



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Final

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

Mayor Pam Hemminger
Mayor pro tem Karen Stegman
Council Member Jessica Anderson
Council Member Camille Berry
Council Member Tai Huynh

Council Member Paris Miller-Foushee
Council Member Michael Parker
Council Member Amy Ryan
Council Member Adam Searing

Wednesday, October 11, 2023

7:00 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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In-Person Meeting Notification

Changes in Meeting Material content

- We are trying something new this fall to make our Agenda packets clearer and easier to navigate. You'll notice streamlined reports and more hyperlinks to supporting documents.
- Staff presentations will be posted after the meeting, not as drafts in the packet, to allow more time to prepare high-quality presentations.
- We will also produce an "information items" packet periodically, to share items that don't require Council action, but are important to the Council and community. Those packets will be published on our website.

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 6:30 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: 9 - Mayor Pam Hemminger, Council Member Karen Stegman, Council Member Jessica Anderson, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Tai Huynh, Council Member Michael Parker, Council Member Amy Ryan, and Council Member Adam Searing

OTHER ATTENDEES

Town Manager Chris Blue, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, CIO & Technology Solutions Director Chris Butts, Planning Director Britany Waddell, Planning Manager Corey Liles, Planner II Charnika Harrell, Senior Planner Katherine Shor, Assistant Planning Director Judy Johnson, Fire Marshal Rob Pruitt, Police Officer Dave Schick, Library Director Susan Brown, Public Works Administrative Assistant Matt Glasgo, Supervisor-Payables/Payroll Sherry Cooper, Stormwater Analyst Allison Weakley, and Assistant Town Clerk Brenton Hodge.

OPENING

Mayor Hemminger called the meeting to order at 7:00 p.m. and reviewed the agenda. All Council Members were present.

0.01 Mayor Hemminger Remarks on Israel.

[\[23-0733\]](#)

Mayor Hemminger acknowledged a recent attack on Israel by Hamas, an Islamic resistance group based in Gaza. She said that Chapel Hill was standing with President Joe Biden and other world leaders in condemning that act of violence and with people across the globe in praying for peace.

0.02 Proclamation: Employee Appreciation Month.[\[23-0734\]](#)

Council Member Miller-Foushee read a proclamation that proclaimed October 2023 to be Employee Appreciation Month in Chapel Hill and urged everyone to recognize the contributions that Town employees make to creating a thriving community. She then posed for a photo with Stormwater Analyst Allison Weakley, Accounting Supervisor Sherry Cooper, Administrative Assistant Matt Glasgow and Library Director Susan Brown.

Mayor Hemminger expressed gratitude to all Town employees for their professionalism, dedication, dependability and caring. She extended special congratulations to Public Works Assistant Director Richard Terrell who had been named Employee of the Year.

0.03 Proclamation: National Cybersecurity Awareness Month.[\[23-0735\]](#)

Council Member Huynh, accompanied by CIO and Technology Solutions Director Chris Butts, read a proclamation that described the vital importance of cybersecurity in protecting the Town's information infrastructure. The proclamation stated that Chapel Hill and other municipalities and organizations were joining the US Department of Homeland Security in proclaiming October 2023 to be Cybersecurity Awareness Month. It urged residents to learn more about cybersecurity and to put that knowledge into practice in their homes, schools, workplaces and businesses.

0.04 Proclamation: National Pharmacists Month.[\[23-0736\]](#)

Council Member Parker read a proclamation that thanked pharmacists for the care and commitment they provide to the community. It pointed out that pharmacists' expertise on medicine therapy exceeded that of other healthcare providers. The proclamation declared October 2023 to be American Pharmacists Month in Chapel Hill and encouraged everyone to acknowledge the contributions that pharmacists and technicians make to patient care.

Mayor Hemminger said that she was proud to have the Eshelman School of Pharmacy at the University of North Carolina at Chapel Hill. In addition, she urged all residents to get flu shots and COVID boosters.

