



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, September 13, 2023

7:00 PM

RM 110 | Council Chamber

Language Access Statement

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

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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

Changes in Meeting Material content

- We are trying something new this fall to make our Agenda packets clearer and easier to navigate. You'll notice streamlined reports and more hyperlinks to supporting documents.
- Staff presentations will be posted after the meeting, not as drafts in the packet, to allow more time to prepare high-quality presentations.
- We will also produce an "information items" packet periodically, to share items that don't require Council action, but are important to the Council and community. Those packets will be published on our website.

View the Meeting

- View and participate in the Council Chamber.
- Live stream the meeting - <https://chapelhill.legistar.com/Calendar.aspx>
- Spectrum is replacing 1998 encoder that transmits programming to cable channel 18. It remains offline until complete.
- 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 but limited 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 Speakers

- Entrance on the ground floor.
- Sign up at the meeting starting at 6:30 PM with the Town Clerk to speak.
- If more than 14 people sign up for an item, Council will reduce speaking time from 3 minutes to 2 min./person.
- Please do not bring signs.

ROLL CALL

Present: 9 - 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 Michael Parker, Council Member Amy Ryan, and Council Member Adam Searing

OTHER ATTENDEES

OPENING

- | | |
|--|---------------------------|
| 0.01 Mayor Hemminger Regarding Recent Incidents Involving UNC. | [23-0650] |
| 0.02 Mayor Hemminger Regarding Passing of Former Mayor Joe Nassif. | [23-0651] |
| 0.03 Mayor Hemminger Regarding the Chellani Family. | [23-0652] |
| 0.04 Mayor Hemminger Regarding 9/11 and Moment of Silence. | [23-0653] |
| 0.05 Mayor Hemminger's Summary of Tonight's Agenda. | [23-0654] |
| 0.06 Proclamation: Hispanic Heritage Month. | [23-0655] |
| 0.07 Proclamation: Co-Responder and Crisis Responder Week. | [23-0656] |

0.08 Proclamation: Diaper Need Awareness Week. [\[23-0657\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

0.09 Mayor Hemminger Regarding the NSBRT. [\[23-0658\]](#)

0.10 Mayor Hemminger Regarding Upcoming Events. [\[23-0659\]](#)

0.11 Mayor Hemminger Regarding Future Work Session. [\[23-0660\]](#)

0.12 Council Member Anderson Regarding Recent Incidents at UNC. [\[23-0661\]](#)

0.13 Council Member Berry Regarding National Night Out and UNC ROTC 9/11 Stair Climb. [\[23-0662\]](#)

0.14 Mayor Hemminger Regarding New Timer. [\[23-0663\]](#)

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.

0.15 Dan Copeland Regarding LUMO [\[23-0664\]](#)

0.16 Kelven Hargraves Regarding Renaming Northside Recreation Center. [\[23-0665\]](#)

0.17 Ira Hargraves-el Regarding Nationality. [\[23-0666\]](#)

0.18 Audrey Divine Regarding Affordable Housing. [\[23-0667\]](#)

0.19 Manager Chris Blue Regarding Changes to Agenda Process. [\[23-0668\]](#)

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 Miller-Foushee, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

1. Approve all Consent Agenda Items. [\[23-0632\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
2. Enact the Annual Budget Ordinance Amendment to Re-appropriate Funds for Prior Year Encumbrances and Other Commitments. [\[23-0633\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. Continue the Legislative Hearings and Defer Considering the Future Land Use Map Amendment and Conditional Zoning Application for Chapel Hill Crossing to September 27, 2023. [\[23-0634\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Open the Legislative Hearing for the Modification to the Residential-Special Standards Conditional Zoning District (R-SS-CZD) for Homestead Gardens Located at 2200 Homestead Road and Continue the Hearing to October 11, 2023. [\[23-0635\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Amend the 2023 Council Calendar. [\[23-0636\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Adopt Minutes from March 22, 2023, and April 10, 19, 26, 2023 Meetings. [\[23-0637\]](#)

DISCUSSION

CONCEPT PLAN REVIEW(S)

Concept Plans: Presentations for Concept Plans will be limited to 15 minutes.

Concept Plan review affords Council members the opportunity to provide individual reactions to the overall concept of the development which is being contemplated for

future application. Nothing stated by individual Council members this evening can be construed as an official position or commitment on the part of a Council member with respect to the position they may take when and if a formal application for development is subsequently submitted and comes before the Council for formal consideration.

As a courtesy to others, people speaking on an agenda item are normally limited to three minutes. Persons who are organizing a group presentation and who wish to speak beyond the three minute limit are requested to make prior arrangements through the Mayor's Office by calling 968-2714.

7. Concept Plan Review: The Reserve at Blue Hill, 1320 Ephesus Church Road. [\[23-0638\]](#)

A motion was made by Council Member Huynh, seconded by Council Member Miller-Foushee, that the Council adopted R-6. The motion carried by a unanimous vote.

CONTINUED DISCUSSION

8. Approval of the Affordable Housing Plan and Investment Strategy [\[23-0639\]](#)

A motion was made by Council Member Huynh, seconded by Council Member Berry, that the Council adopted R-7. The motion carried by a unanimous vote.

9. Consider Leasing Space for the Police Department and Continue the Brownfield Remediation at 828 Martin Luther King Jr. Blvd. [\[23-0640\]](#)

A motion was made by Council Member Huynh, seconded by Council Member Anderson, that the Council adopted to R-8. 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.

10. Open the Legislative Hearing: Conditional Zoning Application for St. Paul Village at 1604 Purefoy Drive [\[23-0641\]](#)

A motion was made by Council Member Anderson, seconded by Council Member Berry, that the Council continued the Legislative Hearing to October

11, 2023. The motion carried by the following vote:

Aye: 8 - Mayor pro tem Stegman, Council Member Anderson, Council Member Berry, Council Member Miller-Foushee, Council Member Huynh, Council Member Parker, Council Member Ryan, and Council Member Searing

Absent: 1 - Mayor Hemminger

APPOINTMENTS

11. Appointments to the Housing Advisory Board.

[\[23-0642\]](#)

The council appointed Sue Hunter and Joyce Powell to the Housing Advisory Board.

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