



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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

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, May 21, 2025 6:00 PM RM 110 | Council Chamber

Language Access Statement

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

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Para servicios de interpretación o traducción, llame al 919-969-5105.

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如需口头或
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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

Town Council

Meeting Minutes - Draft

May 21, 2025

- 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

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

Present: 9 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Adam Searing, Council Member Karen Stegman, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp

OTHER ATTENDEES

Interim Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Executive Director for Strategic Communications and Marketing Susan Brown, Business Management Director Amy Oland, Assistant Business Management Director Matthew Brinkley, Public Works Director Lance Norris, Planning Director Britany Waddell, Assistant Planning Director Judy Johnson, Zoning Administrator Corey Liles, Senior Planner Jacob Hunt, Senior Planner Charnika Harrell, Manager's Office Intern Josie Zakrzewski, Planner II Joshua Mayo, Community Connections Manager Rebecca Buzzard, Administrative Services Coordinator Abbey Foucart, Community Outreach Manager Emily Powell, Library Experience Assistant Taylor Bugge, Fire Marshal Chris Covington, Police Officer John Wagner, and Town Clerk Brittney Hunt.

OPENING

1. Honor William Massengale for His Peace and Justice Work in Our Community [\[25-0238\]](#)

Mayor Anderson announced that William Massengale's name would be added to the Peace and Justice Plaza in Downtown Chapel Hill highlighting Attorney Massengale's lifelong dedication to defending capital cases and his efforts to abolish the death penalty in North Carolina. Retired District Court Judge Jay Bryan and members of the Massengale family were present at the podium. Judge Bryan expressed gratitude to the Town for this honor and reflected on the numerous awards and successful lawsuits that Attorney Massengale had achieved throughout his career.

2. Proclamation: National Public Works Week [\[25-0239\]](#)

Council proclaimed May 18 - 25, 2025 as National Public Works Week in

the town of Chapel Hill. Council Member Searing read an acknowledgement, recognized the vital role that the Town's Public Works employees play and thanked them for their hard work and commitment.

3. Proclamation: Heat Awareness Week [\[25-0240\]](#)

Council proclaimed May 25 - 31, 2025 as Heat Awareness Week in the town of Chapel Hill. Council Member McCullough read an acknowledgement recognizing health impacts of extreme heat, which had been worsening due to climate change. She encouraged residents to sign up for weather information and advisories from Orange County Alerts.

ANNOUNCEMENTS BY COUNCIL MEMBERS

3.01 Mayor Anderson Regarding Memorial Day Events. [\[25-0256\]](#)

Mayor Anderson mentioned the upcoming Memorial Day ceremony at American Legion Post 6 and a service at the Veterans Memorial site.

3.02 Mayor Anderson Regarding Morgan Creek Trail West Expansion Public Input Meeting. [\[25-0257\]](#)

Mayor Anderson announced that Town staff would hold a public meeting regarding the Morgan Creek Trail expansion at 5:15 p.m. on May 29, 2025 at the Chapel Hill Public Library.

3.03 Mayor Anderson Regarding the Pride Promenade. [\[25-0258\]](#)

Mayor Anderson acknowledged that June is Pride Month and announced that the Pride Promenade would commence at noon on June 7, 2025.

3.04 Mayor Anderson Regarding Next Week's Work Session. [\[25-0259\]](#)

Mayor Anderson reminded the Council that they were scheduled to meet at the Chapel Hill Public Library on May 28, 2025 for a work session focusing on the rewrite of the Land Use Management Ordinance and the development of a new natural areas model.

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.

3.05 Salima Smith Regarding Housing Issues. [\[25-0260\]](#)

Chapel Hill resident Salima Smith described ongoing difficulties with her landlord and asked the Council to ensure that transparency and communication was being met.

This matter was received and filed.

3.06 Abel Hastings Regarding Carolina North Park Updates. [\[25-0261\]](#)

Chapel Hill resident Abel Hastings asked the Council to engage others in planning for a system of parks and trails to offset the loss of forest that would occur when the University of North Carolina at Chapel Hill develops Carolina North.

This matter was received and filed.

3.07 Kaydin Brown Regarding Miss Teen Queen Chapel Hill and STEM Progress. [\[25-0262\]](#)

Miss Chapel Hill's Teen Kaydin Brown said that she would be competing for the title of Miss North Carolina in the fall. She thanked the Miss America Organization for the opportunity and described her plans for addressing inequity between men and women within the educational system.

This matter was received and filed.

