



TOWN OF CHAPEL HILL

Town Council

Meeting Minutes - Draft

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

Wednesday, September 10, 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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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, Town Attorney Ann Anderson, Strategic Communications and Marketing Executive Director Susan Brown, Planning Director Britany Waddell, Zoning Administrator Corey Liles, Senior Planner Katherine Shor, Transportation Planner Josh Mayo, Affordable Housing and Community Connections Director Sarah Viñas, Affordable Housing and Community Connections Funding Program Coordinator Melissa Peters, Affordable Housing and Community Connections Manager Emily Holt, Emergency Preparedness and Risk Management Director Kelly Drayton, Police Chief Celisa Lehw, Fire Chief Jay Mebane, Assistant Fire Chief Stacey Graves, Police Officer Danny Lloyd, Fire Marshal Chris Covington, Assistant Town Clerk Matt DeBellis, Town Clerk Brittney Hunt.

OPENING

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

1. Proclamation: Patriot Day [\[25-0398\]](#)
Council proclaimed September 11, 2025 as Patriot Day in the Town of Chapel Hill. Council Member Searing presented the Patriot Day proclamation, honoring the victims of the September 11, 2001 attacks and

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September 10, 2025

recognizing the service of Chapel Hill's Police and Fire departments.

2. Proclamation: Hispanic Heritage Month [\[25-0399\]](#)

Council proclaimed September 15, 2025 - October 15, 2025 as Hispanic Heritage Month in the Town of Chapel Hill. Mayor Anderson presented the proclamation to Pilar Rocha-Goldberg from El Centro, and Vicky Cruz Raleigh Immigration Law Firm. The proclamation emphasized the Town's commitment to inclusion and equity.

3. Proclamation: Diaper Need Awareness Week [\[25-0400\]](#)

Council proclaimed September 15-21, 2025 as Diaper Need Awareness week in the Town of Chapel Hill. Council Member McCullough highlighted the work of the Diaper Bank of North Carolina and the impact of diaper needs on families, especially following Tropical Storm Chantal.

ANNOUNCEMENTS BY COUNCIL MEMBERS

Mayor Anderson Regarding Vacant Council Seat.

[\[25-0413\]](#)

Mayor Anderson announced that the Council seat vacated by Karen Stegman is now open for applications, which are due by October 10, 2025. The item will return to Council on October 22, 2025.

Mayor Anderson Regarding Welcome Reception For Town Manager Ted Voorhees.

[\[25-0414\]](#)

Mayor Anderson invited the public to a welcome reception for Town Manager Ted Voorhees on September 17, 2025 at the Chapel Hill Public Library, followed by a Council work session.

PUBLIC COMMENTS AND PETITIONS

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.

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 Nollert, to approve the Consent Agenda. The motion carried by a unanimous vote.

4. Enact the Annual Budget Ordinance Amendment to Re-Appropriate Funds for Prior Year Encumbrances and Other Commitments [\[25-0401\]](#)

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

5. Seek an Affordable Housing Partner for the potential Fire Station #4 Property Redevelopment and Begin Negotiating an Agreement under which the Parties would prepare a proposed development project. [\[25-0402\]](#)

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

6. Support a Governor's Highway Safety Program Grant Application for FY26 [\[25-0403\]](#)

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

7. Adopt the 2025 Update to the Eno-Haw Hazard Mitigation Plan. [\[25-0404\]](#)

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

8. Amend Chapter 21-6 and 21-12 of the Town Code of Ordinances related to the Traffic Code [\[25-0405\]](#)

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

9. Amend Various Sections of Chapter 8 of the Town Code of Ordinances to Regulate Garbage, Trash and Refuse. [\[25-0406\]](#)

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

10. Approve minutes from May 13 and 28, and June 4, 11, 18, and 25, 2025 Meetings [\[25-0407\]](#)

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

DISCUSSION

11. Tropical Storm Chantal Overview [\[25-0408\]](#)

Emergency Preparedness and Risk Management Director Kelly Drayton presented a comprehensive overview of the Town's response to Tropical Storm Chantal. She described the storm as an unprecedented event, with rainfall levels placing it in the 500-1000-year flood category. Despite limited warning, the Town's emergency protocols were activated swiftly. The Emergency Operations Center was opened, and 72 water rescues were conducted within Chapel Hill. Over 2,300 emergency calls were received by Orange County 911 during the storm.

