



Town Council

Meeting Minutes - Draft
November 19, 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: 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

Town Manager Theodore Voorhees, Deputy Town Manager Loryn Clark, Interim Town Attorney
James Baker, Strategic Communications and Marketing Director Susan Brown, Planning Director
Britany Waddell, Economic Development Director David Putnam, Senior Business Analyst Alisha
Cordell, Planner I Anna Scott Myers, Zoning Administrator Corey Liles, Long-Range Planning Manager
Tas Lagoo, Police Officer Danny Lloyd, Deputy Town Clerk Amy Harvey, and Town Clerk Brittney
Hunt.

OPENING

Mayor Anderson called the meeting to order at 6:00 p.m.

0.01 Mayor Anderson Regarding Immigration and Customs Enforcement Agents in the Community.

Mayor Anderson opened the meeting by addressing recent reports of
federal immigration enforcement activity in the Triangle region. She read a
joint statement issued by the mayors of Chapel Hill, Carrboro, and
Hillsborough, along with the Orange County Board of Commissioners, the
Orange County Sheriff, and the Police Chiefs of Chapel Hill and
Hillsborough. The statement reaffirmed the community's commitment to
protecting the rights and safety of all residents, denounced racial profiling

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and fear-based tactics, and emphasized that local law enforcement does
not participate in federal immigration operations.

1. Proclamation: OWASA Care to Share Day

Council proclaimed November 20, 2025 as Care to Share Day in the Town
of Chapel Hill. Council Member Searing presented the proclamation to
Brianna Carter from Orange Water and Sewer Authority and highlighted
the program's impact in providing utility bill assistance to low-income
households.

2. Proclamation: Small Business Saturday

Council proclaimed November 29, 2025 as Small Business Saturday in the
Town of Chapel Hill. Council Member Sharp presented the proclamation to
Chamber of Commerce Advocacy Vice President Ian Scott, Economic
Development Director David Putnam, and small business owners in the
community, which emphasized the importance of supporting Chapel Hill's
small businesses and encouraged the community to shop local.

3. Proclamation: Native American Heritage Month

Council proclaimed November 2025 as Native American Heritage Month in
the Town of Chapel Hill. Council Member Berry presented the proclamation
to Ms. Indian North Carolina, Page Freeman, community members, and
staff. She encouraged everyone to learn about and honor the rich
traditions, diverse cultures, and enduring contributions of Native
Americans to our community, state, and nation.

ANNOUNCEMENTS BY COUNCIL MEMBERS

3.01 Mayor Anderson Regarding Support for those Impacted by Suspension of SNAP Funds.

Mayor Anderson announced a \$54,000 allocation from the Orange County
Board of Commissioners to support food distribution in response to SNAP
benefit suspensions, and the next food distribution event on November
26, 2025 at Eubanks Park and Ride lot.

3.02 Mayor Anderson Regarding Holiday Parade.

Mayor Anderson reminded the community of the Chapel Hill-Carrboro
Holiday Parade on December 6, 2025.

3.03 Mayor Anderson Regarding Swearing-In of New Council Members.

Mayor Anderson noted that the Organizational Meeting, including the
swearing-in ceremony for the newly elected Town Council members will be
held on December 3, 2025 at 6:00 p.m.

3.04 Council Member McCullough Regarding 'Leave Your Leaves'.

Council Member McCullough encouraged the community to participate in the "Leave Your Leaves" initiative to support pollinators and soil health.

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.

Craig Nishimoto and members of the Tiger Roots Green Collective including Marcus Neulander, Adi Nishimoto, Walter Nugent, Teddy Hess, Ellis Cundiff, and Max Chen, addressed ongoing concerns about tree protection ordinance violations and environmental damage related to the Hillmont development.

Jennifer Layton shared a personal account of property damage and safety concerns, including trees falling on her property and her neighbors' homes. She emphasized the emotional and financial toll on affected families and called for accountability and enforcement.

3.06 Bill Marcella Regarding 'Leave Your Leaves'.

Bill Marcella expressed frustration over the discontinuation of leaf vacuum services and the lack of public input on the decision.

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 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

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

DISCUSSION

5. Town Council Vacancy Application Review

Council acknowledged that the vacancy created by Council Member Karen Stegman's resignation would be filled on December 3, 2025, when the newly elected Council is sworn in.