ANNOUNCEMENTS BY COUNCIL MEMBERS**0.05 Mayor Hemminger Regarding Festifall.**[\[23-0737\]](#)

Mayor Hemminger announced that Festifall 2023 would take place over the next three Saturday afternoons, from 1:00-6:00 p.m. at 140 West Franklin Street. There would be an afterparty at the Garden Spot until 8:00 p.m. as well, she said.

0.06 Mayor Hemminger Regarding 'Leave Your Leaves'.[\[23-0738\]](#)

Mayor Hemminger reminded residents that leaving leaves where they fall was beneficial for plants and wildlife. However, seasonal leaf collection would begin on October 23, 2023, for those who were not able to leave their leaves, she said.

0.07 Mayor Hemminger Regarding Upcoming Work Session.[\[23-0739\]](#)

Mayor Hemminger said that the next Council work session would be held at the Chapel Hill Public Library on October 18, 2023, at 7:00 p.m. That would be following a closed session, which would begin at 5:30 p.m., she said.

0.08 Council Member Miller-Foushee Regarding Empowerment Inc. and Groundbreaking for Peach Apartments.[\[23-0740\]](#)

Council Member Miller-Foushee congratulated EmPOWERment, Inc. on its upcoming groundbreaking for Peach Apartments. She hoped community members would attend the ceremony at 10:00 a.m. on October 17th at 107 Johnson Street, she said.

0.09 Council Member Miller-Foushee Regarding Community and Events in Israel.[\[23-0741\]](#)

Council Member Miller-Foushee commented on recent events in the Middle East and pointed out the importance of acknowledging all parties in the highly complex conflict. She encouraged everyone to honor the humanity of both Israelis and Palestinians.

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.

0.10 Kelven Hargraves Requests Resolution to Renaming of Northside Gym.[\[23-0742\]](#)

Kelven Hargraves, a Northside Action Group member, discussed the need

for compromise among the families who were involved in renaming the Northside Gym. His ancestors had been among Northside's original residents and his family wanted to have a voice in the decision, he said.

This item was received as presented.

0.11 Phillip Washington Requests Northside District be Recommended for Historic District.

[\[23-0743\]](#)

Phillip Washington, whose family had lived in Northside since the 1800s, pointed out how his mentor Fred Battle had devoted his life to the gym. That gymnasium should be named after Mr. Battle and Nate Davis and the Northside Neighborhood should become a historic district, he said.

This item was received as presented.

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

1. Approve all Consent Agenda Items.

[\[23-0719\]](#)

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

2. Approve the Proposed 2023-2024 Capital Fund Expenditures for Public Housing.

[\[23-0720\]](#)

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

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

3. Authorize the Town Manager to Contract for the Procurement of Transit Buses.

[\[23-0721\]](#)

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

4. Continue the Legislative Hearing for the Modification to the Residential-Special Standards Conditional Zoning District (R-SS-CZD) for Homestead Gardens Located at 2200 Homestead Road to November 15, 2023.

[\[23-0722\]](#)

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

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5. Call a Legislative Hearing to Consider a Land Use Management Ordinance Text Amendment Regarding Updates to Procedures for Special Use Permits and Concept Plans for November 15, 2023. [\[23-0723\]](#)

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

6. Amend the 2023 Council Calendar. [\[23-0724\]](#)

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

DISCUSSION

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.

7. Close the Legislative Hearing and Consider a Conditional Zoning Application for St. Paul Village at 1604 Purefoy Drive. [\[23-0725\]](#)

Planner II Charnika Harrell said there had been no changes to the St. Paul Village application since the September 15, 2023, Council hearing. She recommended that the Council close the legislative hearing and vote on Resolution 7 and Ordinance 2.

At Mayor Hemminger's request, supporters of the project stood, and she thanked them for coming. The Council unanimously approved the conditional zoning application and Mayor Hemminger commented on how the process had taken longer than everyone had hoped. The ultimate project was wonderful and would build community, she said.

