

**DRAFT SUMMARY MINUTES OF A PUBLIC HEARING
OF THE CHAPEL HILL TOWN COUNCIL
MONDAY, MARCH 19, 2007, AT 7:00 P.M.**

Present were Mayor Kevin Foy, Mayor pro tem Bill Strom, Council Member Laurin Easthom, Council Member Sally Greene, Council Member Ed Harrison, Council Member Cam Hill, Council Member Mark Kleinschmidt, Council Member Bill Thorpe, and Council Member Jim Ward.

Staff members present were Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Assistant Town Manager Bruce Heflin, Town Attorney Ralph Karpinos, Town Information Officer Catherine Lazorko, Development Coordinator Gene Poveromo, Planning Director J.B. Culpepper, Engineering Services Manager Kumar Neppalli, and Acting Town Clerk Sandra Kline.

Concept Plan: Orange County Animal Services Building.

Mayor Foy announced that from now on concept plans would be discussed no longer than 15 minutes.

Ms. Culpepper summarized the concept plan for the Orange County Animal Services building. She recommended that the Council review the plan, receive comments from the Community Design Commission and citizens, and adopt a resolution transmitting comments to the developer. Ms. Culpepper pointed out this was in the joint planning area and would require both a rezoning and a SUP. The rezoning would require action by both the Orange County Commissioners and the Town Council, she said.

Ellen Weinstein, with Dixon Weinstein Architects, outlined the Animal Services' mission and explained that it currently operates from three locations, which would be combined and housed under one roof. She said that Orange County had purchased a six-acre site on Eubanks Road, and she showed that on a map and described adjacent properties.

Ms. Weinstein outlined the plan for a 21,000 square-foot building with approximately 52 parking spaces. She said dog runs would all be inside and dogs would be outside only with supervision. Ms. Weinstein noted that the current animal shelter needed to be vacated by January 2009, so this building must be under construction by December 2007. She said the building's use was allowed under the current zoning, but the intensity of use was not.

Mayor pro tem Strom, noting that he and Council Member Kleinschmidt were co-chairs of the Rogers Road Tract Small Area Planning Group, explained that one of their challenges was finding access into the Green Tract in addition to the Purefoy Road access. He said that the Town might have an interest in beginning to align a road along that private road access.

Council Member Ward, the Council liaison to this group, said he wanted the Council to get a stronger, more explicit commitment from the County in terms of the sustainable energy design elements, such as daylighting and energy efficient heating and cooling. He asked to hear

the traffic engineer's point of view regarding the need for two accesses and the high number of parking spaces. Council Member Ward also asked to see a direct route, such as a sidewalk, for pedestrians to get onto this facility.

Mayor Foy agreed with Council Member Ward's comments about the sustainability factors, adding that this was especially important with public facilities. He said the Town was looking for a measurable commitment, such as LEED certification. Mayor Foy noted that Ms. Weinstein had mentioned such features. He also agreed with regard to the number of parking spaces, he said, noting that not all parking spaces that might be needed in the future must be built now.

Council Member Harrison wondered if any areas of the building could be two-story, noting that this would reduce the footprint. Ms. Weinstein replied that this had been considered, but it detracted from the functionality because so little of the square footage could go on the second level. Council Member Harrison wondered where the utility and sewage lines would go. He suggested that the Town, Orange County, and OWASA do some forward thinking about perhaps putting lines through this site and into the Greene Tract.

Tony Whitaker, a civil consultant, said the Orange County Landfill was currently sponsoring the design of an OWASA public sewer line from the intersection of Mill House Road and Eubanks Road to this site and the landfill on the south side. He said this site would tie into that, adding that he was certain there would be discussions with OWASA regarding regional issues.

Mayor pro tem Strom pointed out that sewer should not extend to the Greene Tract, except for the 18 acres that have been identified for development. He agreed that development to the east was of interest, but not into the entire Greene Tract.

Mayor Foy noted that the 18 acres on the Greene Tract that would be developed as affordable housing had been chosen because that area could be served by sewer coming up from the south.

Council Member Kleinschmidt expressed surprise that this was such a rural, almost suburban design, for something that would be inside the Town's Urban Services Boundary. He wondered why the dog runs were inside the building, for example. Council Member Kleinschmidt also wondered why the entryway would not be on the private drive and why there was such a high number of parking spaces. He was in support of the sustainability points, but did not like this design in a transitioning area of the community, he said.

Mr. Whitaker explained that the signalized intersection and the railroad crossing at Mill House Road were so close to the entrance that the applicant thought they would not get NC Department of Transportation approval for any entrance but the one proposed. There were safety constraints that caused them to plan the driveway farther away, he said.

Council Member Kleinschmidt suggested improving the movement through the property over to the private drive area. He said that might be the answer to the Town's issues about accessing properties south of that location.

Mr. Whitaker noted that there was also a 60-foot-wide private access easement on the landfill

property immediately adjacent to the western property line. Council Member Kleinschmidt asked about bringing the shelter drive in through there, and Mr. Whitaker replied that it would require a Resource Conservation District stream crossing. He said it was not impossible to do, but the applicant was trying to work within the confines of the property they have. Moreover, they need a winding driveway to play out the change in elevation between the shelter and Eubanks Road, Mr. Whitaker said.

Council Member Kleinschmidt described the shelter as being like "a big stopper" at the end of the road. He asked the applicant to review their options.

With regard to Council Member Kleinschmidt's comments about the suburban nature of the design, Ms. Weinstein agreed but explained about the constraints that had led to that design.

Council Member Thorpe asked that the noise of barking dogs be controlled. Ms. Weinstein pointed out that one dramatic change from the old facility was that the dog runs would not be outside.

Council Member Greene agreed with what had been said about parking and sustainability. She pointed out that this was an animal shelter and said she did not object to the outline looking vaguely suburban.

COUNCIL MEMBER JIM WARD MOVED, SECONDED BY COUNCIL MEMBER MARK KLEINSCHMIDT, TO ADOPT R-1. THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).