



TOWN OF CHAPEL HILL

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

Town Council

Meeting Minutes - Final

Mayor Jessica Anderson
Mayor pro tem Amy Ryan
Council Member Camille Berry
Council Member Melissa McCullough
Council Member Paris Miller-Foushee

Council Member Theodore Nollert
Council Member Adam Searing
Council Member Elizabeth Sharp
Council Member Karen Stegman

Wednesday, May 21, 2025

6:00 PM

RM 110 | Council Chamber

Language Access Statement

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

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

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如需口头或
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务，请拨打
919-969-5105.

In-Person Meeting Notification

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 5:30 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

Mayor Anderson called the meeting to order at 6:00 p.m.

Present: 9 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Adam Searing, Council Member Karen Stegman, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp

OTHER ATTENDEES

Interim Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Town Clerk Brittney Hunt, Executive Director for Strategic Communications and Marketing Susan Brown, Business Management Director Amy Oland, Assistant Business Management Director Matthew Brinkley, Public Works Director Lance Norris, Planning Director Britany Waddell, Assistant Planning Director Judy Johnson, Zoning Administrator Corey Liles, Senior Planner Jacob Hunt, Senior Planner Charnika Harrell, Manager's Office Intern Josie Zakrzewski, Planner II Joshua Mayo, Community Connections Manager Rebecca Buzzard, Administrative Services Coordinator Abbey Foucart, Community Outreach Manager Emily Powell, Library Experience Assistant Taylor Bugge, Fire Marshal Chris Covington, Police Officer John Wagner, and Town Clerk Brittney Hunt.

OPENING

1. Honor William Massengale for His Peace and Justice Work in Our Community [\[25-0238\]](#)
2. Proclamation: National Public Works Week [\[25-0239\]](#)
3. Proclamation: Heat Awareness Week [\[25-0240\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

Mayor Anderson announced Memorial Day events, Public Input Meeting, Pride Month in June and events and next meeting.

3.01 Mayor Anderson Regarding Memorial Day Events. [\[25-0256\]](#)

3.02 Mayor Anderson Regarding Morgan Creek Trail West Expansion Public Input Meeting. [\[25-0257\]](#)

3.03 Mayor Anderson Regarding the Pride Promenade. [\[25-0258\]](#)

3.04 Mayor Anderson Regarding Next Week's Work Session. [\[25-0259\]](#)

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.

Salima Smith was called to speak

Abel Hastings was called to speak

Kaydin Brown was called to speak

3.05 Salima Smith Regarding Housing Issues. [\[25-0260\]](#)

This matter was received and filed.

3.06 Abel Hastings Regarding Carolina North Park Updates. [\[25-0261\]](#)

This matter was received and filed.

3.07 Kaydin Brown Regarding Miss Teen Queen Chapel Hill and STEM Progress. [\[25-0262\]](#)

This matter was received and filed.

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 Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that R-1 be adopted, which approved the Consent Agenda. The motion carried by a unanimous vote.

4. Approve all Consent Agenda Items [\[25-0241\]](#)

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

5. Authorize the Sale of Personal Property by Public Auction [\[25-0242\]](#)

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

6. Approve the Council Naming Committee Recommendation to Honor William Massengale at Peace and Justice Plaza. [\[25-0243\]](#)

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

7. Adopt Minutes from April 16, 2025 Meeting [\[25-0244\]](#)

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

DISCUSSION

8. Open the Public Hearing: Recommended Budget for FY 2025-2026. [\[25-0245\]](#)

Interim Town Manager presented the Recommended Budget for FY 2025-2026, emphasizing key budget priorities, notable highlights, and a detailed breakdown of the revenue-neutral budget plus an additional 5.8 cents. She also explained how the 5.8 cents over revenue neutral would affect taxpayers, general fund revenues, and enterprise funds.

Ms. Nirdlinger went on to detail the changes in the recommended budget, the trade-offs made, and the five-year outlook for the general fund.

Ms. Nirdlinger outlined the proposed FY2026 schedule and provided a summary of the key points.

Amy Lana DeMagistris was called to speak

Scott Morrison was called to speak

Cathy Carr was called to speak

Mary Tiger was called to speak

Rachel Valentine was called to speak

Jennifer Morales was called to speak

Emily Powell was called to speak

Taylor Bugge was called to speak

Elizabeth Godown was called to speak

Basilice Mors was called to speak

Cleidi Ramirez was called to speak

Darin Campbell was called to speak

George Barrett was called to speak

Jackie Jenks was called to speak

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council closed the public hearing to June 11, 2025.