A motion was made by Council Member Miller-Foushee, seconded by Council Member Huynh, that the Council closed the legislative hearing. The motion carried by a unanimous vote.

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

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

8. Open the Legislative Hearing for the Conditional Zoning [\[23-0726\]](#)

Application for Gateway at 19 E. Lakeview Drive.

Planning Director Britany Waddell showed the property's location on a map and explained how it would complement others that were being developed in the Parkline East area. Connectivity would be key, she said, and she described how the plan reflected the applicant's collaboration with Urban Designer Brian Peterson.

Applicant DR Bryan said that the project's name had recently been changed to Meridian Lakeview. He discussed the Town's request that four developers collaborate on a framework for the Parkline area. He also addressed Planning Commission comments about the project's lack of connections, excessive parking, and need for more trees and amenities.

Mr. Bryan described a 10-foot wide, multi-use path, greenway and sidewalks that would run throughout the project. He said that he would be requesting on-street parking that would be hidden in the rear. He described proposed street trees, buildings, greenspace, street network, and a pond. "Trees are in our DNA," he said, and he showed photos of his project at Southern Village, in which 11,000 trees had been planted over the last 25 years.

Planner Harrell said that the project did meet Complete Community goals and that staff recommended approval. She explained that the Planning Commission (PC) had found the plan to be consistent with the Town's Comprehensive Plan but had recommended denial due to issues regarding connectivity, streetscape design, tree canopy, and coordination with other projects in the area.

Ms. Harrell outlined the applicant's proposal for either of two affordable housing (AH) options: Option 1 -- 72 rental apartments and a land donation, if they do not receive low-income housing tax credit (LIHTC) funding; or, Option 2 -- 48 rentals and 24 for-sale townhomes. She recommended that the Council open the legislative hearing, receive comments, and continue the hearing to November 15, 2023.

In response to questions from Council Members, the applicant said that parking would never be more than 515 spaces (approximately 1.6 per unit) and described how internal pedestrian circulation would work.

The Council asked for more details about the PC's comments, and Ms. Waddell explained that there had been concerns about the amount of impervious surface and a feeling that the applicant could do more in some other areas. In response, Mr. Bryan explained that one of three other developers had pulled out just prior to the PC meeting, and that had eliminated a connection to Old Chapel Hill Road. He showed a proposed alternative that would use a 60-foot-wide right-of-way that the Town owned and had dedicated in 1925 but never developed.

In response to questions from Council Members about neighborhood retail opportunities, Senior Planner Corey Liles said that staff had not been so concerned about that because the site was located near Wegmans as well as other commercial uses. He also discussed the difficulty of establishing a required use but offered to look into that further.

Council Members asked about recreational amenities for children, and Mr. Bryan explained that the number of children in his existing communities was about 4 percent. Council Member Miller-Foushee commented, however, that more families with children might come if the amenities were there. The Council also asked about programming for greenspace and the applicant described the types of events and activities that currently take place at Southern Village.

The Council confirmed that the applicant was asking to reduce a 200-foot buffer between Interstate 40 and their property line. Council Members verified with staff that the Town's fire marshal had approved the proposed access and that a proposed 10-foot, multi-use trail would be paved. Nineteen EV charging stations were planned, with conduit for up to 275 EV-capable spaces, Mr. Bryan said.

Council Member Parker recommended that more thought be given to joining the projects green spaces to those in adjacent properties. Mayor Hemminger asked about connecting a trail to a neighboring project's wooded area, and Mr. Bryan said that doing so would make perfect sense. The Mayor also proposed tucking more parking under buildings in order to reduce impervious surface, and Mr. Bryan agreed to work with staff on that.

Chapel Hill resident Leah Groehler expressed concern about retention ponds not being sufficient to control stormwater. She also mentioned a current mosquito problem and asked if there was a plan to circulate retention pond water. She said that she worried about the amount of surface parking and thought that installing a roundabout would be important if traffic were to increase in the area.