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

4. Approve all Consent Agenda Items [\[25-0241\]](#)

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

5. Authorize the Sale of Personal Property by Public Auction [\[25-0242\]](#)

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

6. Approve the Council Naming Committee Recommendation to [\[25-0243\]](#)

Honor William Massengale at Peace and Justice Plaza.

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

7. Adopt Minutes from April 16, 2025 Meeting

[\[25-0244\]](#)

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

DISCUSSION

8. Open the Public Hearing: Recommended Budget for FY 2025-2026.

[\[25-0245\]](#)

Interim Town Manager Mary Jane Nirdlinger presented the recommended FY 2025-2026 Town Budget emphasizing key budget priorities: responding to the current environment, recruiting and retaining excellent employees, providing high quality core service to residents, stewardship of facilities, fleet, and infrastructure, and continuing the commitment to affordable housing, climate action, everywhere to everywhere greenways, and other strategic priorities.

Ms. Nirdlinger went on to detail the changes in the recommended budget, presented a table that showed tax increases affecting properties at various levels, trade-offs made, and the five-year outlook for the General Fund. She outlined the proposed FY 2026 budget schedule and provided a summary of key points.

Amy Lana DeMagistris and Scott Morrison, Chapel Hill residents, spoke about the unfair burden that increasing taxes would put on Chapel Hill homeowners.

Cathy Carr, representing the Orange/Chatham County Association of Realtors read a letter addressing the formidable notion of putting taxes on the backs of current homeowners.

Mary Tiger, Director of Community Relations at Orange Water and Sewer Authority (OWASA), described OWASA's program that provides water bill assistance to low-income customers.

Rachel Valentine, Executive Director at the Orange County Rape Crisis Center, said that federal funding for victims services had decreased despite an expected increase in need and encouraged the Town to increase the Human Services award budget.

Jennifer Morales, Basilice Mors, and Cleidi Ramirez, residents of Lakeview Mobile Home Park, and Elizabeth Godown, manager at Refugee Community Partnership requested that the Council retain the Language Access Coordinator position in the Town budget and provided examples of how

the current coordinator has supported their community.

Emily Powell, Community Outreach Manager with Chapel Hill Transit and Chair of the Employee Forum, spoke in support of the recommended budget.

Taylor Bugge, Library Experience Assistant and the Library and Community Arts and Culture representative on the Town's Employee Forum, spoke in support of the recommend budget discussing issues of employee burnout and high turnover due to reduced staffing and/or resources.

Darin Campbell, Chapel Hill resident, encouraged the Council to remember those who are unhoused and those who cannot afford to own a house.

George Barrett, Executive Director at the Marion Cheek Jackson Center and Co-Chair of Orange County Affordable Housing (AH) Coalition, pointed out that the Town's 2023 Affordable Housing Plan and Investment Strategy had committed to advancing affordable housing policies and investments over five years.

Jackie Jenks, Executive Director at the InterFaith Council and member of the Affordable Housing Coalition and the Orange County Partnership to End Homelessness, said that some people were being disproportionately affected by Orange County's tax revaluation and might even lose their homes as a result and stressed the need to mitigate that impact through ample property tax assistance.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council closed the public hearing to June 11, 2025. The motion carried by a unanimous vote.

9. Open the Hearing to Consider a Land Use Management Ordinance Text Amendment to Articles 3, 4, and 5 Regarding Amendments to Historic Rogers Road Neighborhood District

[\[25-0246\]](#)

Assistant Planning Director Judy Johnson introduced the public hearing on a Land Use Management Ordinance text amendment related to the Historic Rogers Road Neighborhood's Mixed Use Zone (HR-X) pointing out that the proposed amendment would make the entitlement process an administrative one that would not need to come before the Planning Commission or Council.

Ms. Johnson explained that the proposal involves adding new uses to the list of permitted uses, established a transition zone, and implementing buffer requirements.

The Council and Ms. Johnson discussed the appropriateness of a buffer

requirement. Council members asked about the 8-story height and discussed the potential need for setbacks with other, smaller buildings that adjoin public streets.

Reverend Robert Campbell commented on how the proposed text amendment would help the community to finalize a design for the Greene Tract.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council continued the Legislative Hearing to June 18, 2025. The motion carried by a unanimous vote.

10. Open a Legislative Hearing for a Conventional Rezoning Application at 1900 Purefoy Drive [\[25-0247\]](#)

Senior Planner Jacob Hunt presented a Conventional Rezoning Application for 1900 Purefoy Drive that would rezone the 107-acre Greene Tract to HR-X. He described the series of community-led efforts that had culminated in a shared vision for the area and pointed out that the current application would be the first for the HR-X district.

