



Town Council

Meeting Minutes - Draft
October 08, 2025, 6:00 PM
RM 110 | Council Chamber

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WELCOME to a COUNCIL MEETING!

We're glad you're here. Want to know more about the meeting logistics,
see <https://www.townofchapelhill.org/at-the-council-meeting>

ROLL CALL

- Present:** 6 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan,
Council Member Camille Berry, Council Member Paris
Miller-Foushee, Council Member Theodore Nollert,
and Council Member Melissa McCullough
- Absent:** 2 - Council Member Adam Searing, and Council Member
Elizabeth Sharp

OTHER ATTENDEES

Town Manager Theodore L. Voorhees, Deputy Town Manager Loryn Clark, Interim Town Attorney
James Baker, Communications Manager Alex Carrasquillo, Planning Director Britany Waddell, Zoning
Administrator Corey Liles, Business Management Assistant Director Matthew Brinkley, Affordable
Housing and Community Connections Director Sarah Viñas, Affordable Housing and Community
Connections Assistant Director Ryan Campbell, Technology Solutions Director Chris Butts, Community
Relations Manager Shay Stevens, Affordable Housing Manager Emily Holt, Systems Administrator
Todd Barron, Parks and Recreation Director Atuya Cornwell, Community Connections Coordinator
Zequel Hall, Senior Planner Katherine Shor, Public Works Director Lance Norris, Police Chief Celisa
Lehew, Police Officer Danny Lloyd, Police Officer Gabe Shinn, Emergency Manager Coordinator
Tanner Deisch, Fire Chief Jay Mebane, Assistant Fire Chief Stacey Graves, Assistant Fire Chief Chris
Wells, Fire Marshal Justin Matthews, Fire Marshal Chris Covington, Assistant Town Clerk Brenton
Hodge, and Town Clerk Brittney Hunt.

OPENING

1. Proclamation: Extra Mile Day

Council proclaimed October 8, 2025, as Extra Mile Day in Chapel Hill.
Mayor Anderson presented the Extra Mile Day proclamation, honoring
individuals, organizations, and businesses that have gone above and
beyond in service to the community, especially in the aftermath of Tropical

Storm Chantal.

2. Proclamation: Employee Appreciation Month

Council proclaimed October 2025 as Employee Appreciation Month in the
Town of Chapel Hill. Mayor Pro Tem Ryan presented the proclamation to
members of the Employee Forum and Employee Appreciation Committee.
The proclamation expressed gratitude for the dedication of over 800 Town
employees, emphasizing their role in upholding the Town's core values
and fostering a positive workplace.

3. Proclamation: Fire Prevention Week

Council proclaimed October 5-11, 2025 as Fire Prevention Week in the
Town of Chapel Hill. Council Member Nollert presented the proclamation
and highlighted the importance of fire safety, particularly regarding
lithium-ion batteries, and thanked fire professionals for their ongoing
commitment to community safety.

ANNOUNCEMENTS BY COUNCIL MEMBERS

3.01 Mayor Anderson Regarding Upcoming Fall Events.

Mayor Anderson announced upcoming fall events and programs, including
Arts Market and Haunted Hill.

3.02 Mayor Anderson Regarding Early Voting and Election Day.

Mayor Anderson reminded community members that early voting begins
October 16, 2025 with Election Day on November 4, 2025.

3.03 Mayor Anderson Regarding Next Week's Council Work Session.

Mayor Anderson announced the Work Session scheduled for October 15,
2025 was cancelled, and the next Regular Meeting is scheduled for
October 22, 2025.

PUBLIC COMMENTS

The Public Comment Period allows the public to address Council on items
not on the printed agenda. To speak, please sign in at the Clerk's desk
with your name and email. When called, step to the podium, adjust the
microphone, and state your name for the record. Comments are limited
to 3 minutes (or 2 minutes if more than 14 speakers). Large groups are
asked to select a spokesperson. Council does not act or deliberate on
items raised during this time.

