

**DRAFT SUMMARY MINUTES OF A WORK SESSION
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, MAY 5, 2014, AT 6:00 PM**

Council Members Present: Mayor Mark Kleinschmidt, Mayor pro tem Sally Greene, Council Member Donna Bell, Council Member George Cianciolo, Council Member Matt Czajkowski, Council Member Ed Harrison, Council Member Maria T Palmer, Council Member Lee Storrow, and Council Member Jim Ward.

Staff members present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Mayoral Aide Mark McCurry, Engineering Services Manager Kumar Neppalli, Director of Policy and Strategic Initiatives Mary Jane Nirdlinger, Assistant to the Town Manager Jason Damweber, Long Range and Transportation Planning Manager David Bonk, Engineering Design Specialist Mike Taylor, Stormwater Engineer Ernest Odei-Larbi, Interim Assistant Planning Director Loryn Clark, Planning Director JB Culpepper, Parks and Recreation Assistant Director Bill Webster, and Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

1. Approve Agenda. (no attachment)

COUNCIL MEMBER DONNA BELL MOVED, SECONDED BY COUNCIL MEMBER GEORGE CIANCIOLO, TO APPROVE THE AGENDA. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

2. Public Comment Period.

Dee Dee Locman, representing the Church of the Holy Family, expressed concern about proposed traffic changes along US 15-501. She stated that the church valued full access in both directions of 15-501 and was specifically concerned about a proposed six-foot median that would divide Hayes Road. She asked that this issue be addressed and noted that page 43 of the Council packet indicated that no median was planned along Hayes Road.

Phillip Halbeck, a 20-year resident of Fleming Road and a political science professor, spoke in strong support of the Development Agreement. He acknowledged that no plan is perfect but stated that, based on literature in political science, economics, and related fields, he believed this agreement had been developed in a fair and thorough manner. He urged the Council to approve it.

Chris Pauh commented that both the Town and Grubb Properties should be commended for their work on the project. He described the proposal as a positive development and encouraged the Council to continue prioritizing pedestrian and bicycle infrastructure. He also emphasized the need for full connectivity between Glen Lennox and surrounding areas, including planning for increased traffic and multimodal access, and stated that the Development Agreement would be a valuable addition to the community.

Kathy Griffin, a resident of Glen Lennox, expressed strong support for the redevelopment. She praised Grubb Properties for what she described as their ethical and attentive approach as

landlords and stated that she was delighted to be living in the neighborhood at this time.

Kristen Smith, speaking on behalf of the Chamber and Representative Price, voiced support for the Development Agreement. She commended the partnership between the Town and Grubb Properties and highlighted the project's environmental standards. She encouraged the Council to approve the agreement before the summer, noting that full build-out would generate approximately \$400,000 per month in combined Town and County revenue.

Molly McConnell, a long-time resident of Glen Lennox, also spoke in complete support of the redevelopment. She praised Clay Grubb for his approach to the project, stating that tenants had not been displaced and that the company's stewardship represented a "gold standard."

Glen Parks, a Glen Lennox resident and member of the Neighborhood Conservation District Committee, stated that the project represented a model approach to development and that the stakeholders involved had been made to feel comfortable throughout the process.

Sherry Stokton, also of Oakwood Drive and a member of the NCD Committee, expressed her trust in the committee's work, described how common ground had been reached among neighbors, and named several tenants who supported approval of the Development Agreement.

Public comment ended at 6:15 p.m.

3 Negotiation Phase for the Glen Lennox Development Agreement.

Assistant to the Town Manager Jason Damweber provided an overview of key components of the Glen Lennox Development Agreement. Several members of the developer's team were present including Mac McCarley, Todd Williams, Rachel Russell, Clay Grubb, and Doug Rigler. The negotiation focused on major topics including transportation, parking, affordable housing, open space, design guidelines, and other major components. Mr. Damweber noted that negotiations began on March 19.

Council Member Czajkowski entered meeting at 6:21 p.m.

Engineering Services Manager Kumar Neppalli reviewed how traffic analyses shaped the proposed mitigation strategies with particular attention to improvements along Hamilton Road, NC-54, and US 15-501. Mr. Neppalli noted this included signal upgrades, turn restrictions, and potential median installations. Council members raised questions about pedestrian crossing times, expanding countdown signals, and ensuring safe access between Glen Lennox and future transit stations. Developer representative Rachel Russell acknowledged ongoing coordination with NCDOT and agreed that modifications (including potential removal or reconfiguration of medians) remain under review to address public concerns.

Mr. Neppalli referred Council to previously distributed materials detailing parking ratios and references to planned transit stop improvements. He discussed bicycle and pedestrian facility planning and confirmed the inclusion of bike lanes, sharrows, and connections to surrounding networks, and noted public calls for bus turnouts and improved transit circulation were included

for further study.

Ms. Russell addressed affordable housing (AH). She described a long-term resident rent-stability program, which caps rent increases at CPI for residents of 5 or more years (up to 15% of units). Developer Clay Grubb characterized the program as a strategy to promote community stability and limit displacement during redevelopment. Council members recognized the innovative approach and compared it to inclusionary housing models, emphasizing the need for accountability. Council also raised concerns about equitable access and references to past discriminatory experiences, and the development team reaffirmed its commitment to fair housing practices.

Council Member Ward entered the meeting at 6:55 p.m.

Council and staff reviewed expectations related to design flexibility, street hierarchy, storefront transparency, setbacks, screening of service areas, and the involvement of advisory boards. Council members emphasized the importance of predictable review processes while maintaining design adaptability. Developer representatives supported establishing clear guidelines but cautioned that overly rigid standards could hinder design quality or complicate future decision-making.

Council discussed achieving 33% open space, including a minimum of 1.5 acres of parkland. Staff reiterated standard recreation-space requirements, and several Council members raised questions about long-term maintenance of greenways and the role of payments-in-lieu if needed. Staff reported that a fiscal impact analysis had not yet been incorporated into the draft Development Agreement. Council members stressed the importance of considering potential tax impacts, including scenarios involving transfers to tax-exempt ownership. The developer acknowledged the challenge and expressed willingness to explore mechanisms to ensure shared financial responsibility.

Council members emphasized the need for transparency and timely communication to both Council and the public regarding revisions, referencing lessons learned from past projects such as Greenbridge. Developer representatives indicated willingness to provide advance notice of significant changes and reiterated their commitment to community engagement.

4. Motion to Adopt a Resolution to Continue the Public Hearings for the Proposed Ephesus Church Road/Fordham Boulevard Focus Area Text Amendment and Zoning Atlas Amendments to May 12, 2014. (Action to be taken at or after 7:00 p.m.) (R-1)

COUNCIL MEMBER JIM WARD MOVED, SECONDED BY MAYOR PRO TEM SALLY GREENE, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

[A RESOLUTION CONTINUING THE PUBLIC HEARINGS FOR PROPOSED EPHEBUS CHURCH ROAD/FORDHAM BOULEVARD LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT AND ZONING ATLAS AMENDMENTS \(2014-05-05/R-1\)](#)