



# Town Council

## Meeting Agenda

September 24, 2025, 6:00 PM  
RM 110 | Council Chamber

For interpretation  
or translation  
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919-969-5105.

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Para servicios de  
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919 969-5105.

### 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

### OPENING

### ANNOUNCEMENTS BY COUNCIL MEMBERS

### 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.

### 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.

#### 1. Chapel Hill Community Center Climbing Wall Reconstruction Contract

##### RESPONSIBLE STAFF, TITLE, DEPARTMENT

Atuya Cornwell, Director, Parks and Recreation Department  
Kevin Robinson, Senior Manager of Planning and Park Operations, Parks and Recreation Department

##### STAFF RECOMMENDATION

Adopt the attached resolution establishing criteria for determining that the Design Build Method is

appropriate for this project and authorizing the Town Manager to negotiate and execute a contract utilizing the design build method for the climbing wall reconstruction project at Chapel Hill Community Center. Authorize the Town Manager to approve change orders as necessary, provided the contract cost remains within the budgeted amount.

**ATTACHMENTS:**

[sRESOLUTION](#)

## 2. Property Acquisition for the North-South Bus Rapid Transit (NSBRT)

**RESPONSIBLE STAFF, TITLE, DEPARTMENT\***

Katy Fontaine, Transit Development Manager, Transit Department

**STAFF RECOMMENDATION\***

Staff recommends approving the resolution authorizing property acquisition for the purposes of constructing the North-South Bus Rapid Transit (NSBRT).

**ATTACHMENTS:**

[RESOLUTION](#)

[NSBRT 60 pct Acquisition Schedule](#)

## 3. Amend Ordinances That Regulate Grievance Procedures For Probationary Employees

**RESPONSIBLE STAFF, TITLE, DEPARTMENT\***

Anita Badrock, Director, Human Resources Development Department

**STAFF RECOMMENDATION\***

Staff recommends that Council amend Sections 14-42, 14-99, 14-125, and 14-127 of the Town Ordinance.

**ATTACHMENTS:**

[Ordinance](#)

## 4. Call a Hearing to Consider an Omnibus Land Use Management Ordinance Text Amendment

**RESPONSIBLE STAFF, TITLE, DEPARTMENT\***

Tas Lagoo, Long-Range Planning Manager, Planning Department

**STAFF RECOMMENDATION\***

Adopt the resolution to call a legislative hearing on October 22, 2025, to consider text amendments regarding housing regulations, permitting and entitlement processes, sign regulations, parking requirements, and other miscellaneous improvements and a Town Code of Ordinances text amendment regarding residential driveways.

**ATTACHMENTS:**

[LUMO Text Amendment Resolution to Call the Hearing](#)

## 5. September 10, 2025 Meeting Minutes

**RESPONSIBLE STAFF, TITLE, DEPARTMENT**

Brittney Hunt, Town Clerk, Town Clerk's Office

**STAFF RECOMMENDATION**

Approve the attached summary minutes of past meetings.

**ATTACHMENTS:**

[September 10, 2025 Regular Meeting Draft Minutes](#)

**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](#)**

**RESPONSIBLE STAFF, TITLE, DEPARTMENT\***

Tas Lagoo, Long-Range Planning Manager, Planning Department

**STAFF RECOMMENDATION\***

Open the hearing, receive public comment, provide feedback on the application, and continue the hearing to October 22, 2025.

Staff recommend that Council approve the project and the requested modifications to regulations.

**ATTACHMENTS:**

[Applicant's Draft Presentation](#)

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

[District-Specific Plan](#)

[Other Applicant Materials \(low resolution\)](#)

[Staff Report](#)

[Planning Commission Comments](#)

[Urban Design Assessment](#)

[Traffic Impact Analysis](#)

[Draft Staff Presentation](#)

[Resolution A - Consistency and Reasonableness](#)

[Ordinance A - Approving the Application](#)

**7.     [Open a Legislative Hearing for a Conditional Zoning Application at 115 Chapel Point Road](#)**

**RESPONSIBLE STAFF, TITLE, DEPARTMENT\***

Charnika Harrell, Senior Planner, Planning Department

**STAFF RECOMMENDATION\***

Open the hearing, receive public comment, provide feedback on the application, and continue the hearing to October 22, 2025.

Staff recommend that Council approve the project and the requested modifications to regulations.

**ATTACHMENTS:**

[Applicant's Draft Presentation](#)  
[Applicant's Requested Modifications to Regulations and Statements](#)  
[District-Specific Plan](#)  
[Other Applicant Materials](#)  
[Staff Report](#)  
[Planning Commission Recommendation](#)  
[Urban Design Assessment](#)  
[Traffic Impact Analysis Executive Summary](#)  
[Staff's Draft Presentation](#)  
[Resolution A - Consistency and Reasonableness](#)  
[Ordinance A - Approving the Application](#)

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

### **RESPONSIBLE STAFF, TITLE, DEPARTMENT**

Josh Mayo, Planner II, Planning Department

### **STAFF RECOMMENDATION**

Open the legislative hearing, receive public comment, provide feedback on the application, and continue the hearing to October 8th, 2025.

### **ATTACHMENTS:**

[01. Applicant's Draft Presentation](#)  
[02. Applicant's Requested Modifications to Regulations and Statements \(1\)](#)  
[03. District Specific Plan](#)  
[04. Other Applicant Materials](#)  
[05. East Lakeview Staff Report](#)  
[06. Planning Commission Recommendation](#)  
[07. Urban Design Assessment](#)  
[08. Transportation Impact Analysis Executive Summary](#)  
[09. Draft Staff Presentation](#)  
[10. East Lakeview Resolution A](#)  
[11. East Lakeview Ordinance](#)

## **CLOSED SESSION (AS NEEDED)**

## **ADJOURNMENT**