3.04 Craig Nishimoto Regarding Hillmont Development.

Craig Nishimoto addressed ongoing concerns about ordinance violations

related to the Hillmont development, expressing frustration with the Town's response and urging greater accountability.

This matter was received and filed.

[3.05 Clarence Andrews Regarding Stormwater and Affordable Housing.](#)

Clarence Andrews spoke in favor of affordable housing but raised concerns about weakened stormwater regulations and requested the Town return to previous stormwater standards. Mayor Anderson clarified the petition process and assured that concerns would be forwarded to staff for review.

This matter was received and filed.

CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. Council member(s) may request discussion of an item. If such motion passes, then the item is removed from consent and considered separately.

Approval of the Consent Agenda

A motion was made by Council Member Miller-Foushee, seconded by Council Member Berry, that the Consent Agenda be approved as amended with Item #6 removed. The motion carried by a unanimous vote.

4. [Miscellaneous Budget Ordinance Amendment to Adjust Various Fund Budgets](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

5. [Sell Town Property by Public Auction](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

6. [Public Housing Program Annual Plan](#)

This matter was deferred.

7. [Revise the Continued Legislative Hearing Dates for 860 Weaver Dairy Road and 5640 Old Chapel Hill Road](#)

This resolution(s) and/or ordinance(s) was adopted and/or enacted.

8. [Minutes from September 3 and 24, 2025, Meetings](#)

The minutes were approved.

DISCUSSION

9. [Conditional Zoning Application at 701 Martin Luther King Jr. Blvd](#)

Senior Planner Katherine Shor and representatives from Landmark Properties presented a conditional zoning application for a mixed-use development at 701 Martin Luther King Jr. Blvd.

The applicant shared an overview of the updated housing proposal that includes reserving 10% of the units for households earning 60% of the Area Median Income (AMI) and confirmed a commitment to accepting Housing Choice vouchers. They also clarified that the project's parking ratio is 1.2 spaces per unit-consistent with or lower than similar multifamily developments in the area-and outlined a unit mix primarily consisting of studios, one-bedroom, and two-bedroom units, with a maximum of 30% allocated to four-bedroom units.

Ms. Shor recommended approval of the project, stating it aligns with the Town's complete community goals and comprehensive plan, transit-oriented, supporting multimodal travel and reduced vehicle trips, and determined the site had a low score for environmental sensitivity.

Council members asked questions regarding the width of the multi-use path in alignment to Town standards, and staff clarified that the accepted width was due to site constraints. Council members raised concerns about accessibility of the outdoor amenity plaza, and staff explained that there is no formal requirement for public access in the ordinance and no easement was being required due to liability and maintenance considerations.

Council members sought clarification on the use of required commercial space, the design of the streetscape and the possibility of using brick pavers instead of a grass planting strip, and parking ratio and unit mix.

Council members emphasized the importance of ensuring that features intended for public benefit, such as the amenity plaza and retail space, would be accessible and not restricted, and sought clarification on how these commitments would be enforced.

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council close the public hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-5. The motion carried by a unanimous vote.

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council enact O-6. The motion

carried by the following vote:

Aye: 5 - Mayor Anderson, Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, and Council Member McCullough

Nay: 1 - Mayor pro tem Ryan

10. [Fiscal Year 2025 Affordable Housing Report](#)

Affordable Housing and Community Connections Director Sarah Viñas, and Affordable Housing Manager Emily Holt presented the Fiscal Year 2025 Affordable Housing Report.

Ms. Holt highlighted stabilization of housing costs, increased inventory, and progress toward affordable housing goals noting that over the past year, 62 affordable units were completed, and preservation efforts supported low-income households. She acknowledged the Town's affordable housing plan aims to develop 900 units and preserve 400 units over five years, with 11 of 14 recommendations underway.

Council members discussed topics including Town-owned land for future projects, public housing rehabilitation, revolving loan fund growth, and updates on the Legion Road property.

Ms. Viñas and Ms. Holt addressed questions regarding tax assistance programs, rental assistance strategies, and master leasing opportunities.

This matter was received and filed.

CLOSED SESSION (AS NEEDED)

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.