



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

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

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, June 18, 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.

如需口头或
书面翻译服
务，请拨打
919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၶ် ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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

OPENING

1. Proclamation: Honoring UNC Family Medicine

[\[25-0314\]](#)

ANNOUNCEMENTS BY COUNCIL MEMBERS

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.

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.

2. Approve all Consent Agenda Items

[\[25-0315\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

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

STAFF RECOMMENDATION

Staff recommends that Council adopt R-1 to approve routine items in a single action.

3. Approve the Submittal of the 2025-2029 Consolidated Plan for Housing and Community Development Programs in Orange County.

[\[25-0316\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sarah Osmer Viñas, Director, Affordable Housing and Community Connections (AHCC) Department

Emily Holt, Affordable Housing Manager, AHCC Department
Melissa Peters, Funding Programs Coordinator, AHCC Department

STAFF RECOMMENDATION*

Staff recommend that the Council adopt R-X authorizing the submittal of the 2025-2029 Consolidated Plan to the U.S. Department of Housing and Urban Development.

4. Approve the 2025-2026 HOME Investment Partnerships Program Annual Plan. [\[25-0317\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Sarah Osmer Viñas, Director, Affordable Housing and Community Connections (AHCC) Department
Emily Holt, Affordable Housing Manager, AHCC Department
Melissa Peters, Funding Programs Coordinator, AHCC Department

STAFF RECOMMENDATION*

Staff recommends that the Council adopt R-X approving the 2025-2026 spending plan recommended by the Collaborative for the use of \$375,939.67 in 2025-2026 Orange County HOME Program funds.

DISCUSSION

5. FY 2025-2026 Budget Adoption [\[25-0318\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Mary Jane Nirdlinger, Interim Town Manager

STAFF RECOMMENDATION*

Staff recommends that the Council enact the FY 2025-2026 Manager's Recommended budget as revised.

6. Close the Legislative Hearing and consider a Land Use Management Ordinance Text Amendment to Articles 3, 4, and 5 to modify the Historic Rogers Road Neighborhood District [\[25-0319\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Judy Johnson, Assistant Director, Planning Department

STAFF RECOMMENDATION*

The Town Manager recommends approval of the text amendment in Ordinance A.

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.

7. Close the Legislative Hearing for a Conventional Rezoning Application at 1900 Purefoy Drive [\[25-0320\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Jacob Hunt, Senior Planner, Planning Department

STAFF RECOMMENDATION

Receive public comment, close the hearing, approve Resolution A and Ordinance A

8. Close the Hearing and Consider Action on a Conditional Zoning Application for 11 White Oak Drive [\[25-0321\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

Charnika Harrell, Senior Planner, Planning Department

STAFF RECOMMENDATION*

The Town Manager recommends approval of the application, subject to the conditions in Ordinance A.

SPECIAL USE PERMIT(S)

Special Use Permit: The Application for a Special Use Permit is Quasi-Judicial. Persons wishing to speak are required to take an oath before providing factual evidence relevant to the proposed application.

Witnesses wishing to provide an opinion about technical or other specialized subjects should first establish that at the beginning of their testimony.

9. Convene an Evidentiary Hearing for a Special Use Permit Modification for 251 Friday Center Drive [\[25-0322\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT

Katherine Shor, Senior Planner, Planning Department

STAFF RECOMMENDATION

Staff finds that the project, subject to the stipulations in Resolution A, can comply with all regulations of the Land Use Management Ordinance. The Town recommends Council evaluate the requested special use permit under the applicable Finding(s) of Fact.

APPOINTMENTS

10. Appointment(s) to the Board of Adjustment [\[25-0323\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the one Town Resident and two Town Alternate seats on the Board of Adjustments (BOA). Staff recommends that Council review the recommendation and vote.

11. Appointment(s) to the Community Design Commission [\[25-0324\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the three empty seats and two seats ending on June 30, 2025 on the Community Design Commission (CDC). Staff recommends that Council review the recommendations and vote.

12. Appointment(s) to the Grievance Hearing Board [\[25-0325\]](#)

RESPONSIBLE STAFF, TITLE, DEPARTMENT*

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the four empty seats on the Grievance Hearing Board (GHB). Staff recommends that Council review the applications and vote. Staff also recommends council consider a special case to extend terms for members.

13. Appointment(s) to the Historic District Commission[**\[25-0326\]**](#)**RESPONSIBLE STAFF, TITLE, DEPARTMENT***

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill the two seats on the Historic District Commission (HDC). Staff recommends that Council review the recommendations and vote.

14. Appointment(s) to the Orange Water and Sewer Authority Board of Directors[**\[25-0327\]**](#)**RESPONSIBLE STAFF, TITLE, DEPARTMENT***

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

ACTION/DECISION POINTS, INCLUDING STAFF RECOMMENDATION*

Council must make appointments to fill two Town appointed seats for terms ending June 30, 2025

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