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MINUTES OF A WORK SESSION HELD BY THE MAYOR AND COUNCIL
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,
TUESDAY, JULY 1, 1986 7:30 P.M.

Mayor Pro-tem Bill Thorpe called the meeting to order. Council Members present were:

Julie Andresen
David Godschalk
Jonathan Howes
David Pasquini
Nancy Preston
R. D. Smith
Arthur Werner

Proposed Chapel Hill Land Use Plan

Manager Taylor commented that he hoped the staff and the Council could move forward on this issue with the Council giving their input into the proposal this night.

Assistant Town Manager Sonna Loewenthal gave a brief presentation on the proposal stating that the land use plan was not a zoning map but rather an indication of the intentions of the Town of how areas should be developed. She pointed out that both the Chapel Hill Land Use Plan and the Joint Land Use Plan had been developed around the theorem that there was to be a finite boundary for the Town of Chapel Hill. She pointed out the list of proposed changes to the draft interim land use plan as suggested at the June 24 public hearing. She said the staff recommended the Council incorporate the first nine of these proposed changes into the draft land use plan. The following is the list of proposed changes and the consensus of the Council regarding each:

1. Change the northwest quadrant of the I-40/NC86 interchange from mixed use to rural residential.

Council members expressed concern on the reasoning behind this proposed change. Ms. Loewenthal replied that this change was suggested in response to citizen comments and in an effort to help protect Duke Forest.

Council Member Godschalk commented that by designating the property as rural residential the small size of the property would also limit its usefulness for rural residential uses.

The consensus of the Council was to incorporate this change into the proposed draft interim land use plan.

Council Member Pasquini asked for further clarification of what constituted mixed use development. Ms. Loewenthal replied that mixed use development as envisioned by the staff would be primarily office use with commercial use also allowed. She said the office center would serve as an employment center and would minimize the traffic impact by including commercial and housing developments adjacent to the office center. Council Member Pasquini asked if medium and high density residential use could be included as part of a mixed use designation. Ms. Loewenthal responded yes.

Concern was expressed over the Eubanks Road area designations of mixed use, medium density, and light industrial. It was suggested and agreed that the area north of Eubanks Road and south of the proposed Interstate-40 would be designated as mixed use but that industrial use would not be considered as part of a mixed use designation.

2. Change the designation of medium density and high density residential along Estes Drive near Airport Road to low density.

Council Members Andresen and Howes suggested that the medium density designation south of Estes Drive also be changed to low density. Council Member Godschalk expressed concern that the Council was planning to change all medium density designations to low density uses and thereby eliminate the potential for balanced development in Chapel Hill.

The consensus of the Council was to change the medium density designation north and south of Estes Drive to low density.

3. Change the designation of "Proposed Landfill" to "Future Landfill."

Manager Taylor said the staff felt it was important to let people know the property had been purchased for a future landfill and that the site should therefore have some kind of notation to that fact.

The Council said that they had reservations about using the site as a future landfill, but that they agreed with the Manager that until another site or alternative means of refuse disposal was found, the Town should maintain the designation of "Potential Landfill, pending further study".

4. Change the medium density residential at Smith Level Road at Culbreth Road to Smith Level Road at (proposed) Laurel Hill Parkway.

The general consensus of the Council was to incorporate this change.

5. Change the medium density residential on the north side of Weaver Dairy Road, east of Sunrise Drive, to low density residential.

The general consensus of the Council was to incorporate this change.

6. Change the medium density residential on the south side of Weaver Dairy Road, east of Cedar Falls Park, to "Conservation/Open Space."

The consensus of the Council was to include this change.

7. Change the designation of land around Star Point from rural residential to commercial and office use, as indicated on the map labeled "Star Point Area Draft: June 17, 1986."

The consensus of the Council was to designate commercial that land in the Star Point area currently developed for commercial use and to designate surrounding land as low density residential.

8. Change the retail commercial area at the intersection of Mt. Carmel Church Road and Old Lystra Road to low density residential.

The consensus of the Council was to include this change.

