



Town Council

Meeting Agenda

November 12, 2025, 6:00 PM
RM 110 | Council Chamber

For interpretation
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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

OPENING

ANNOUNCEMENTS BY COUNCIL MEMBERS

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.

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.

1. Human Services Funding Reallocation

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Sarah Osmer Viñas, Director, Affordable Housing & Community Connections AHCC
Ryan Campbell, Assistant Director, Affordable Housing Manager, AHCC
Jackie Thompson, Community Connections Manager, AHCC

ATTACHMENTS:

[RESOLUTION](#)

2. FY2026 Percent for Art Projects and Repairs

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Steve Wright, Public Arts Coordinator, Library and Community Arts Department

STAFF RECOMMENDATION*

Staff recommends that Council approve the FY2026 Percent for Art (PFA) Plan (attached), which includes \$62,000 for on-site projects and \$19,000 for repairs on the Bolin Creek Greenway due to Tropical Storm Chantal damage.

ATTACHMENTS:

[Resolution](#)

[FY2026 Annual Percent For Art Plan](#)

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

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Ted Voorhees, Town Manager, Manager's Office

STAFF RECOMMENDATION*

Staff recommends that Council approve the attached Franchise Agreement with PSNC Energy for the provision of natural gas utility services within the Town of Chapel Hill.

ATTACHMENTS:

[Franchise Agreement Ordinance](#)

4. 860 Weaver Dairy Road Continued Legislative Hearing Date

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Tas Lagoo, Long-Range Planning Manager, Planning Department

STAFF RECOMMENDATION

Adopt a Resolution to continue the legislative hearing for the Conditional Zoning application at 860 Weaver Dairy Road to January 28, 2026.

ATTACHMENTS:

[860 Weaver Dairy Resolution](#)

5. 2025 Fall Council Meeting Calendar Amendment

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the amended meeting calendar to call two special meetings for closed session under G.S. 143-318.11(6), and two Council orientation sessions.

ATTACHMENTS:

[Proposed Chapel Hill Town Council Fall 2025 Meeting Calendar](#)

6. 2026 Council Meeting Schedule

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the Council meeting schedule through December 2026.

ATTACHMENTS:

[2026 Council Meeting Schedule](#)

7. October 8 and 22, 2025 Business Meeting Minutes

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION

Staff recommends that Council approve the attached meeting minutes.

ATTACHMENTS:

[October 8, 2025 Business Meeting Minutes](#)

[October 22, 2025 Business Meeting Minutes](#)

DISCUSSION

8. Town Council Vacancy Application Review

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

James Baker, Interim Town Attorney, Town Attorney's Office

STAFF RECOMMENDATION*

Staff recommends that the Town Council review and discuss the submitted applications for the current Council vacancy, in accordance with the process outlined by the Town Attorney and applicable legal requirements.

ATTACHMENTS:

[General Statute 160A-63](#)

[Chapel Hill Code \(Chapter 2, Article II\) Governing Council Vacancy](#)

9. Council Procedures Manual Amendment

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Ted Voorhees, Town Manager, Town Manager's Office

STAFF RECOMMENDATION*

Staff recommends that Council adopt the attached resolution to approve updates to the Council Procedures Manual to include:

Remove Section I. Meeting Procedures C.7 to eliminate outdated petition language.

Remove Section III. General Policies and Procedures C., which outlines the evaluation procedures for the Town Manager and Town Attorney, as these are already addressed in their respective contracts.

ATTACHMENTS:

[Council Procedures Manual Amendment Resolution](#)

[Excerpts from Town of Chapel Hill's Council Procedures Manual](#)

[G.S. 160A-31](#)

[G.S. 160A-104](#)

10. Glen Lennox Neighborhood Stream Restoration Project Funding

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Robert Gehris, Engineer III, Public Works Department

STAFF RECOMMENDATION*

Staff recommends that Council adopt a resolution to authorize a request for financial assistance from the State of North Carolina for stream restoration efforts in Glen Lennox Neighborhood.

ATTACHMENTS:

[Water Resources Development Grant Proposed Resolution](#)

[Water Resources Development Grant Application](#)

[Water Resources Development Grant Concept Plan](#)

11. Public Hearing: Housing and Community Development Needs Assessment for the Community Development Block Grant Program

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sarah Viñas, Director, Affordable Housing and Community Connections (AHCC) Department

Emily Holt, Affordable Housing Manager, AHCC Department

Melissa Peters, Funding Programs Coordinator, AHCC Department

STAFF RECOMMENDATION*

Staff recommends that the Council receive comments on housing and community development needs for the annual Community Development Block Grant (CDBG) program plan.

ATTACHMENTS:

[Hyperlink: CDBG Public Hearing National Objectives of Community Development Legislation](#)

[Draft Staff Presentation](#)

ZONING ATLAS AMENDMENT(S)

Zoning Atlas Amendment: The Zoning Atlas Amendment, to change the zoning designation on this property, is Legislative. The Council receives and considers public comment on the merits of the proposed rezoning, including opinions, when making Legislative decisions.

12. Modification to the Conditional Zoning for 146 Stancell Drive

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Anna Scott Myers, Planner I, Planning Department

STAFF RECOMMENDATION

Open the hearing, receive public comment, provide feedback on the application, and continue the hearing to November 19, 2025.

Staff recommend that Council consider the requested modification, with the other conditions of the approval of the original Conditional Zoning District remaining in effect.

ATTACHMENTS:

[Applicant's Draft Presentation](#)
[Applicant's Narrative](#)
[District Specific Plan \(previously approved\)](#)
[Staff Report](#)
[Planning Commission Recommendation](#)
[Draft Staff Presentation](#)
[Resolution A – Consistency and Reasonableness](#)
[Ordinance A – Approving the Application](#)

SPECIAL USE PERMIT(S)

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

13. Special Use Permit Modification Application for 1721 E. Franklin Street

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Charnika Harrell, Senior Planner, Planning Department

STAFF RECOMMENDATION

Staff finds that the project, with the requested modifications to regulations and subject to the stipulations in Resolution A, can comply with all regulations of the Land Use Management Ordinance (LUMO). Staff recommends Council evaluate the requested special use permit modification using the applicable Findings of Fact.

ATTACHMENTS:

[Resolution - Approving the Application](#)
[Draft Applicant Presentation](#)
[Applicant's Requested Modifications to Regulations and Statements](#)
[Photo Simulations of Proposed Tower](#)
[Project Narrative and Owner Authorization Form](#)
[Submitted Plans](#)
[Impact Study for Proposed Tower](#)
[Other Applicant Materials](#)
[Staff Report](#)
[Draft Staff Presentation](#)

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.

14. Concept Plan Review: UNC Faculty Club at 1 Alice Ingram Drive

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Corey Liles, Zoning Administrator, Planning Department

STAFF RECOMMENDATION

Adopt a resolution transmitting comments to the applicant regarding the proposed development.

ATTACHMENTS:

[Resolution – Transmitting Comments](#)

[Application and Narrative](#)

[Concept Plan](#)

[Staff Report](#)

[Draft Staff Presentation](#)

APPOINTMENTS

15. Community Design Commission Appointments

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brenton Hodge, Assistant Town Clerk, Town Clerk's Office

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the three empty seats on the Community Design Commission (CDC). Staff recommends that Council review the recommendations and vote.

ATTACHMENTS:

[Applications](#)

[CDC Recommendation](#)

[Ballot](#)

CLOSED SESSION (AS NEEDED)

ADJOURNMENT