



Town Council

Meeting Minutes - Draft
October 22, 2025, 6:00 PM
RM 110 | Council Chamber

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

OTHER ATTENDEES

Town Manager Theodore L. Voorhees, Deputy Town Manager Loryn Clark, Interim Town Attorney
James Baker, Executive Director of Strategic Communications and Marketing Susan Brown, Planning
Director Britany Waddell, Senior Planner Charnika Harrell, Planner II Joshua Mayo, Planner I Sneha
Bora, Zoning Administrator Corey Liles, Long-Range Planning Manager Tas Lagoo, Public Works
Director Lance Norris, Police Chief Celisa Lehew, Police Officer Danny Lloyd, Fire Chief Jay Mebane,
Assistant Town Clerk Matthew DeBellis, and Town Clerk Brittney Hunt.

OPENING

Mayor Anderson called the meeting to order at 6:00 p.m. Council Member
Miller-Foushee and Council Member Nollert arrived at 6:01 p.m.

1. Proclamation: Cyber Security Awareness Month

Council proclaimed October 2025 as Cyber Security Awareness Month in
the Town of Chapel Hill. Council Member Searing acknowledged the
Technology Solutions Department for their work and emphasized the
importance of strong cyber security practices for the public and
businesses.

2. Proclamation: Domestic Violence Awareness Month

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Council proclaimed October 2025 as Domestic Violence Awareness Month
in the Town of Chapel Hill. Council Member McCullough presented the
proclamation to Gentry Hodnett from Compass Center. The proclamation
highlighted the impact of domestic violence, especially on marginalized
groups, and commended the Compass Center for supporting survivors and
community education.

3. Proclamation: National First Responders Day

Council proclaimed October 28, 2025 as National First Responders Day in
the Town of Chapel Hill. Council Member Sharp presented the proclamation
to members of the Police Department, Fire Department, and Public Works
Department. The proclamation expressed gratitude for the dedication and
bravery of first responders, especially in light of recent events such as
Tropical Storm Chantal.

ANNOUNCEMENTS BY COUNCIL MEMBERS

3.01 Mayor Anderson Regarding Early Voting.

Mayor Anderson announced the start of early voting for municipal elections
beginning October 23, 2025 through November 1, 2025.

3.02 Mayor Anderson Regarding Upcoming Fall Events.

Mayor Anderson mentioned some upcoming community events, including
the Festifall Arts Market on November 1, 2025 and Haunted Chapel Hill on
October 24, 2025.

3.03 Mayor Anderson Regarding Council's Next Meeting.

Mayor Anderson mentioned the next Council meeting scheduled for
November 12, 2025.

3.04 Council Member Berry Regarding CHPD Promotion Ceremony.

Council Member Berry congratulated several Police Department staff after
attending the promotional ceremony on October 21, 2025.

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.

3.05 Craig Nishimoto Regarding Tree-Protecting Ordinance Standards.

Craig Nishimoto, addressed the Council regarding enforcement of the Tree Protection Ordinance at the Hillmont development.

This matter was received and filed.

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 Mayor pro tem Ryan, seconded by Council Member Searing, to approve the Consent Agenda with item #6 and item #9 removed. The motion carried by the following vote:

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

Nay: 1 - Council Member Sharp

4. [Miscellaneous Budget Amendment- Transit Fund](#)

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

5. [Public Works Campus Roof Replacement Project](#)

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

6. [Glen Lennox Neighborhood Stream Restoration Project Funding.](#)

This matter was deferred to the November 12, 2025 meeting.

7. [Percent for Art Program Updates](#)

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

8. [OWASA Service Extension Studies](#)

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

9. [Council Procedures Manual Amendment](#)

This matter was deferred to the November 12, 2025 meeting.

10. [2025 Fall Council Meeting Calendar Amendment](#)

The Organizational meeting was moved to December 3, 2025.

DISCUSSION

11. [Town Council Vacancy Application Review](#)

The Council discussed the process for filling the vacancy created by Council Member Stegman's resignation. The application window closed on October 10, 2025, and nominations could be made at this meeting or future meetings. No nominations were made, and the item was continued to the November 12, 2025 meeting.

This matter was received and filed.

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.

12. [Close the Legislative Hearing and Consider Action on a Conditional Zoning Application for 115 Chapel Point Road](#)

Senior Planner Charnika Harrell introduced the applicant, Adam Golden. Mr. Golden presented updates on the proposed multifamily residential development including parking arrangements, stormwater pond landscaping, potential conservation easements, and affordable housing options. Mr. Golden presented two options for the affordable units: the original proposal, which allocated half of the units for households earning 60% of the area median income (AMI) and half for those at 80% AMI, with no townhomes included; and an amended option, which offered all affordable units at 80% AMI, including two townhomes.