The motion carried by a unanimous vote.

9. Open the Hearing to Consider a Land Use Management Ordinance Text Amendment to Articles 3, 4, and 5 Regarding Amendments to Historic Rogers Road Neighborhood District

[\[25-0246\]](#)

Council recessed at 7:35 p.m, resumed at 7:37 p.m.

Assistant Planning Director Judy Johnson introduced the public hearing on a Land Use Management Ordinance text amendment, discussing the recommended action and providing a summary of the proposal.

Ms. Johnson explained that the proposal involves adding new uses to the list of permitted uses, establishing a transition zone, and implementing buffer requirements.

CONFUSED on the Resolution and Ordinance (They did not vote on this) - ...Motion to continue the public hearing to June 18. Moved by MPT Ryan, Seconded by CM Berry.

Robert Campbell was called to speak

Back up to 7:56pm

A motion was made by Mayor pro tem Ryan, seconded by Council Member Berry, that the Council continued the Legislative Hearing to June 18, 2025.

The motion carried by a unanimous vote.

10. Open a Legislative Hearing for a Conventional Rezoning Application at 1900 Purefoy Drive

[\[25-0247\]](#)

Senior Planner Jacob Hunt presented a Conventional Rezoning Application at 1900 Purefoy Drive.

Mr. Hunt reviewed the background on zoning, provided the intent of housing and employment mixed-use, and the proposed changes.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 18, 2025. The motion carried by a unanimous vote.

- 11.** Open the Hearing to Consider a Land Use Management Ordinance Text Amendment to Article 8 Related to Rules of the Boards and Commissions [\[25-0248\]](#)

Zoning Administrator Corey Liles presented the proposed LUMO text amendment for the Rules of the Boards and Commissions.

Mr. Liles outlined that the boards included in the proposal are the Planning Commission, Board of Adjustment, Historic District Commission, and Community Design Commission. The proposed changes include:

Each board will have 7 members.

A quorum will require 4 members.

Votes will require a majority of members present, excluding vacant seats and conflicts of interest.

An alternative staff review process in case the Community Design Commission lacks enough appointed members.

Mr. Liles provided background on the challenges related to vacancies, the reasons for proposing these revisions, and what is not being proposed.

Mr. Liles He presented an assessment of the current Boards and Commissions and a review of the Planning Commission.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 11, 2025. The motion carried by a unanimous vote.

- 12.** Open a Legislative Hearing for a Conditional Zoning Application at 11 White Oak Drive [\[25-0249\]](#)

Senior Planner Charnika Harrell introduced Land Planner Jessica Hardesty, who was representing the applicant.

Ms. Hardesty presented an overview of the site, which consists of 6 parcels along N. White Oak Drive and Old Chapel Hill Road, totaling 12.62 acres of existing single-family and vacant properties. She covered the current zoning, future land use, and zoning context.

Traffic Engineer Nate Bouquin, also representing the applicant, presented the proposed zoning conditions, which include:

Four to five-story apartment buildings on the east side of White Oak Drive.

Apartment buildings and townhomes on the west side of White Oak Drive. 380-400 residential units, with 10% designated as affordable.

A multi-use path on N. White Oak Drive.

Trails along the stream corridor.
Preservation and relocation of a "historic" building on the site to a recreation area.
Majority deck parking.
Completion of Cowan Boulevard.
Mr. Bouquin discussed the existing and proposed connectivity, potential right-of-way dedication, and feasibility concerns.

Ms. Hardesty addressed the consistency of the proposal with the Complete Communities Plan, highlighting how it aligns with:

Planning for the Future and Meeting Housing Needs
Greenway and Travel Options
Green Strategies
Placemaking and Public Realm

Ms. Harrell discussed the staff's recommendation to approve the application, contingent on a 30-foot right-of-way dedication for a future regional multimodal connection. She noted that the application supports the goals of a complete community, and the right-of-way dedication enhances connectivity in the area.

Ms. Harrell also mentioned that extending Danziger Drive could further support the complete community goals by improving active transportation options and access to services and amenities. She provided context on conditional zoning, alignment with complete community considerations, and the Planning Commission's review of the proposal. The applicant and staff answered questions from Council.

Chuck Berlin was called to speak

Ann Hartley was called to speak

Adam Vane was called to speak

Dottie Fiddleman was called to speak

Kathleen Smith was called to speak

Jessyka Glatz was called to speak

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to June 18, 2025. The motion carried by a unanimous vote.

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS

