



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 Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi

Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, September 30, 2020 7:00 PM

Virtual Meeting

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

*https://us02web.zoom.us/webinar/register/WN_pUHEGhPNRyuv1fWBNE0PrA
After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592,
Meeting ID: 812 0231 8931*

View Council meetings live at <https://chapelhill.legistar.com/Calendar.aspx> – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

PUBLIC COMMENT FOR ITEMS NOT ON PRINTED AGENDA AND PETITIONS FROM THE PUBLIC AND COUNCIL MEMBERS

Petitions and other similar requests submitted by the public, whether written or oral, are heard at the beginning of each regular meeting. Except in the case of urgency and unanimous vote of the Council members present, petitions will not be acted upon at the time presented. After receiving a petition, the Council shall, by simple motion, dispose of it as follows: consideration at a future regular Council meeting; referral to another board or committee for study and report; referral to the Town Manager for investigation and report; receive for information. See the Status of Petitions

to Council webpage to track the petition. Receiving or referring of a petition does not constitute approval, agreement, or consent.

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.

- 1.** Approve all Consent Agenda Items. [\[20-0634\]](#)
By adopting the resolution, the Council can approve various resolutions and ordinances all at once without voting on each resolution or ordinance separately.
- 2.** Authorize the Transfer of Ownership of Light Transit Vehicles (LTVs) from the City of Durham to the Town of Chapel Hill. [\[20-0635\]](#)
By adopting the resolution, the Council accepts the transfer of ownership of seven light transit vehicles from the City of Durham.
- 3.** Adopt an Involuntary Commitment Transportation Plan. [\[20-0636\]](#)
By adopting the resolution, the Council adopts the proposed "Involuntary Commitment Transportation Agreement."
- 4.** Approve a Request for Town Council Concept Plan Review: Town of Chapel Hill Municipal Services Center, 101 Weaver Dairy Rd. Ext. (Project #20-071). [\[20-0637\]](#)
By adopting the resolution, the Council chooses to review the Concept Plan and provide feedback to the applicant at the October 7, 2020 Public Hearing.
- 5.** Continue the Public Hearing on Land Use Management Ordinance Text Amendment for Townhomes in the Blue Hill District to November 4, 2020. [\[20-0638\]](#)
By adopting the resolution, the Council continues a public hearing to November 4, 2020 to consider text amendment regarding townhome standards in the Blue Hill District.
- 6.** Adopt Minutes from February 26, 2020 and March 4, and 25, 2020 and April 1, 13, and 22, 2020 and May 6, and 20, 2020 Meetings. [\[20-0639\]](#)

By adopting the resolution, the Council approves the summary minutes of past meetings which serve as official records of the meetings.

INFORMATION

- 7.** Receive Upcoming Public Hearing Items and Petition Status List. [\[20-0640\]](#)

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

- 8.** Update on Historic District Design Guidelines. [\[20-0641\]](#)

By accepting this update, the Council receives information regarding proposed Historic District Design Guidelines revisions.

DISCUSSION

- 9.** Update on Town Efforts to Respond to the COVID-19 Crisis. (no attachment) [\[20-0642\]](#)

PRESENTER: Chris Blue, Police Chief/Community Safety Executive Director

Vencelin Harris, Fire Chief

Kelly Drayton, Emergency Management Coordinator

The purpose of this item is for the Town Emergency Management/Public Safety staff to provide an overview of Town efforts to respond to the COVID-19 crisis.

- 10.** Consider Authorizing an Economic Development Agreement for the East Rosemary Downtown Deck & Redevelopment Project. [\[20-0643\]](#)

Special Note: There may be minor changes to the Economic Development Agreement and the Wallace Deck Lease that may be shared early next week with the Council and Public.

PRESENTER: Maurice Jones, Town Manager,
Dwight Bassett, Economic Development Officer,
Amy Oland, Director of Business Management,
Bob Jessup, Sanford Holshouser

- a. Introduction and revised recommendation
- b. Comments and Questions by the Mayor and Town Council
- c. Comments from the public

- d. Motion to adopt the resolution to authorize the Economic Development

RECOMMENDATION: That the Council authorize the Town Manager to make minor non-substantive changes and sign an Economic Development Agreement with Grubb Properties regarding a redevelopment project on East Rosemary Street.

- 11.** Consider Exchanging 150 E. Rosemary for 125 and 135 E. Rosemary to Support the East Rosemary Redevelopment Project and Parking Deck.

[\[20-0644\]](#)

PRESENTER: Maurice Jones, Town Manager
Dwight Bassett, Economic Development Officer
Amy Oland, Director of Business Management
Bob Jessup, Sanford Holshouser

- a. Introduction and revised recommendation
- b. Comments and Questions by the Mayor and Town Council
- c. Comments from the public
- d. Motion to adopt the resolution to authorize the Town Manager to proceed with the acquisition and land exchange
- e. Motion to adopt the resolution to reimburse the Town for East Rosemary Deck expenditures.

RECOMMENDATION: That the Council authorize the Town Manager to proceed with acquisition and land exchanges, including 125, 135, and 150 East Rosemary Street, to support this redevelopment and an expenditure of up to \$1.74 million from existing budget resources to proceed with this project.

- 12.** Open the Public Hearing: Conditional Zoning at 125 East Rosemary Street Parking Garage from Town Center-2 (TC-2) to Town Center-2-Conditional Zoning District (TC-2-CZD).

[\[20-0645\]](#)

PRESENTER: Becky McDonnell, Planner II

- 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 in this meeting and via email or other methods of submission through 11:59 PM on October 1, 2020
- g. Comments and questions from the Mayor and Town Council

- h. Referral to the Manager and Attorney
- i. Motion to close the Public Hearing at 11:59 PM on October 1
- j. Consider enacting the ordinance at the October 28, 2020 Council meeting

RECOMMENDATION: That the Council open the public hearing, receive comment on the proposed Zoning Atlas Amendment and close the public hearing.

13. Consider Enacting a Budget Ordinance Amendment for the Second Allocation of CARES Act Funding. [\[20-0646\]](#)

PRESENTER: John Richardson, Community Resilience Officer

RECOMMENDATION: That the Council enact the attached budget ordinance amendment for the Grants Fund to recognize and appropriate the CARES Act funding.

14. Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Articles 3, 5, and Appendix A Definitions pertaining to Conditional Zoning. [\[20-0647\]](#)

PRESENTER: Alisa Duffey Rogers, LUMO Project Manager

- a. Introduction and preliminary recommendation
- b. Recommendation of the Planning Commission
- c. Comments from the public
- d. Comments and questions from the Mayor and Town Council
- e. Motion to close the Public Hearing and receive written public comment for 24 hours following the closing of the public hearing
- f. Consider enacting the ordinance at the October 28, 2020 Council meeting.

RECOMMENDATION: That the Council open the public hearing regarding the Land Use Management Ordinance text amendments, receive public comment, close the public hearing, and allow written public comment for twenty-four (24) hours following the closing of the public hearing as required by Session Law 2020-3.

15. Open the Public Hearing: Application for Conditional Zoning - Bridgepoint, 2214 and 2312 Homestead Road (Project 20-001). [\[20-0648\]](#)

PRESENTER: Anya Grahm, Senior 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 in this meeting and via email or other methods of submission through 11:59 PM on October 1, 2020
- g. Comments and questions from the Mayor and Town Council
- h. Referral to the Manager and Attorney
- i. Motion to close the Public Hearing at 11:59 PM on October 1
- j. Consider enacting the ordinance at the October 28, 2020 Council meeting

RECOMMENDATION: That the Council open the public hearing and receive comment on the proposed Conditional Rezoning. That the Council then make a motion to schedule the proposed Conditional Rezoning application review for October 28, 2020.

16. Blue Hill Semiannual Report #12.

[\[20-0649\]](#)

PRESENTER: Corey Liles, Principal Planner

RECOMMENDATION: That the Council receive the staff presentation.

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