



Town Council
Meeting Agenda
May 20, 2026, 6:00 PM
RM 110 | Council Chamber

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉ ၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

如需口头或书面翻译服务，请拨打 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.chapelhillnc.gov/Welcome-to-a-Council-meeting>

ROLL CALL

OPENING

1. Proclamation: National Public Works Week
2. Proclamation: Affordable Housing Month
3. Proclamation: Historic Preservation Month

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.

4. 2026-2027 HOME Investment Partnerships Program Annual Plan.

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

- Loryn Clark, Deputy Town Manager, Interim Director, Housing and Community Development Department
- Emily Holt, Assistant Director, HCD Department
- Melissa Peters, Funding Programs Coordinator, HCD Department

STAFF RECOMMENDATION*

Staff recommends that the Council adopt R-1 approving the 2026-2027 spending plan recommended by the Collaborative for the use of \$394,762.81 in 2025-2026 Orange County HOME Program funds.

ATTACHMENTS:

[Resolution Approving the 2026-2027 HOME Program Plan](#)
[2026-2027 HOME Program Annual Plan Summary of Activities](#)

5. Past Work Session 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 29, 2012 Work Session Minutes](#)
[November 6, 2013 Work Session Minutes](#)
[January 6, 2014 Work Session Minutes](#)
[March 6, 2014 Work Session Minutes](#)
[May 8, 2014 Legislative Breakfast Minutes](#)

6. 2025 Closed Session Minutes**RESPONSIBLE STAFF, TITLE, DEPARTMENT***

Brittney Hunt, Town Clerk, Town Clerk's Office

STAFF RECOMMENDATION*

Staff recommends that Council approve the following Closed Session minutes:

- April 14, 2025
- April 24, 2025
- May 16, 2025
- May 22, 2025
- June 11, 2025
- June 20, 2025
- September 3, 2025
- September 10, 2025
- September 24, 2025
- November 17, 2025
- November 19, 2025
- December 10, 2025

7. April 29 and May 6, 2026 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:

[April 29, 2026 Regular Meeting Minutes](#)
[May 6, 2026 Regular Meeting Minutes](#)

DISCUSSION

8. Open the Public Hearing on the FY 2026-27 Recommended Budget

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Ted Voorhees, Town Manager, Town Manager's Office
Amy Oland, Director, Business Management Department

STAFF RECOMMENDATION*

Staff recommends that Council open the public hearing, receive comments from the public, motion to close the public hearing, and consider enacting the budget ordinance on June 10, 2026.

9. Climate Action Plan Update.

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Mary Jane Nirdlinger, Deputy Town Manager
John Richardson, Community Sustainability Manager
Brennan Bouma, Sustainability Program Analyst

STAFF RECOMMENDATION

Staff recommends that Council receive the attached presentation and provide guidance about their priorities for the five-year update of the Town's [Climate Action and Response Plan](https://online.flippingbook.com/view/857144275/) [<https://online.flippingbook.com/view/857144275/>](https://online.flippingbook.com/view/857144275/).

ATTACHMENTS:

[Draft Staff Presentation](#)

10. Public Hearing: Project Stark Tower Incentive Agreement

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

David Putnam, Director, Economic Development Department

STAFF RECOMMENDATION*

Staff recommends that Council adopt the resolution authorizing the Town Manager to sign the {PROJECT STARK TOWER} Incentive Agreement.

ATTACHMENTS:

[Resolution](#)

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.

11. Conditional Zoning Modification Application for 11 White Oak Drive

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Charnika Harrell, Senior Planner, Planning Department

STAFF RECOMMENDATION*

Open the hearing, receive public comment, provide feedback on the application, close the hearing, and consider action.
Staff recommend approval of the application, subject to the conditions in Ordinance A.

ATTACHMENTS:

[Resolution A - Consistency and Reasonableness](#)

[Ordinance A - Approving the Application](#)

[Draft Applicant Presentation](#)

[Applicant's Requested Modifications to Regulations](#)

[Other Applicant Materials](#)

[Staff Report](#)

[Planning Commission Recommendation](#)

[Linked Materials from the Legislative Hearing for 11 White Oak Drive's Conditional Zoning Application on May 21, 2025](#)

[Draft Staff Presentation](#)

APPOINTMENTS

12. Appointment(s) to the Community Design Commission

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Brittney Hunt, Town Clerk, Town Clerk's Office

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

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

ATTACHMENTS:

[CDC Recommendation](#)

[CDC Applications](#)

[CDC Ballot](#)

CLOSED SESSION (AS NEEDED)

ADJOURNMENT