



Town Council

Meeting Minutes - Final
January 21, 2026, 6:00 PM
RM 110 | Council Chamber

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

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Para servicios de interpretación o traducción, llame al 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

Present: 9 - Mayor Jessica Anderson, Mayor pro tem Camille Berry, Council Member Wesley McMahon, Council Member Melissa McCullough, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Louie Rivers, Council Member Amy Ryan, and Council Member Elizabeth Sharp

OTHER ATTENDEES

Town Manager Theodore Voorhees, Deputy Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Interim Town Attorney James Baker, Executive Director for Strategic Communications and Marketing Susan Brown, Planning Director Britany Waddell, Zoning Administrator Corey Liles, Long-Range Planning Manager Tas Lagoo, Affordable Housing Manager Emily Holt, Funding Programs Coordinator Melissa Peters, Police Officer Shane Osborne, Fire Marshal Tony Massey, Assistant Town Clerk Brenton Hodge, and Deputy Town Clerk Amy Harvey.

OPENING

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

1. Proclamation: Mentor Month

[26-0010]

Council proclaimed January 2026 as Mentor Month in the Town of Chapel Hill. Mayor pro tem Berry invited representatives Lorie Clark from the Blue Ribbon Mentor-Advocate program, Jeff Dooley from Big Brothers, Big Sisters of the Triangle, and Nicole Hunter Moore from Volunteers for Youth to the podium for the proclamation and a group photo. The proclamation emphasized the importance of mentoring in supporting both youth and adults, encouraged community involvement, and recognized the

contributions of local programs.

ANNOUNCEMENTS BY COUNCIL MEMBERS

1.01 Mayor Anderson Regarding Winter Weather this Weekend. [26-0020]

Mayor Anderson discussed winter-weather preparedness resources and encouraged residents to sign up for emergency alerts.

1.02 Mayor Anderson Regarding the People's Academy. [26-0021]

Mayor Anderson noted that registration for Chapel Hill's People's Academy is now open. The program begins on March 3, 2026, and will be offered in both English and Spanish.

1.03 Mayor Anderson Regarding the new Town Attorney, Nick Yates. [26-0022]

Mayor Anderson shared the appointment of the new Town Attorney, Nick Yates.

1.04 Mayor Anderson Regarding National Holocaust Remembrance Day. [26-0023]

Mayor Anderson announced a public program honoring International Holocaust Remembrance Day on January 27, 2026 at the library.

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.

1.05 Rose Baragwanath Regarding the Glen Lennox Development. [26-0024]

Rose Baragwanath and Tim Crothers expressed concerns regarding the Glen Lennox development proposal including potential tree loss and neighborhood impacts.

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 Ryan, seconded by Mayor pro tem Berry, to approve the amended Consent Agenda including:

R-2.1 adopt the Town Attorney's Employment Contract
 R-2.2 continue the 860 Weaver Dairy Road Conditional Zoning Hearing
 R-2.4 authorization of purchase for six Rectangular Rapid Flashing Beacons for MLK Jr Blvd and Estes Drive. The motion carried by a unanimous vote.

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| 2. | Donate Equipment to Chatham Community Library | [26-0009] |
| | This resolution(s) and/or ordinance(s) was adopted and/or enacted. | |
| 3. | Valentine v. Town of Chapel Hill, 21-CVS-1314 Settlement Agreement | [26-0011] |
| | This resolution(s) and/or ordinance(s) was adopted and/or enacted. | |
| 4. | 2026 Council Liaisons Board and Committee Assignments Amendment | [26-0012] |
| | The liaison board and committee assignments amendment was approved. | |
| 5. | November 12 and 19, and December 3 and 10, 2025 Meeting Minutes | [26-0013] |
| | The minutes were approved. | |
| 5.1 | Town Attorney's Employment Contract | [26-0018] |
| | This resolution(s) and/or ordinance(s) was adopted and/or enacted. | |
| 5.2 | 860 Weaver Dairy Road Continued Legislative Hearing Date | [26-0016] |
| | This resolution(s) and/or ordinance(s) was adopted and/or enacted. | |
| 5.3 | Sole Source Contract to Purchase Six Rectangular Rapid Flashing Beacons (RRFBs) | [26-0019] |

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

DISCUSSION

6. [Public Hearing: 2025-26 Community Development Block Grant Program Plan Amendments](#)

[26-0014]

Funding Programs Coordinator Melissa Peters provided an overview of the proposed amendments. She explained the Department of Housing and Urban Development (HUD) requires updates to plans when funding allocations change and mandates a public hearing for substantial amendments. She outlined the Town's objectives for CDBG funding, reviewed priorities in the Five-Year Consolidated Plan and the Annual Action Plan, and described circumstances under which staff recommend changes to the funding plan.

Ms. Peters discussed staff proposal of reallocating \$253,229 to current 2025-26 program year activities and neighborhood revitalization funding. She also noted the 30-day public comment period opened on December 22, 2025, and will close on January 22, 2026.

Council Member Ryan requested clarification on moving Hope renovations to local funding. Affordable Housing Manager Emily Holt explained that the project would be supported through the Town's Affordable Housing funding program, with the Town Manager authorized to approve up to \$100,000 for specific purposes, allowing for more strategic use of CDBG resources.

A motion was made by Council Member Ryan, seconded by Council Member McCullough, that the Council close the public hearing. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

A motion was made by Council Member Ryan, seconded by Council Member Nollert, that the Council adopted R-2.3. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

7. Omnibus Text Amendment to the Chapel Hill Land Use Management Ordinance and Town Code

[26-0015]

Long-Range Planning Manager Tas Lagoo presented an overview of the omnibus text amendment package, noting that it follows public hearings held on October 22 and November 19, 2025, as well as a Work Session on January 7, 2026. He explained that the package includes changes to both development processes and development standards, and clarified the ordinance before Council reflects the original staff proposal. Mr. Lagoo also reminded Council that a separate document containing the amendments discussed during the January 7th Work Session was provided for reference.

Council Member Ryan expressed support for the omnibus amendments as a step toward achieving Complete Community goals, including more diverse housing options, better land use connectivity, and environmental protections. Council Member Ryan also noted concern about allowing 5,000-square-foot duplexes, cautioning that such provisions could encourage construction of larger, less affordable homes.

A motion was made by Mayor pro tem Berry, seconded by Council Member Miller-Foushee, that the Council close the public hearing. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

A motion was made by Council Member Ryan, seconded by Mayor pro tem Berry, that the Council adopt R-3. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

A motion was made by Council Member Ryan, seconded by Council Member McCullough, that the Council approve a motion to amend O-1 according to staff provided January 7 summary document. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

A motion was made by Council Member McCullough, seconded by Mayor pro tem Berry, that the Council enact O-1 as amended. The motion carried by a unanimous vote.

Aye: 9 - Mayor Anderson, Mayor pro tem Berry, Council Member McMahan, Council Member McCullough, Council Member Miller-Foushee, Council Member Nollert, Council Member Rivers, Council Member Ryan, and Council Member Sharp

ADJOURNMENT

The meeting adjourned at 9:40 p.m.