



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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 ကို ဖုန်းခေါ်ပါ။

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

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如需口头或
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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

Town Council

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June 18, 2025

- 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

- Present:** 7 - Mayor Jessica Anderson, Mayor pro tem Amy Ryan, Council Member Camille Berry, Council Member Paris Miller-Foushee, Council Member Theodore Nollert, Council Member Melissa McCullough, and Council Member Elizabeth Sharp
- Absent:** 2 - Council Member Adam Searing, and Council Member Karen Stegman

OTHER ATTENDEES

Interim Town Manager Mary Jane Nirdlinger, Deputy Town Manager Loryn Clark, Town Attorney Ann Anderson, Strategic Communications and Marketing Executive Director Susan Brown, Town Clerk Brittney Hunt, Planning Director Britany Waddell, Assistant Planning Director Judy Johnson, Business Management Director Amy Oland, Affordable Housing and Community Connections Director Sarah Viñas, Senior Planner Jacob Hunt, Senior Planner Charnika Harrell, Senior Planner Katherine Shor, Fire Marshal Tony Massey, Police Officer Gabe Shinn, Assistant Police Chief Paul Bell, Fire Chief Jay Mebane, Police Chief Celisa Lehew, Human Resources Department Director Anita Badrock, Business Management Assistant Director Matthew Brinkley, Parks and Recreation Director Atuya Cornwell, Director of Emergency Preparedness and Risk Management Kelly Drayton, Ombudsman Ross Tompkins, Public Works Director Lance Norris, Assistant Director of Affordable housing & community Connections Ryan Campbell, DEI Manager Shenekia Weeks, and Deputy Town Clerk Amy Harvey.

OPENING

Mayor Jessica Anderson called the meeting to order at 6 p.m. Council Members Stegman and Searing were absent, excused.

0.01 Mayor Anderson Regarding Recent Political Violence.

[\[25-0333\]](#)

Mayor Anderson expressed condolences to those affected by the recent incident in Minnesota, noting a disturbing escalation in threats amid weakening gun legislation in North Carolina. She joined a bipartisan group of mayors in calling for a renewed commitment to civility and respect, encouraging kindness and support for one another during this time.

1. Proclamation: Honoring UNC Family Medicine [\[25-0314\]](#)

Council Member Sharp read a proclamation of appreciation to UNC Family Medicine for collaborating with the Town's Employee Wellness Committee to integrate health and wellness into the Town's organizational culture. The Council also recognized Nurse Practitioner Liska Lackey's significant contributions to the Employee Health Clinic.

Adam Goldstein, M.D., representing UNC Family Medicine, spoke about the unique and successful partnership with the Town and about how wellness had expanded to include spiritual, mental and financial health.

ANNOUNCEMENTS BY COUNCIL MEMBERS

1.01 Mayor Anderson Regarding Parks Master Plan. [\[25-0334\]](#)

Mayor Anderson mentioned several opportunities at which the public would be able to participate and offer opinions regarding a town-wide Parks Master Plan.

1.02 Mayor Anderson Regarding Public Information Meeting on Light Bridge. [\[25-0335\]](#)

Mayor Anderson mentioned that a public information session would occur on June 24, 2025 at 5:30 p.m. regarding Light Bridge, a proposed day care center, and townhomes at 1165 Weaver Dairy Road.

1.03 Mayor Anderson Regarding Open Chapel Hill Day. [\[25-0336\]](#)

Mayor Anderson announced the first Open Chapel Hill Day on June 28, 2025 at various Town facilities and Orange Water and Sewer Authority (OWASA) treatment center.

1.04 Mayor Anderson Regarding Future Council Meeting. [\[25-0337\]](#)

Mayor Anderson announced a Regular meeting on June 25, 2025 at 6 p.m. located in the Town Hall Council Chamber.

1.05 Council Member Berry Regarding Juneteenth Celebrations with Carrboro. [\[25-0338\]](#)

Council Member Berry reminded everyone of the joint Chapel Hill and Carrboro Juneteenth celebration on June 19, 2025 from 4:00-8:00 p.m. at Carrboro Town Commons.

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.

1.06 Jennifer Leighton Regarding LUMO and New Developments. [\[25-0339\]](#)

Jennifer Leighton, a Littlejohn Road resident, spoke about problems related to tree removal at the Hillmont development behind her home.

1.07 Craig Nishimoto Regarding Tree Protection Ordinance. [\[25-0340\]](#)

Arborist Craig Nishimoto discussed the Town's tree protection ordinance violations that were harming rare and protected trees.

1.08 Mayor Anderson Calls For Special Meeting for Friday, June 20th at 8:30am in the 1st Floor Conference Room at 405 Martin Luther King Jr. Blvd. The purpose is to go into Closed Session to Discuss a Personnel Matter. [\[25-0341\]](#)

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.

2. Approve all Consent Agenda Items [\[25-0315\]](#)

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

3. Approve the Submittal of the 2025-2029 Consolidated Plan for Housing and Community Development Programs in Orange County. [\[25-0316\]](#)

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

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

Program Annual Plan.

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

DISCUSSION

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

Interim Town Manager Mary Jane Nirdlinger presented the final Manager's Recommended FY 2026 Budget, totaling \$164,112,486, with a proposed property tax rate of 50.0 cents. The budget includes a 5 percent pay increase for Town employees and \$1,517,000 for key Operating Budget focus areas. Ms. Nirdlinger reviewed the budget's underlying priorities and recent changes, recommending that the Council enact Ordinance-1 to establish the budget for the fiscal year starting July 1, 2025.

The Council and Ms. Nirdlinger discussed the ways in which the current recommendations differed from what the Council had previously seen.

Chapel Hill resident Neal Bench spoke in opposition of the proposed tax rate and asked the Council to look closer at potential cost reductions that could lower the tax increase.

A motion was made by Council Member Berry, seconded by Council Member Nollert, that the Council enact O-1. The motion carried by the following vote:

Aye: 5 - Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, Council Member McCullough, and Council Member Sharp

Nay: 2 - Mayor Anderson, and Mayor pro tem Ryan

Absent: 2 - Council Member Searing, and Council Member Stegman

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 [\[25-0319\]](#)

Assistant Planning Director Judy Johnson explained that the proposed Land Use Management Ordinance text amendment, which was related to the Historic Rogers Road Mixed-Use Zoning District, would simplify entitlement, expand allowed uses, create a transition zone, and clarify the buffer. She recommended that the Council close the public hearing and vote to adopt Resolution-4 and Ordinance-2.

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

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopt R-4. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, Council Member McCullough, and Council Member Sharp

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council enact O-2. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, Council Member McCullough, and Council Member Sharp

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 [\[25-0320\]](#)

Senior Planner Jacob Hunt presented a rezoning application for the Greene Tract at 1900 Purefoy Drive in the Historic Rogers Road area, displaying the location on a map. He recommended that the Council close the public hearing and adopt Resolution-6 and Ordinance-3.

Council Member Ryan confirmed with Mr. Hunt that the Town would retain ownership of the property post-rezoning, ensuring that any further developments would require the Town's approval. Assistant Planning Director Judy Johnson elaborated on the next steps, stating that the Town is under contract with the UNC School of Government for a market analysis, with a development solicitation package expected by the end of the year. She stated the package will be reviewed by the Towns of Chapel Hill and Carrboro, as well as Orange County, before being sent to developers for proposals.

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

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopt R-6. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, Council Member McCullough, and Council Member Sharp

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council enact O-3. The motion carried by the following vote:

Aye: 7 - Mayor Anderson, Mayor pro tem Ryan, Council Member Berry, Council Member Miller-Foushee, Council Member Nollert, Council Member McCullough, and Council Member Sharp

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

Jessica Hardesty, a land planner with McAdams, described how plans for Old Chapel Hill Apartments had been changed since her last presentation to Council including removing a dedicated 30-foot right-of-way easement on the northern end and modifying Building One's design. Ms. Hardesty presented a site plan that illustrated the transition of the three-story area to four stories.

Aaron Moody, an architect with Dwell Design, presented renderings of how a proposed flat roof could address height concerns.

Senior Planner Charnika Harrell recommended approval subject to conditions in Ordinance 4, noting that the rezoning would allow up to 400 multifamily units, with 10% being affordable at 80% of the area median income (AMI). Staff recommended that the Council receive public comment, close the public hearing, and consider approving Resolution-8 and Ordinance-4.

Council members discussed the project's design, affordable housing offer, and the eliminated Danzinger Drive right-of-way and highlighted the trade-offs between density, housing needs, and community concerns.