Ms. Harrell presented staff recommendation, project summary, and procedural context.

Council members discussed the benefits of the affordable housing options, parking being unbundled from rent to promote equity for residents who do not own cars, and how affordable rents would be set and differ in quality from market-rate units. Mr. Golden confirmed that affordable units would have the same finishes and amenities as market-rate units.

Sophia Berry, University of Chapel Hill student, requested specific information about the actual rental prices for the affordable units. Mr. Golden provided detailed figures for the units in response.

Council members further discussed how these rents would be set and

whether they would remain fixed or vary based on household income, with the applicant clarifying that the affordable rents would be fixed and based on the Town's affordable housing program guidelines.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council adopt R-6. The motion carried by a unanimous vote.

A motion was made by Council Member Berry that the Council enact O-4 as amended. The motion failed for a lack of a second on the motion.

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

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

Nay: 1 - Council Member Berry

13. Conditional Zoning Application at 5640 Old Chapel Hill Road

Planner II Josh Mayo introduced the applicant, Ernie Brown. Mr. Brown recapped the project's context, described the site's layout, and addressed stormwater management. Mr. Brown clarified a requested variance for building proximity, and discussed how the new development would connect with existing and planned roads, apartments, and townhomes.

Mr. Mayo provided additional context for the conditional zoning application, outlining the property's location, and the applicant's commitment to building a multi-use path to support connectivity and walkability.

Council members further discussed the site layout and connectivity integration with existing and planned developments, stormwater management strategy, affordable housing, and consistency with the Town's goals.

A motion was made by Council Member Nollert, seconded by Council Member Miller-Foushee, that the Council adopt R-7. The motion carried by a unanimous vote.

A motion was made by Council Member Nollert, seconded by Council Member Sharp, that the Council enact O-5. The motion carried by a

unanimous vote.

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

Long-Range Planning Manager Tas Lagoo presented proposed amendments to the Land Use Management Ordinance (LUMO), noting that while a full rewrite is planned for 2026, Council requested certain updates be considered sooner.

Mr. Lagoo discussed key proposals including removing formal concept plan review for new conditional zonings and special use permits, streamlining the conditional zoning process to allow Council approval after one meeting, reducing application requirements, and shifting building facade review to staff. Mr. Lagoo also recommended removing Planning Commission site plan review for most projects, except Pine Knolls and Northside, giving the Town Manager authority over all subdivision approvals.

Mr. Lagoo discussed development standards of decreasing minimum lot sizes to support affordability and incremental growth, and allowing flag lots and zero-frontage lots to encourage infill development. He proposed reducing infrastructure requirements for new lots on existing local streets, requiring only adequate right-of-way, and removing requirements for pavement width, curb and gutter, and sidewalks. Mr. Lagoo explained that these changes would support infill development and increase tax revenue. He also recommended allowing duplexes up to 5,000 square feet and removing the two-space parking limit to support more homeownership opportunities. Mr. Lagoo discussed allowing existing manufactured home communities as permitted uses, removing their non-conforming status, and improving residents' quality of life. He proposed eliminating mandatory parking minimums to align with sustainability goals and easing sign standards in residential districts.

Ian Scott, Chamber for Greater Chapel Hill-Carrboro and Home Builders Association, cited benefits for housing affordability and diversity.

Ansel Pritchard, Habitat for Humanity, discussed lot sizes and infrastructure changes, noting they would help create more affordable homes.

John Rees, community member, highlighted the need for more housing options and cited examples of duplexes and multiplexes in Chapel Hill.

Renuka Soll, community member, expressed concerns about reduced public input and the potential negative impact on community decision-making and design standards.

Geoff Green, Planning Commission and community member, emphasized

the need to remove barriers to housing and align regulations for duplexes and single-family homes.

Council members asked about the impact of removing concept plan review, the balance between streamlining processes and maintaining public input, and how the changes would affect affordable housing incentives. They discussed the need for clear touchpoints for community engagement, the relationship between zoning changes and home owner association covenants, and the importance of maintaining environmental standards such as tree canopy requirements. Council members also raised questions about the administrative process for site plan review, subdivision approvals, and the implications for neighborhood conservation districts.

The Legislative hearing was continued to November 19, 2025.

CLOSED SESSION (AS NEEDED)

ADJOURNMENT

The meeting was adjourned at 9:12 p.m.