Ms. Drayton described the immediate aftermath including the coordination with Orange County to open shelters and relocate 37 public housing units to hotels. Staff also worked with the Department of Social Services and the Town's Crisis Team to provide wraparound services to displaced residents. Ms. Drayton provided an overview of damage assessments

conducted for 215 residential properties and 101 businesses. The Town is currently awaiting a federal disaster declaration for public assistance, although declarations for individual and small business assistance have already been received.

Council members raised concerns about the long-term closure of greenways, the need for temporary infrastructure solutions, and the importance of clear communication with residents.

Council emphasized the role of greenways as essential transportation corridors and requested updates on funding strategies, staff investigation of lower-cost natural surface trail options, utilizing informal trails to support mobility and support bike/pedestrian connectivity, temporary trail options, and mutual aid resources.

Ms. Drayton confirmed that a long-term recovery group has been formed and that \$84,000 has been raised through a community giving fund. An after-action report is being developed in partnership with Orange County and will be published in November.

This matter was received and filed.

12. Funding Plan for the local affordable housing funding program. [\[25-0409\]](#)

Affordable Housing Manager Emily Holt presented the FY26 funding plan for the local Affordable Housing Funding Program. Ms. Holt provided an overview of the plan that allocates \$4 million to two projects: Hillside Trace, a 190-unit affordable rental development by Taft Mills Group, and a Hope NC project to acquire four units in Weaver's Grove for adults with intellectual and developmental disabilities.

Ms. Holt stated the two other applications-Habitat for Humanity's Carver Street project and a proposal from Community Home Trust-were not recommended for funding due to lower scores and lack of project readiness.

Heather Ferrell, Kathy Atwater, George Barrett, and Jennifer Player expressed support for the Carver Street project, citing its alignment with community values and its potential to increase Black homeownership in the Northside neighborhood. Nate Broman-Fulks thanked Council for support of the Hillside Trace Affordable Housing Development project.

Council members emphasized the importance of homeownership opportunities and expressed concern about the potential loss of momentum for the Carver Street project. Staff explained that the project could be considered in future funding rounds and reaffirmed the Town's commitment to supporting both rental and ownership housing. Council also discussed the limitations of current bond allocations and the need to balance funding across multiple priorities.

A motion was made by Mayor pro tem Ryan, seconded by Council Member Searing, that the Council adopt R-4. The motion carried by a unanimous vote.

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.

13. Open a Legislative Hearing for a Conditional Zoning Application at 5640 Old Chapel Hill Road [\[25-0410\]](#)

At the applicant's request, the Council opened and continued the legislative hearing for a conditional zoning application at 5640 Old Chapel Hill Road to September 24, 2025.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council open the legislative 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 continued the Legislative Hearing to September 24, 2025. The motion carried by a unanimous vote.

14. Open a Legislative Hearing for a Conditional Zoning Application at 701 Martin Luther King Jr. Blvd [\[25-0411\]](#)

Senior Planner Katherine Shor and representatives from Landmark Properties presented a conditional zoning application for a mixed-use development at 701 Martin Luther King Jr. Blvd.

Development Manager Bryan Boyles shared an overview of Landmark Properties, site location, site plan, conceptual rendering, and proposed site section. The proposed project includes up to 200 residential units, 10% of which would be affordable, along with ground-floor retail, a public plaza, and structured parking. The site is located near a future Bus Rapid Transit stop and is intended to support transit-oriented development.

Council members expressed general support for the project's density and location but raised several concerns including the affordability levels with a request to increase the share of units at 60% affordable median income (AMI), the need for a diverse unit mix to accommodate families and non-student residents, and the potential to reduce parking to better align with the Town's sustainability goals. Council also discussed the environmental impacts of the project, particularly regarding stormwater management and tree canopy loss. The applicant was asked to return with additional information on affordability, parking strategies, and unit configurations.

A motion was made by Council Member Berry, seconded by Council Member Miller-Foushee, that the Council continued the Legislative Hearing to October 8, 2025. The motion carried by a unanimous vote.

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

A motion was made by Council Member Sharp, seconded by Council Member Berry, that the Council entered into closed session as authorized by General Statute Section 143-318.11(a)(6). The motion carried by a unanimous vote.

ADJOURNMENT

Council recessed the meeting at 8:37 p.m. to enter into Closed Session and adjourned the meeting following the conclusion of Closed Session at 9:02 p.m.