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SUMMARY OF PLANNING BOARD ACTION

Subject: Schools Adequate Public Facilities Ordinance –
Draft Memorandum of Understanding and Draft Model Ordinance

Meeting Date: March 5, 2002

Recommendation: The Chapel Hill Planning Board recommends that the Council adopt the Schools Adequate Public Facilities Memorandum of Understanding, provided the Orange County Commissioners adopt a definitive Capital Improvements Program (CIP) before the Council ratifies the Memorandum of Understanding; and that the Capital Improvements Program, based on current enrollment projections, include commitment to and funding for the following projects: 1) a new high school for Chapel Hill Carrboro City Schools to be in place by 2006-2007; 2) a new middle school in place by 2008-2009; and 3) a new elementary school to be in place by 2010-2011; and that the effective date of an Adequate Public Facilities Ordinance be established such that capacity is available at all school levels at the time of initial implementation.

Vote: 6-3

Ayes: John Hawkins (Chair), Scott Radway (Vice-Chair), Julie Coleman, Coleman Day, Gay Eddy, Sally Greene

Nays: Nancy Gabriel, Bob Reda, Ruby Sinreich

Explanation of Negative Votes

The dissenting members indicated the following reasons for their votes: a) need to compensate for the negative impact that the new regulation will have on affordable housing – if adopted, housing prices will go up throughout the community for new and older homes; b) too many questions are still unanswered, including the impact on affordable housing; c) the capital improvements plan commitment by the County Commissioners needs to be demonstrated now, rather than later; d) this proposal does not address how schools will get built any sooner; and e) this proposal is bad policy.

Prepared by: John Hawkins, Planning Board Chair
J.B. Culpepper, Development Coordinator *JB for JBH*