



**Town Council**  
**Meeting Minutes - Draft**  
**September 24, 2025, 6:00 PM**  
**RM 110 | Council Chamber**

For interpretation or translation services, call 919-969-5105.	ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (ဥပမာ) ငြင်းငြင်စာတို ကိုဖုန်းခေါ်ပါ။	如需口头或书面翻 译服务，请拨打 919-969-5105。	လာတာကတိကျတဲ့မှတ် မှတ် လာတာကတိကျတဲ့အ တမ်းအတမ်းအတမ်း ဥပမာ-ငြင်းငြင်စာတို	Para servicios de interpretación o traducción, llame al 919 969-5105.
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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 L. Voorhees, Deputy Town Manager Loryn Clark, Town Attorney Ann  
Anderson, Strategic Communications and Marketing Executive Director Susan Brown, Planning  
Director Britany Waddell, Zoning Administrator Corey Liles, Long-Range Planning Manager Tas Lagoo,  
Transportation Planner Josh Mayo, Senior Planner Charnika Harrell, Business Management Director  
Amy Oland, Affordable Housing and Community Connections Director Sarah Viñas, Economic  
Development Director David Putnam, Economic Development Manager Sarah Potter, Police Officer  
Eric Harris, Fire Marshal Heather Robinson, Assistant Town Clerk Brenton Hodge, and Deputy Town  
Clerk Amy Harvey.

**OPENING**

Mayor Anderson called the meeting to order at 6:00 p.m. Council Member Nollert  
arrived at 6:08 p.m.

**ANNOUNCEMENTS BY COUNCIL MEMBERS**

**0.01 Mayor Anderson Regarding Employee Appreciation Month.**

Mayor Anderson recognized the upcoming Employee Appreciation Month.

**0.02 Mayor Anderson Regarding Recognition for Staff and**

**Community Members Who Helped with Tropical Storm Chantal.**

Mayor Anderson shared plans to honor staff and community members who  
assisted during Tropical Storm Chantal at the October 8, 2025 meeting.

**0.03 Mayor Anderson Regarding Artificial Light and Migrating Birds.**

Mayor Anderson reminded everyone on behalf of the Sustainability  
department to reduce nighttime lighting to protect migrating birds.

**0.04 Council Member Berry Regarding Hunger Action Month.**

Council Member Berry acknowledged Hunger Action Month and encouraged  
residents to support local food pantries such as Inter-Faith Council (IFC)  
and PORCH.

**PUBLIC COMMENTS AND PETITIONS**

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.

**0.05 Christopher Esposito Requests Assistance from Staff Regarding  
Briar Cliff Flooding from Tropical Storm Chantal.**

Christopher Esposito, representing residents of Briarcliff and Ridgefield  
Park, presented a petition requesting the town investigate the causes of  
flooding during Tropical Storm Chantal, particularly the impact of the  
Pinehurst Road bridge. Mr. Esposito asked for engineering analysis using  
FEMA flood models.

A motion was made by Mayor pro tem Ryan, seconded by Council  
Member Searing, that the Council received and filed the petitions to  
the Manager and Mayor. The motion carried by a unanimous vote.

**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 Council Member Berry, seconded by Council

Member Miller-Foushee, that the consent agenda be approved, including amendments to O-1 and the September 10 minutes. The motion carried by a unanimous vote.

1. [Chapel Hill Community Center Climbing Wall Reconstruction Contract](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
2. [Property Acquisition for the North-South Bus Rapid Transit \(NSBRT\)](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
3. [Amend Ordinances That Regulate Grievance Procedures For Probationary Employees](#)  
This ordinance was enacted as amended.
4. [Call a Hearing to Consider an Omnibus Land Use Management Ordinance Text Amendment](#)  
This resolution(s) and/or ordinance(s) was adopted and/or enacted.
5. [September 10, 2025 Meeting Minutes](#)  
The minutes were approved as amended.

## 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.

6. [Open a Legislative Hearing for a Conditional Zoning Application at 860 Weaver Dairy Road](#)  
Long-Range Planning Manager Tas Lagoo introduced Ernie Brown, the applicant for the project.  
  
Mr. Brown presented a revised plan for a mixed-use development including 350-575 multi-family units, 100-135 townhomes, central green space and multi-use path, and 10% of affordable rental units at 80% affordable median income (AMI) and 15% for-sale units. Mr. Brown emphasized stormwater management strategies, including four stormwater ponds, and 100-year storm retention, and highlighted connectivity to transit and greenways.