This matter was received and filed.

ZONING ATLAS AMENDMENT(S)

6. Modification to the Conditional Zoning for 146 Stancell Drive

Planner Anna Scott Myers presented the staff recommendation to approve a modification to the conditional zoning for the Hillmont development, which reduces the affordable housing units from 43 to a minimum of 20 and includes a \$1.15 million voluntary contribution to the Town's Affordable Housing Fund. Ms. Myers noted the Planning Commission had reviewed the modification and transmitted comments without a formal recommendation.

The applicant, Adam Golden, was available to answer clarifying questions.

Council members asked clarifying questions about the location of the remaining affordable units and the rationale behind the proposed change. Staff confirmed that the units would be distributed across five buildings in Block E and that the contribution would support future affordable housing projects.

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

Long-Range Planning Manager Tas Lagoo presented proposed amendments to the Land Use Management Ordinance (LUMO) and Town Code. Mr. Lagoo explained that the purpose of the amendments was to modernize and streamline development processes, reduce redundancy, and align the Town's regulations with its Complete Community framework. He outlined that the proposed changes addressed zoning procedures, site plan review, parking standards, signage, lot layout, and the treatment of manufactured home communities.

John Rees, Orange County Affordable Housing Coalition, spoke in support of proposed amendments. He emphasized that the proposed changes would reduce regulatory barriers and promote diverse, affordable housing options. While supportive of removing the concept plan requirement, he urged the Council to maintain strong public engagement through public information meetings and equity-focused outreach.

Ian Scott, Chamber for Greater Chapel Hill-Carrboro & Home Builders Association, reiterated his support for the amendments, citing the urgent need for more housing supply and diversity in Chapel Hill. He advocated for retaining the proposed 5,000 square foot cap for duplexes, arguing that it provides flexibility for builders and supports housing for families. Mr. Scott emphasized that modern families often require additional space for remote work and learning.

Erik Valera spoke in support of the proposal to make manufactured home communities a permitted use. Mr. Valera warned that permitting without protections could lead to displacement of low-income residents, many of whom own their homes, but rent the land. He urged the Council to pair the change with a preservation overlay to safeguard residents, proposing tools such as first-purchase rights, relocation assistance, and long-term affordability protections to prevent redevelopment-driven displacement.

Mr. Lagoo described the proposed elimination of concept plan review, which currently provides an early opportunity for Council and community feedback on development proposals. He noted that the change was intended to reduce procedural delays and align with the Town's goal of simplifying the development process. Council members expressed differing views on this proposal. Some supported the removal as a way to improve efficiency, while others raised concerns about the loss of transparency and early public engagement.

Council members then discussed the proposed elimination of Council-level site plan review, including for projects in the Northside and Pine Knolls Neighborhood Conservation Districts (NCDs). Mr. Lagoo explained that under the proposed amendment, site plan review would become an

administrative process handled by staff. Council members debated the implications of this change, particularly for historically marginalized neighborhoods.

Next, Council members considered a proposed reduction in the maximum allowable size for duplexes from 5,000 square feet to 3,600 square feet, citing concerns about neighborhood compatibility and affordability.

Council members also reviewed proposed changes to parking standards. Several Council members expressed interest in proposals to reinstate a cap of four parking spaces per lot, and another to limit front yard parking to no more than 40% of the yard area, but requested additional data and community input.

Council members discussed an amendment requiring above-ground stormwater management areas to be shown on district-specific plans. Council members agreed that this change would improve transparency and ensure that stormwater infrastructure is considered early in the planning process.

Council members then turned to the proposed change to allow manufactured home communities as a use by right. Mr. Lagoo explained that this amendment was intended to support housing affordability and expand housing options. Council members expressed strong support for the change, but emphasized the need for future protections against displacement.

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.

A motion was made by Council Member Sharp, seconded by Council Member Searing, that the Council approve 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 approve 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 approve a motion to remove 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 approve 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 approve a motion to remove Maximum Floor Area of Section 6.19.3, Two-Family Dwelling Units, 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 approve 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:

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 approve a motion to remove Parking in Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, 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 - Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, and Council Member McCullough

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

CLOSED SESSION**8. General Statute 143-318.11(5)**

A motion was made by Mayor pro tem Ryan, seconded by Council Member Nollert, that the Council enter 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

The meeting adjourned at 9:40 p.m.