Community members spoke in opposition of the project: Chuck Berlin, Walter Hinton, Anne Hartley, Joanna Pomerantz, David Adams, Adam Vane, Kathleen Smith, Dottie Fiddleman, Linda Convissor, Chris Zugelder, Mark Walters, Charles Humble, Chris Deschene, Steve Jernigan, and Doris

Smith.

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

A motion was made by Council Member Miller-Foushee, seconded by Council Member Nollert, that the Council adopt R-8. The motion carried by the following vote:

Aye: 5 - Mayor Anderson, Mayor pro tem Ryan, Council Member Miller-Foushee, Council Member Nollert, and Council Member McCullough

Nay: 2 - Council Member Berry, and Council Member Sharp

Absent: 2 - Council Member Searing, and Council Member Stegman

A motion was made by Council Member Miller-Foushee, seconded by Council Member Nollert, that the Council enact O-4. The motion carried by the following vote:

Aye: 5 - Mayor Anderson, Mayor pro tem Ryan, Council Member Miller-Foushee, Council Member Nollert, and Council Member McCullough

Nay: 2 - Council Member Berry, and Council Member Sharp

Absent: 2 - Council Member Searing, and Council Member Stegman

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 [\[25-0322\]](#)

Mayor Anderson initiated the quasi-judicial, evidentiary hearing by outlining the rules and confirming that no Council member had engaged in ex-parte communication or received external information regarding the matter. Deputy Town Clerk Amy Harvey administered oaths to those intending to testify.

Senior Planner Katherine Shor presented an aerial view of the existing UNC-CH tennis facility, illustrating the proposed location of the new facility. She noted that although the site spanned both Orange and Durham Counties, it fell within Chapel Hill's jurisdiction. Ms. Shor explained that the Special Use Permit (SUP) modification request aimed to amend the original 1990 permit to accommodate an additional building. She stated that staff believed the request satisfied all four required findings of fact and recommended that the Council accept evidence, conclude the evidentiary hearing, and consider approving Resolution 10.

Jackson Wall, representing Davis Kane Architects, provided an overview of the proposed team operations building, referred to as phase two. He detailed that the planned two-story addition would feature various amenities, including a locker room, hall of fame, nutrition and hydrotherapy areas, coaches' offices, a hospitality suite, and a viewing platform. Mr. Wall presented aerial views of the current facility alongside renderings of the proposed addition.

Rick Steinbacher, Athletics Director for UNC Capital Projects and Facilities, testified that the new addition would enhance the value of the surrounding property, all of which is owned by UNC, without negatively impacting the community. He emphasized that the project would provide essential amenities for UNC's varsity tennis programs and bolster the university's capacity to deliver exceptional spectator and community experiences across the state.

Attorney LeAnn Brown summarized how UNC-CH had fulfilled the four findings of fact required by the Town and urged the Council to approve the project.

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

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-10. The motion carried by a unanimous vote.

APPOINTMENTS

10. Appointment(s) to the Board of Adjustment [\[25-0323\]](#)
The Council reappointed Thomas Grasty and Judith Miller and Appointed David Nahm and Joseph Weiner to the Board of Adjustment.
11. Appointment(s) to the Community Design Commission [\[25-0324\]](#)

The Council appointed Cortland Bartosik, Kelsey Brinkley, James Faron, and Craig Longnecker to the Community Design Commission.

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

The Council appointed James Aldridge, Glenn Connolly, Tiffany Devereux, and Sarah Farmer to the Grievance Hearing Board.

- 12.01 A Motion To Extend the Two Term-Limited Positions For One Year To Meet Quorum. [\[25-0342\]](#)

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council adopt R-12. The motion carried by a unanimous vote.

13. Appointment(s) to the Historic District Commission [\[25-0326\]](#)

The Council appointed Glenn Connolly and Laura Moore to the Historic District Commission.

14. Appointment(s) to the Orange Water and Sewer Authority Board of Directors [\[25-0327\]](#)

The Council reappointed Pedro Garcia and appointed Karen Setty to the Orange Water and Sewer Authority Board of Directors.

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

A motion was made by Mayor pro tem Ryan, seconded by Council Member Miller-Foushee, that the Council entered into closed session as authorized by General Statute Section 143-318.11(a)(3)(5) and 143-318.11(a)(3)(3) to discuss personnel and compensation matters. The motion carried by a unanimous vote.

ADJOURNMENT

The council recessed the meeting at 8:57 p.m. and adjourned the meeting at the conclusion of the closed session.