

## **Town Council**

Action Minutes - Draft November 19, 2025, 6:00 PM RM 110 | Council Chamber

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



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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:** 

8 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Adam Searing, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp

#### **OTHER ATTENDEES**

#### **OPENING**

	0.01 Mayor Anderson Regarding Immigration and Customs Enforcement Agents in the Community.	[25-0524]
1.	Proclamation: OWASA Care to Share Day	[25-0516]
2.	Proclamation: Small Business Saturday	[25-0517]
3.	Proclamation: Native American Heritage Month	[25-0518]
ANNOUNCEMENTS BY COUNCIL MEMBERS		
	3.01 Mayor Anderson Regarding Support for those Impacted by Suspension of SNAP Funds.	[25-0525]
	3.02 Mayor Anderson Regarding Holiday Parade.	[25-0526]
	3.03 Mayor Anderson Regarding Swearing-In of New	[25-0527]

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Council Members.

3.04 Council Member McCullough Regarding 'Leave Your Leaves'.

[25-0528]

#### **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.

3.05 Craig Nishimoto Regarding Tree Protection Ordinance and Tree Damage on Property Near Hillmont Development. [25-0529]

3.06 Bill Marcella Regarding 'Leave Your Leaves'.

[25-0530]

#### **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.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Nollert, that the Council approve the Consent Agenda. The motion carried by a unanimous vote.

Approval of the Consent Agenda

A motion was made by Mayor pro tem Ryan, seconded by Council Member Nollert, that Council approved the Consent Agenda. The motion carried by a unanimous vote.

**4.** Franchise Agreement with Public Service Company of North Carolina, Inc. for Natural Gas Utility Services

[25-0519]

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

#### **DISCUSSION**

5. Town Council Vacancy Application Review

[25-0520]

This matter was received and filed.

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### ZONING ATLAS AMENDMENT(S)

# **6.** Modification to the Conditional Zoning for 146 Stancell Drive

[25-0521]

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council adopt R-1. The motion carried by a unanimous vote.

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council enacted O-2 as amended. The motion carried by a unanimous vote.

Excused:

8 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Searing, Council Member Nollert, Council Member McCullough, and Council Member Sharp

LAND USE MANAGEMENT TEXT AMENDMENT(S)

7. Omnibus Text Amendment to the Chapel Hill Land Use Management Ordinance and Town Code

[25-0522]

A motion was made by Council Member Sharp, seconded by Council Member Searing, that the Council approved a motion to amend Module 1: Site Plan Review, Section 1. Appendix A, Article 4. Procedures, Section 4.7 to 'Reserved'. The motion carried by a unanimous vote.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Searing, that the Council approved a motion to amend Section 1. Appendix A. Article 4. Procedures, Section 4.3. Concept Plan Review. The motion failed by the following vote:

**Aye:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member Sharp

Nay: 4 - Council Member Berry, Council Member
Miller-Foushee, Council Member Nollert, and Council
Member McCullough

A motion was made by Mayor pro tem Ryan, seconded by Council Member Searing, that the Council approved a motion to remove

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Module 2: Concept Plan Review, Section 1: Appendix A. Article 4. Procedures, Section 4.3 Concept Plan Review. The motion failed by the following vote:

**Aye:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member Sharp

Nay: 4 - Council Member Berry, Council Member
Miller-Foushee, Council Member Nollert, and Council
Member McCullough

A motion was made by Council Member Sharp, seconded by Council Member Miller-Foushee, that the Council approved a motion to amend the Maximum Floor Area of Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, from 5,000 square feet to 3,600 square feet. The motion failed by the following vote:

**Aye:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member McCullough

Nay: 4 - Council Member Berry, Council Member
Miller-Foushee, Council Member Nollert, and Council
Member Sharp

A motion was made by Mayor pro tem Ryan, seconded by Council Member Searing, that the Council approved a motion to remove Maximum Floor Area of Section 6.19.3, Two-Family Dwelling Units, from tonight's consideration and continue it to the next meeting. The motion failed by the following vote:

**Aye:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member Sharp

Nay: 4 - Council Member Berry, Council Member
Miller-Foushee, Council Member Nollert, and Council
Member McCullough

A motion was made by Council Member McCullough, seconded by Mayor pro tem Ryan, that the Council approved a motion to amend Parking in Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, to maintain the language that no more than four (4) vehicular parking spaces shall be permitted on site. The motion failed by the following vote:

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**Aye:** 4 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, and Council Member Sharp

Nay: 4 - Council Member Berry, Council Member
Miller-Foushee, Council Member Nollert, and Council
Member McCullough

A motion was made by Mayor pro tem Ryan, seconded by Council Member McCullough, that the Council approved a motion to remove Parking in Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, from tonight's consideration and continue it to the next meeting. The motion carried by the following vote:

Aye: 5 - Mayor Anderson, Mayor pro tem Ryan, Council Member Searing, Council Member McCullough, and Council Member Sharp

Nay: 3 - Council Member Berry, Council Member Miller-Foushee, and Council Member Nollert

A motion was made by Council Member Nollert, seconded by Council Member Berry, that the Council approved a motion to amend the definition of district-specific plan in Appendix A to relocate "above-ground stormwater management areas." (page 42 of the packet). The motion carried by the following vote:

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

Nay: 3 - Mayor pro tem Ryan, Council Member Searing, and Council Member Nollert

A motion was made by Council Member Nollert, seconded by Council Member Berry, that the Council approved a motion to adopt ordinance as amended. The motion failed by the following vote:

Aye: 4 - Mayor Anderson, Council Member Miller-Foushee,
Council Member McCullough, and Council Member
Sharp

Nay: 4 - Mayor pro tem Ryan, Council Member Berry, Council Member Searing, and Council Member Nollert

A motion was made by Mayor pro tem Ryan, seconded by Council Member Nollert, that the Council adopt R-2. The motion carried by a unanimous vote.

#### **CLOSED SESSION**

## **8.** General Statute 143-318.11(5)

[25-0523]

A motion was made by Mayor pro tem Ryan, seconded by Council Member Nollert, that the Council approved a motion to go into Closed Session, per General Statute 143-318.11(5). The motion carried by a unanimous vote.

A motion was made by Council Member Searing, seconded by Council Member Berry, that the Council approved a motion to authorize the Manager to execute an Extension Agreement of the Town of Chapel Hill's Option to Repurchase the Wallace Deck, addressed 150 E. Rosemary Street, Chapel Hill, NC 27514 (PIN 9788-37-9851), from Grubb Management LLC set to expire December 31, 2025. The motion carried by a unanimous vote.

#### **ADJOURNMENT**

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