Mr. Hunt reviewed the background on zoning, provided the intent of housing and employment mixed-used, and the proposed changes. Mr. Hunt noted the rezoning would comply with all relevant aspects of the Town's Comprehensive Plan and its Future Land Use Map, and the Planning Commission had recommended approval.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 18, 2025. The motion carried by a unanimous vote.

11. Open the Hearing to Consider a Land Use Management Ordinance Text Amendment to Article 8 Related to Rules of the Boards and Commissions [\[25-0248\]](#)

Zoning Administrator Corey Liles presented a proposed Land Use Management Ordinance text amendment that would revise rules for the Planning Commission, Board of Adjustment, Historic District Commission, and Community Design Commission. The proposed changes would include:

- Each board would have seven members and four required for a quorum
- Votes will require a majority of members present, excluding vacant seats and conflicts of interest
- An alternative staff review process in case the Community Design Commission lacks enough appointed members

Mr. Liles reviewed the Town's recent history of board and commission vacancies and emphasized the need for all members to fulfill their responsibilities in the development review process highlight that

amending LUMO rules would offer consistency for all four boards, support more effective recruitment, lead to fewer meeting cancellations, and promote participation by individual members.

Mr. Liles reported that the Planning Commission had found the proposal to be consistent with the Comprehensive Plan but had recommended denial and explained that the recommendation to deny had been related to the individual needs and circumstances of boards, the opportunities for diverse representation, and a potential change in representation from the Town's Extraterritorial Jurisdiction (ETJ) and Joint Planning Area.

Mayor and Council inquired about recruitment efforts, the Town's interviewing process, engagement tools, and filling vacant ETJ seats with non-ETJ representatives.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 11, 2025. The motion carried by a unanimous vote.

12. Open a Legislative Hearing for a Conditional Zoning Application at 11 White Oak Drive [\[25-0249\]](#)

Senior Planner Charnika Harrell introduced Jessica Hardesty, a land planner representing McAdams. Ms. Hardesty presented a Conditional Zoning application from for a 12.6-acre, six-parcel site along White Oak Drive and Old Chapel Hill Road.

Ms. Hardesty showed the site's location in Subarea A, which called for multi-family, commercial and office development. It was currently zoned Residential-1 but was surrounded by projects that had been rezoned to Residential-6-Conditional Zoning District.

Ms. Hardesty outlined ZOM Living's plan for three, large, multi-family apartment buildings and another area that would be a combination of townhomes and multifamily units with most of parking in tabletop decks with a maximum ratio of 1.5 spaces per unit. She described two exterior and one interior courtyards and a large dog park on western side.

Traffic Engineer Nate Bouquin, also representing the applicant, presented the proposed zoning conditions, which include:

- Four- to five-story apartment buildings on the east side of White Oak Dr
- Apartment buildings and town homes on the west side of White Oak Dr
- 380 to 400 residential units, with 10% designated as affordable
- Trails along the steam corridor
- Preservation and relocation of a "historic" building on the site to a recreation area
- Majority deck parking

- Completion of Cowan Boulevard

Mr. Bouquin discussed the existing and proposed connectivity, potential right-of-way dedication, and feasibility concerns.

Ms. Hardesty addressed the consistency of the proposal with the Complete Communities Plan, highlighting how it aligns with: planning for the future and meeting housing needs, greenway and travel options, green strategies, and placemaking and public realm.

Senior Planner Charnika Harrell discussed the staff's recommendation to approve the application, contingent on a 30-foot right-of-way dedication for a future regional multimodal connection. She noted that the application supports the goals of a complete community, and the right-of-way dedication enhances connectivity in the area.

Ms. Harrell mentioned that extending Danziger Drive could further support the Complete Community goals by improving active transportation options and access to services and amenities. She provided context on conditional zoning, alignment with Complete Community considerations, and the Planning Commission's review of the proposal.

The Council, Ms. Hardesty, and staff discussed the proposed buffer between the parking deck and a multi-family building at Chapel Hill Crossing, along with other anticipated road changes in the area, emphasizing the importance of preserving the right-of-way.

Chapel Hill residents Chuck Berlin, Ann Hartley, Adam Vane, Jessyka Glatz, Dottie Fiddleman, and Kathleen Smith shared their concerns about the project, focusing on the size of the development, the potential negative effects of construction on the neighborhood, and the expected increase in traffic on Old Chapel Hill Road.

The Mayor and Council urged the applicant to consult more with Brian Peterson about the building's design, thanked the applicant for preserving the Resource Conservation District, and recommended including more affordable units and providing better energy performance.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 18, 2025. The motion carried by a unanimous vote.

ADJOURNMENT

The meeting was adjourned at 9:53 p.m.