9. Change the medium density residential in Durham County, east of Pope Road and north of King Road, to low density residential.

The general consensus of the Council was to incorporate this change.

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10. Change the designation of "Proposed Landfill" and adjoining area proposed for public purchase to low density residential.

This concern was addressed under item #3, with the Council consensus being to designate the site as a Potential landfill.

11. Change proposed high density on Airport Road, between Homestead Road and Weaver Dairy Road, to medium density residential.

General consensus of the Council was to incorporate this change.

12. Change proposed medium density north of NC54 and east of The Oaks to low density residential.

The consensus of the Council was not to make this change, thereby leaving this area designated as medium density.

13. Change proposed medium density on Airport Road, south of Northwood subdivision along Homestead Road, to low density residential.

The consensus of the Council was to change the part of this area east of Booker Creek, which runs north/ south through the site, to low density residential and to retain the medium density between Booker Creek and the railroad.

14. Designate conservation/open space areas for developed park land in the downtown section, north of Weaver Dairy Road, and east of Smith Level Road.

Manager Taylor said the Community Facilities Plan should address this issue. Council consensus was not to make this change.

15. Designate northeast corner of Estes/Airport as commercial; designate 5 acres adjacent on Estes as library site; designate remainder of land along north side of Estes, to the school site, as low density residential.

The consensus of the Council in item #2 was to change this site to low density designation.

16. Remove all mixed use designations at I-40/NC 86; replace with low density residential.

Council consensus was not to make this change.

17. Remove "Mixed Use" along Old Chapel Hill Road, in Orange and Durham Counties; replace with low density residential.

The consensus of the Council was not to make this change.

18. Designate site of Masonic Lodge as "Office/Institutional."

It was the general consensus of the Council not to make this change.

19. Change medium density designations along Erwin Road, near intersection with 15-501, to low density.

The consensus of the Council was to make this change.

20. Change mixed use designation at northwest quadrant of NC54/I-40 to low density residential.

Council consensus was not to make this change.

21. Reduce area shown as "Conservation/Open Space" along NC54, at Orange/Durham County line.

The consensus of the Council was not to make this change.

Council Member Pasquini also suggested that the Sage Road area needed a reduction in the amount of proposed medium density designation. It was the general consensus of the Council to change the designation of the triangular area bounded by Weaver Dairy Road, the proposed Weaver Dairy/Sage Road extension, and Erwin Road to low density.

The consensus of the Council was also to change the medium density designation of the area east of Jordan Lake reservoir across George King Road, north of Celeste Circle, west of the mixed use and conservation buffer designations, and south of the Millard Court-Hudson Road area to low density.

Joint Land Use Plan

Manager Taylor commented that the Council had addressed most of the issues relating to the joint land use plan with the Chapel Hill draft interim land use plan. He said there were two additional areas which needed to be reviewed by the Council: Blackwood Station and the New Hope/I-40 interchange area. Mr. Taylor said the staff recommended that the Blackwood Station area be designated as a small retail area and that the New Hope/I-40 interchange remain rural buffer.

The Council agreed with these proposals but also expressed concern over the means of maintaining the rural buffer around Chapel Hill and the possibility of annexation of this area by other municipalities.

Carrboro Proposed Changes to the Joint Planning Agreement

Manager Taylor gave a brief history of the Joint Planning Agreement stating that the Town of Carrboro had declined to participate in the original agreement citing concerns over the nature and form of the agreement. He said Carrboro had proposed changes to the agreement dealing with standards, procedures, and in the extraterritorial line running north separating Chapel Hill's jurisdiction from Carrboro's jurisdiction. The latter change would allow Carrboro control over part of the I-40 corridor and the I-40/New Hope Church Road interchange.

Manager Taylor recommended that the Council receive the memorandum and propose a joint meeting with Orange County, Carrboro, and Chapel Hill to discuss the proposals.

The Council agreed to the Manager's suggestion stating that Chapel Hill regards Carrboro as a neighbor and want to work with them in a neighborly fashion to devise a joint planning agreement that would be agreeable to all concerned.

The meeting adjourned at 10:12 p.m.