Mr. Lagoo outlined the process, project summary, complete community considerations, and planning commission recommendations.

Council members raised concerns about stormwater runoff and downstream flooding, particularly in the greenway portion of the site, the need for a traffic light and pedestrian safety improvements, tree canopy loss and the adequacy of buffers between the development and adjacent neighborhoods, air and noise pollution due to proximity to I-40, and lack of outreach to nearby homeowner associations (HOA), particularly Weatherstone. Council members also advocated for smaller, more affordable units, unbundled parking, and equitable access to amenities.

Wes McMann summarized Planning Commission comments regarding stormwater, traffic, and parking.

Members of the public from Coventry, Lake Forest, and Cedar Hills communities provided public comment: Luis Rodrigues, Jim Protsman, Albert Howlett, Bob Berndt, Hank Elkins, Chris Berndt, Scott Burroughs, Linda Ide, Bruce Runberg, Charles Henage, Mike Gilliam, Lois Howlett, Brian Grimwood, and Marianne Ratcliffe.

Community members expressed concerns regarding stormwater and flooding, environmental impact, health and safety, equity and engagement, and design concerns.

Council members further discussed a detailed stormwater impact analysis, consideration of removing or redesigning the greenway, outreach to Weatherstone and other neighbors, tree protection and construction management, and revisions to parking and housing mix.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to October 22, 2025. The motion carried by a unanimous vote.

7. [Open a Legislative Hearing for a Conditional Zoning Application at 115 Chapel Point Road](#)  
Senior Planner Charnika Harrell introduced Dan Jewell, the applicant for the project.  
  
Mr. Jewell provided the history and overview of the site, and proposed 170 units, including 10% apartments at 60-80% affordable media income (AMI). Mr. Jewell highlighted the increased density of the revised plan by removing single-family homes and included a central gathering space, and improved stormwater management.

Ms. Harrell outlined staff recommendations, project summary, procedural context, complete community considerations, and Planning Commission

recommendation.

Council members expressed support for the project's alignment with complete community goals and its proximity to transit. They requested the applicant consider placing a conservation easement on the undeveloped northern portion of the site.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council continued the Legislative Hearing to October 22, 2025. The motion carried by a unanimous vote.

**8. [Open a Legislative Hearing for a Conditional Zoning Application at 5640 Old Chapel Hill Road](#)**

Planner II Josh Mayo introduced the Ernie Brown, the applicant for the project.

Mr. Brown, presented a proposed 76-unit townhome development with 15% affordable housing, split between 65% and 80% affordable median income, pedestrian connection to adjacent developments, and requested reduced tree canopy from 30% required to 20%.

Mr. Mayo described the project summary, staff recommendations, the conditional zoning process, complete community considerations, and Planning Commission recommendations.

Council members expressed concerns about the impact of retaining walls on neighboring properties and tree roots, parking calculations and potential double-counting, and the need to maintain 30% tree canopy.

A motion was made by Council Member Sharp, seconded by Council Member Berry, that the Council continued the Legislative Hearing to November 12, 2025. The motion carried by a unanimous vote.

**9. [A Resolution to Authorize the Town Manager to Enter the Town into Opioid Settlement Agreements.](#)**

Town Attorney Ann Anderson read the following resolution:

BE IT RESOLVED that the Town of Chapel Hill Town Council hereby authorizes the Town Manager or Town Attorney to execute, on behalf of the Town, the necessary documents to enter into opioid settlement agreements with the Secondary Opioid Manufacturer Defendants, to execute the Supplemental Agreement for Additional Funds-3, and to approve the bankruptcy plan and settlement agreements relating to Purdue Pharma, L.P. and the Sackler family, and to provide such documents to Rubris, the Implementation Administrator, subject to a pre-audit certificate by the Town's Finance Officer, if applicable, and approval as to form and legality by the Town's Attorney.

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

**CLOSED SESSION (AS NEEDED)**

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council entered into closed session as authorized by General Statute Sections 143-318.11(a) 3, 143-318.11(a) 6, and 143-318.11(a) 5. The motion carried by a unanimous vote.

**RETURN TO OPEN SESSION**

A motion was made by Council Member Sharp, seconded by Council Member Nollert, that the Council appointed James Baker as Interim Town Attorney and authorized Town Manager Voorhees to execute the contract. The motion carried by a unanimous vote.

**ADJOURNMENT**

Council recessed the meeting at 9:09 p.m. to enter into Closed Session and adjourned the meeting following the conclusion of Closed Session at 10:47 p.m.