Chapel Hill resident Judith DuVal described changes to the area over the 57 years that she had lived there. She asked the Council to approve the project and said that she wanted to see a good development there.

Chapel Hill resident Mimi Rieth requested that some of the old growth trees be preserved. She said that the plan had gone from 90 to 399 units over time and that the resulting amount of impervious surface could create problems such as urban heat islands, contaminated runoff, and fatal bird collisions.

The Council confirmed that the applicant had agreed to a 100-year stormwater plan and that underwater circulators would aerate the retention pond. Mayor Hemminger asked about a possible roundabout or

light at Lakeview/Old Chapel Hill Roads, and Ms. Waddell offered to discuss that with the NC Department of Transportation.

Council Members said they wanted less surface parking. They expressed a preference for the first AH option, and Mayor Hemminger said she would like to see some senior housing on the site. Several Council Members were skeptical of the project's ability to compete for LIHTC and said that there needed to be a better fallback plan.

Mr. Bryan pointed out that the project was located in Durham, which typically received about 40 percent of LIHTC allocations each year. He also said that the Taft Mills Group, which scores projects, believed that the project would compete well with other Durham projects. Council Member Ryan asked the applicant to have Mr. Mills send a letter to that effect to the Council.

Council Members said that they liked the pond as an amenity. Some suggested that the project include an inclusive playground. They asked for protective bike lanes within the site and commented on the lack of small, internal-facing, neighborhood retail. Council Member Berry asked staff to determine whether pop-up retail would be permitted under the current LUMO, and whether flex space in buildings could become commercial spaces under current or future LUMO rules.

Mayor Hemminger said she wanted some sort of a pathway connection to an adjacent wooded parcel. Council Members said they hoped some green areas would be combined when other sites were developed, and Council Member Ryan noted the need to address that during the Land Use Management Ordinance (LUMO) rewrite.

A motion was made by Council Member Anderson, seconded by Council Member Berry, that the Council continued the Legislative Hearing to November 15, 2023. The motion carried by a unanimous vote.

9. Open the Legislative Hearing: Conditional Zoning Application for Hillmont at 138 Stancell Drive.

[\[23-0727\]](#)

Adam Golden, representing Northwood Ravin, said that the current proposal for Hillmont was for a much lower density project than a previous one had been. That was partly due to the NC Department of Transportation's refusal to support an additional traffic signal on Highway NC 54 but also because a stream buffer bisecting the site made it a poor location for commercial development, he explained.

Mr. Golden said that a study had found a multi-family apartment community to be the highest and best use for the land. He gave a PowerPoint presentation that showed how the proposed layout would adhere to the Town's Complete Community goals. He showed locations

for both tuck-under and surface parking and discussed stream restoration plans. He indicated where buildings would be located in Blocks A, B and C and described how Block D would be a six-acre natural area that included a pond, open space, trails and other outdoor amenities.

Mr. Golden said that Northwood Ravin had been working closely with Urban Designer Peterson and with the developers of an adjacent project on coordinating the two to create a Complete Community. He showed an aerial rendering of the area and described how it would look and feel like a connected community with individual projects having their own character. He mentioned that there were complications on the south side of the property due to buffer agreements with some of those neighbors.

Jessica Hardesty, a planner with McAdams Company, outlined how Hillmont complied with the Town's Future Land Use Map, which she said called for exactly what rezoning to Residential 6 would allow. With regard to the Complete Community Framework, Hillmont would provide between 390-500 rental units in a mix of multi-family housing types, including townhomes and cottages, she said. She presented two affordable housing (AH) options: 36 units (based on 10 percent of 390 market rate units), with half being at 60 percent and half at 80 percent of the area median income (AMI); or 26 rental units at 60 percent of AMI.

Senior Planner Katherine Shor said that staff supported the project and that key related issues were outlined in the Council's packets. She said that the project offered many community benefits and was consistent with Complete Community goals 1 and 2 and somewhat consistent with goals 3 and 4. Both staff and the Planning Commission were recommending approval, she said. She proposed that the Council open the legislative hearing, receive and provide comments, and continue the hearing to November 15, 2023.

