

Excerpt from:

SUMMARY MINUTES OF A REGULAR BUSINESS MEETING

OF THE CHAPEL HILL TOWN COUNCIL

WEDNESDAY, OCTOBER 11, 2000, AT 7:00 P.M.

6b. Consideration of Growth Management Protocol

Mr. Waldon described the Protocol, which grew out of a discussion in the Comprehensive Plan about growth management and the adequacies of public utilities for new development and the Capital Improvements Program for improvements in infrastructure. He said the staff was suggesting a more formal way of organizing the thinking about the issues of infrastructure, public facilities, development, and capital spending. Mr. Waldon said the staff recommended adoption of the resolution that would ensure that:

- The Council would receive annually, in the spring, a Growth Management Report;
- The Council would annually adopt a Capital Improvements Program; and
- The Council would consider the adequacy and capacities of key components of public infrastructure in making its decisions on rezoning approval, Master Plan approval, and Special Use permit approval.

Council Member Bateman asked how the Protocol would dovetail with all three of the governing bodies. Mr. Waldon said it would dovetail perfectly with the Adequate Public Facilities Ordinance for Schools.

Council Member Strom asked if the other key services listed on page 11 of the memo would be measured annually, as well. Mr. Waldon said the Comprehensive Plan suggested focusing on the key components of infrastructure first, and later to include the other areas of service.

Council Member Evans said she was concerned that the Town had no control over school growth, and asked how could the Council use the school growth as a basis of denial for additional housing units. She said there were issues with arterial roads, and whether they should be widened or not in response to growth, and as a basis for denial of development. Mr. Waldon responded that the school development was being addressed directly in the Adequate Public Facilities Ordinance for Schools, and the attorneys were developing language that would likely stand up in a court case. He said that each municipality would be asked to adopt the Ordinance into their Development Ordinances.

Council Member Evans asked if it tied to the fact that the schools were trying to reduce class size, so that without any additional students the schools would still reach over-capacity. She added that people move to Chapel Hill just so their children can attend its schools, and that would not be new construction.

Council Member Wiggins responded that the discussion of the Adequate Public Facilities Ordinance would address this question, and added that it was a good ordinance. She added that there would be more discussion but everyone was concerned with keeping the excellent school system that Chapel Hill had.

Mr. Waldon responded to Council Member Evans question about the roads, saying that the Protocol would analyze what the road capacities were, annually measure what those capacities were, and the information would be considered when discussing new development. He added that there was a specific law that stated that degradation of roads and level of service would be justification for denial of applications.

Council Member Evans said the Town could not control development in other counties and towns. Mr. Waldon said that information would be on the table for discussion.

COUNCIL MEMBER WARD MOVED, SECONDED BY COUNCIL MEMBER EVANS, TO ADOPT RESOLUTION 6. THE MOTION WAS ADOPTED UNANIMOUSLY (7-0).

**A RESOLUTION APPROVING A GROWTH MANAGEMENT PROTOCOL
(2000-10-11/R-6)**

WHEREAS the Chapel Hill Town Council adopted a new Comprehensive Plan on May 8, 2000; and

WHEREAS a key recommendation of that plan was that the Council prepare a Growth Management Protocol, to outline the components of the Town's growth management system, designed to help the community keep track of demands for services and capacities of services;

NOW THEREFORE BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves the Growth Management Protocol as presented to the Council on October 11, 2000, as a statement of expectations and intent regarding review of development proposals and preparation of Capital Improvements Programs.

BE IT FURTHER RESOLVED that the Town Manager is directed to prepare a Growth Management Report, as called for in the Protocol, for the Council's consideration during the spring of 2001.

This the 11th day of October, 2000.