

**Comments from the Coalition of Neighbors near Campus (CNC) for Chapel Hill
Town Council for March 22, 2004
Horace Williams Citizens Committee Report**

We wish to join others in asking you to accept the Principles, Goals and Strategies developed by the Horace Williams Citizens Committee Report. We would also ask you to recognize in your resolution that this is just the beginning of the work of the Council to implement the recommendations of the Committee. Because of the time constraints, as well as the limited resources available to the committee, there are recommendations that need to be, in effect, filled in by the Council.

To give you several illustrations:

1. Principle 3 says that there could be a point when the cumulative impacts of University and Town growth on our natural resources and our public facilities are such that no amount of mitigation would be possible while still retaining the Town's quality of life. Considerable discussion could take place just on that Principle alone, answering such questions as:
 - A. What is the current state of our resources including water and sewer capacity, air quality, stream quality, fire and police capability and how do you determine that?
 - B. Who would be the information gatherers to foster this discussion?
 - C. How would it be presented in such a manner that would be understandable to the citizenry?
2. The Fiscal Equity section develops this theme and asks the Council to undertake certain tasks such as establishing a process to develop a set of standards regarding our natural resources and public facilities and revising the report on Fiscal Equity developed by Chapel Hill and UNC in 1999, (hopefully bringing in outside experts to help revise this report).
3. The Development Management Principles asks for the establishment of a planning review process.
4. The Water and Sewer/Stormwater Management/Air Quality Principles recommends using alternative energy sources; and
5. The Neighborhood/Community Interface Principles asks that housing be provided in an environmentally sound manner with respect to design, siting, materials and resource use.

All of these and other recommendations will take work by the Council to tell the citizens of Chapel Hill how these recommendations, developed by lots of hard work and dedication, become meaningful.

Please add a clause to the resolution before you which would direct the Council to carefully review each of the recommendations to determine which ones need further work and how to go about doing so. Please don't be rushed into any process without doing this additional work that is now before the Council.