



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Town Council Action Minutes - Draft

Mayor Jessica Anderson
Mayor pro tem Amy Ryan
Council Member Camille Berry
Council Member Melissa McCullough
Council Member Paris Miller-Foushee

Council Member Theodore Nollert
Council Member Adam Searing
Council Member Elizabeth Sharp
Council Member Karen Stegman

Wednesday, April 23, 2025

6:00 PM

RM 110 | Council Chamber

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

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

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 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 5:30 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:** 8 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Karen Stegman, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp
- Absent:** 1 - Council Member Adam Searing

OTHER ATTENDEES

OPENING

1. Proclamation: National Maintenance Day [\[25-0178\]](#)
2. Proclamation: National Community Development Week [\[25-0179\]](#)
 - 2.01 Proclamation Small Business Week [\[25-0190\]](#)
 - 2.02 Proclamation: Volunteers Week [\[25-0191\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

- 2.03 Mayor Anderson Regarding Upcoming Weekend Events. [\[25-0196\]](#)
- 2.04 Council Member Miller-Foushee Regarding Empowerment Inc.'s Ribbon Cutting for Peach Apartments. [\[25-0197\]](#)
- 2.05 Council Member Miller-Foushee Regarding Northside Festival [\[25-0198\]](#)

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.

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

3. Approve all Consent Agenda Items [\[25-0172\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
4. Amend Chapter 7 - Fire Prevention and Protection of the Code of Ordinance. [\[25-0180\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. Call a Hearing to Consider a Land Use Management Ordinance Text Amendment to modify Articles 3, 4, and 5 related to the Historic Rogers Road Subdistricts. [\[25-0181\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
6. Adopt Minutes from January 29, February 12, and 26, March 5, 12, 14, and 26, 2025, Meetings [\[25-0182\]](#)
This resolution(s) and/or ordinance(s) was adopted and/or enacted.

DISCUSSION

7. Opportunity for Public Comment on the FY26 Town Budget [\[25-0183\]](#)
This matter was received and filed.
8. Open the Hearing and Consider Action on a Conditional Zoning Application for 2510 Homestead Road [\[25-0184\]](#)

A motion was made by Council Member Stegman, seconded by Council Member Berry, that the Council closed the Legislative Hearing. The motion carried by a unanimous vote.

A motion was made by Council Member Stegman, seconded by Council

Member Miller-Foushee, that the Council adopt R-4. The motion carried by a unanimous vote.

A motion was made by Council Member Stegman, seconded by Council Member Nollert, that the Council enact O-2. The motion carried by a unanimous vote.

9. Approve the Recommended Funding Plan for the Affordable Housing Funding Program.

[\[25-0185\]](#)

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council recused Council Member Miller-Foushee from voting on item 9. The motion carried by the following vote:

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

Absent: 1 - Council Member Searing

A motion was made by Council Member Stegman, seconded by Council Member Berry, that the Council adopted R-6. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Stegman, Council Member Nollert, Council Member McCullough, and Council Member Sharp

Absent: 1 - Council Member Searing

Recused: 1 - Council Member Miller-Foushee

10. Open the Hearing on a Conditional Zoning Application for 1701 Martin Luther King, Jr. Blvd

[\[25-0186\]](#)

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council continued the Legislative Hearing to May 7, 2025. The motion carried by a unanimous vote.

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.

11. Concept Plan Review: 216 East Rosemary Street / Pi Kappa Phi Fraternity House [\[25-0187\]](#)

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

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