matter was received and filed.

DISCUSSION

15. Open the Public Hearing: Recommended Budget for FY 2023-2024. [\[23-0457\]](#)
The public hearing was closed. Council will consider the ordinance on June 7, 2023.

LAND USE MANAGEMENT TEXT AMENDMENT(S)

16. Open the Legislative Hearing: Land Use Management Ordinance Text Amendment- Articles 1, 3, 4, 5, 6, and 7 and Appendix A Regarding Housing Regulations and Housing Choices for a Complete Community. [\[23-0458\]](#)
A motion was made by Council Member Berry, seconded by Council Member Anderson, that the Council continued the Legislative Hearing to June 21, 2023. The motion carried by a unanimous vote.

ZONING ATLAS AMENDMENT(S)

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.

17. Close the Legislative Hearing and Consider a Conditional Zoning Application for UNC Health Eastowne. [\[23-0459\]](#)

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that the Council continued the Legislative Hearing to June 21, 2023 . The motion carried by the following vote:

Aye: 7 - Mayor Hemminger, Mayor pro tem Stegman, Council Member Anderson, Council Member Berry, Council Member Miller-Foushee, Council Member Huynh, and Council Member Searing

Nay: 1 - Council Member Ryan

Absent: 1 - Council Member Parker

18. Close the Legislative Hearing and Consider a Conditional Zoning Application for Barbee Chapel Apartments at 5101 Barbee Chapel Road. [\[23-0460\]](#)

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that the Council closed the legislative hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that the Council adopted R-15. The motion carried by a unanimous vote.

A motion was made by Council Member Anderson, seconded by Council Member Huynh, that the Council enacted O-3 as amended. The motion carried by the following vote:

Aye: 6 - Mayor Hemminger, Mayor pro tem Stegman, Council Member Anderson, Council Member Miller-Foushee, Council Member Huynh, and Council Member Ryan

Nay: 2 - Council Member Berry, and Council Member Searing

Absent: 1 - Council Member Parker

19. Open and Close a Public Hearing to Consider Closing a Portion [\[23-0461\]](#)

of Public Right-of-Way of Hamilton Road within the Glen Lennox Development.

A motion was made by Mayor pro tem Stegman, seconded by Council Member Berry, that the Council closed the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Ryan, seconded by Council Member Berry, that the Council adopted R-17. The motion carried by a unanimous vote.

APPOINTMENTS

20. Appointments to the Chapel Hill Public Library Advisory Board. [\[23-0462\]](#)

The Council re-appointed Patrick Gunsch to the Chapel Hill Public Library Advisory Board.

21. Appointments to the Cultural Arts Commission. [\[23-0463\]](#)

The Council appointed Meredith Graham, Nic Johnson, Kemisa Kassa, and Jennifer Lawson to the Cultural Arts Commission.

22. Appointments to the Historic District Commission. [\[23-0464\]](#)

The Council re-appointed Josh Gurlitz and Polly Van de Velde to the Historic District Commission.

23. Appointments to the Orange Water and Sewer Authority Board of Directors. [\[23-0465\]](#)

The Council appointed Kyle Onda to the Orange Water and Sewer Authority Board of Directors.

24. Appointments to the Transportation and Connectivity Advisory Board. [\[23-0466\]](#)

The Council appointed Samuel Green to the Transportation and Connectivity Advisory Board.

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