Council Member Ryan ascertained from Mr. Golden that rents would likely range from about \$1,500 to \$3,000. They discussed deed restrictions and Mr. Golden said that three buildings had been approved through private agreements with owners but that some limitations remained. She verified with him that Northwood Ravin was working on creating entitlements that would allow them to construct buildings on that land.

The Mayor and Council confirmed that the three-story buildings would have garages inside the first level and additional parking outside. They confirmed that the applicant would consider increasing the number of EV-ready spaces from 20 percent to whatever was needed and would be set up to meet any increased need over time.

Council Member Parker asked why the applicant had not proposed any commercial space, such as a coffee shop, and Mr. Golden explained that his project at Carraway Village had recently gotten its first tenant after four-five years of effort. He also pointed out that access to Hillmont

would be challenging, but Council Member Parker confirmed that there probably were places where mobile businesses, such as food trucks, could be set up.

In response to questions from the Council about Block D, Mr. Golden described a potential water component, trail system, open areas, possible bike trail, and a potential ball field or court. Ms. Shor pointed out that all active or passive recreation would need to be consistent with the Town's design manual and that the applicant would be working with staff on those decisions.

Council Member Searing proposed that the green space in Block D be open to the public and said that he thought the applicant's liability would be minimal.

In response to questions from Council Member Miller-Foushee, Mr. Golden explained that the AH proposal was for 10 percent because of lenders' and investors' standards. She verified that 10-11 percent of the units would be in the 500-600 square-foot range, about 35 percent would be 700 to 900 square feet, and about 44 percent would be 1,100 to 1,300 square feet. Five percent would be three-bedroom apartments in the 1,300-1,500 square-foot range and about 5 percent would be bigger townhomes and single-family units, Mr. Golden said.

Mayor Hemminger confirmed that Mr. Golden was looking at the possibility of 100-year stormwater plan. He pointed out, though, that the total site would have less than 50 percent impervious surface even though Town code allowed up to 70 percent.

Mayor Hemminger confirmed that the applicant expected to finish its section of a 10-foot greenway along NC 54 and Barbee Chapel Road frontages. She agreed with Council Member Searing's comments about providing public access to the property, she said. She also suggested that the applicant create a foot/bike path that would allow neighbors on Littlejohn Road to connect with Hillmont.

Council Member Berry confirmed with Mr. Golden that residents would connect with transit at the Friday Center and that walking through that area would be safe once the project was completed.

James Spivay, Finley Farm HOA board chair, expressed concerns about road safety and stormwater runoff. He pointed out that there was no public transit along East Barbee Chapel Road or in the Finley Forest community and said that Finley Forest needed a stop light for its one-way traffic even without Hillmont. He expressed support for 100-year stormwater management regulations, noting that his neighborhood had already spent "tens of thousands" on stormwater issues.

Bethany Bradford, a Finley Farm HOA board member, said that there were

no Chapel Hill Transit routes on Barbee Chapel Road, no bus stops on Finley Forrest Road, and no approved public walking paths to the Friday Center transit stop. She raised concerns about stormwater and also about road disruptions during construction. Increasing traffic along Barbee Chapel Road would disproportionately affect her community, she said, and she emphasized the need for a traffic light.

Evans Lodge, a Stancell Drive resident and bicyclist, told of finding an injured neighbor on Stancell Road, which was overwhelmed by people speeding on it when they come off NC 54. He characterized Stancell and Barbee Chapel Roads as the least safe for pedestrians that he had ever been on. He encouraged the Council to think about extending walkways for pedestrian safety along the entirety of Stancell Road and Barbee Chapel Road.

Jodi Flick, a Sherwood Forest resident, said that pulling out from Littlejohn Road onto NC 54 had become so dangerous that most people take Stancell Drive up to the light at Barbee Chapel Road instead. Stancell Drive had become a walkway for Downing Creek and Sherwood Forest residents, but developers now wanted to dump an additional 3,000 cars per day onto that 1/4-mile stretch, she said. Her neighborhood had worked successfully with three previous developers, who had heard and respected them, she said.

Gayle Roberts, a Sherwood Forest resident whose backyard would be the closest to the project's largest building and parking lot, asked the Council to require the developer to create a larger buffer and leave the existing trees for privacy reasons.

Henry Lister, a Sherwood Forest resident, said that he and his neighbors were not opposed to the project but were concerned about having only 20- to 30-foot buffers against Littlejohn Road. They were proposing that the applicant use the land between Stancell Road and NC 54 to create a safe bike and pedestrian path that would not require accessing Stancell Drive, he said.

Michael Skena, regional manager for Toll Brothers, expressed unequivocal support for the rezoning request. At the Town's urging, he had been working closely with the applicant to coordinate their adjacent projects in a way that would achieve Complete Community goals, he said.

Council Member Anderson left the meeting at 10:18 p.m.

At Mayor Hemminger's request, Mr. Golden clarified where the proposed 10-foot multi-use greenway path would run. She also confirmed the location of an existing crosswalk on Barbee Chapel Road and verified with Mr. Golden that there was no plan to have people cut through Finley Forest to get to the Friday Center transit stop. Mr. Golden said that he

had begun a dialogue with the Finley Forest HOA.

Council Member Berry stated that she was very concerned about pedestrian and bike safety and had voted against the Toll Brothers project because its residents would go through Finley Forest.

Council Member Ryan praised the housing mix. She and other Council Members said that Block D would provide a wonderful amenity and they agreed with Council Member Searing's recommendation to open it up to the public. The Council urged the applicant to achieve the 100-year storm standard, save mature trees where possible, and think about improving how the buildings were arranged. They recommended that the developer talk with Vision Zero staff about pedestrian safety issues and come back with a clear plan.

Mayor Hemminger said that Residential 6 zoning did not allow commercial retail within the property, according to the Town Attorney. However, day care would be allowed, and staff was researching whether pop-ups would be as well, she said. Council Member Parker proposed that staff look at the possibility of a text amendment that would allow providing retail in Residential 6. Council Member Berry suggested that the applicant explore having flex space that might be converted to commercial at a later time.

Council Member Searing proposed that the applicant consider dedicating its 1.5 additional acres of greenspace to the project. Doing so could increase buffers and setbacks to neighbors on Littlejohn Road and provide an even bigger green space, he pointed out. Mayor pro tem Stegman and other Council Members expressed support for that idea as well.

Council Member Searing said that he was concerned about pedestrian and bike safety along Stancell Drive and felt nervous about approving a large development that assumed people would walk all the way across that greenway to the bus stop. Traffic on Barbee Chapel Road concerned him as well, and agreement needed to be reached with Finley Forest residents, he said.

Council Members stressed the need for dedicated bike lanes within the site. They asked that the project be more family-friendly and include some explicit facilities for children. They wanted to see more AH, but if it had to be only 10 percent then they wanted the majority to be at 60 percent AMI with at least one of the cottages and townhomes included, they said.

Mr. Golden replied to comments about bike access by pointing out that there would be an eight-foot-wide path all the way from Stancell Drive to Block D and additional connections from Block D to Barbee Chapel Road.

A motion was made by Council Member Berry, seconded by Council Member Huynh, that the Council continued the Legislative Hearing to November 15, 2023. The motion carried by a unanimous vote.

APPOINTMENTS

10. Appointments to the Parks, Greenways and Recreation Commission. [\[23-0728\]](#)

The Council appointed Cathy (Holly) Burnham to the Parks, Greenways and Recreation Committee.

11. Appointments to the Transportation and Connectivity Advisory Board. [\[23-0729\]](#)

This matter was deferred.

ADJOURNMENT

The meeting was adjourned at 10:39 p.m.