

MINUTES OF A CONTINUATION OF THE MAY 4, 1987 JOINT MEETING OF
THE MAYOR AND COUNCIL, PLANNING BOARD AND APPEARANCE
COMMISSION OF THE TOWN OF CHAPEL HILL, WEDNESDAY,
MAY 13, 1987, 5:00 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

Council Member Werner and Mayor Wallace were absent, excused. Also present were Town Manager David R. Taylor and Assistant Town Manager Sonna Loewenthal.

Planning Board Members present were:

David Brower
Berry Credle
Pat Evans
Don Francisco
Alice Ingram
Tom McCurdy
Mae McLendon
Julian Raney
Alan Rimer

Appearance Commission Members present were:

Cassandra Sloop
Charlie Nelson

Manager Taylor said that he had listened very carefully to the discussion by the Planning Board and Council at the May 4 meeting and he said the staff heard the concerns and he would like to respond. He said he believed that the Town had a planning staff that was the most professional, responsive and productive that the Town has ever had. He said the staff recognized that comprehensive planning was probably never completed, because as one element of the plan is completed, another element begins and by the time all the elements are covered it is probably time to start the cycle all over again. He said he thought comprehensive planning was a process as opposed to a document. Mr. Taylor said it should be a slow process because it was one that needed to involve the citizens of the community. He commented that the staff had learned over a long period of time in this community that citizen participation within itself is a slow process if it is to be effective. He said he would like to

review the two memoranda on the status report and schedule of the comprehensive plan and pending projects and planning priorities. He said the staff would like to have an agreement between the Council and Planning Board on these matters, and then discuss any additional staffing or consultants that they felt were needed.

Roger Waldon, Planning Director, gave a status report on the Comprehensive Plan. He said elements consisted of goals and objectives, land use plan, demographics, community facilities, growth management, transportation, design standards, and housing and natural environment. He detailed where the staff was with regard to each of the elements. He said the goals and objectives were adopted in March, 1986, the land use plan in July, 1986, and the demographics report was completed in December, 1986. He said the staff and Planning Board were currently working on the components to the Community Facilities Report. Mr. Waldon said the staff was working with a consultant on the growth management report. He stated the transportation report was in progress as part of the community facilities report, and the design standards were being reviewed by the Design Task Force. He said he expected completion of drafts of these reports by late this year.

Mr. Waldon said that upon discussion with the Planning Board last night there might be some revisions in the work schedule. He said what was agreed by both the staff and Planning Board was the need to focus attention on the policy issues.

Council Member Godschalk asked what the proposed changes in the time table would do to some of the projects. Mr. Waldon said it would move some of them back. He said that what had been discussed was that instead of making detailed staff reports on each component of the comprehensive plan was that the staff would hold more in-depth discussions with the Planning Board on the objectives of the reports before presenting the report. He said with this method he expected the reports to take longer than the staff had originally hoped they would. Council Member Godschalk asked if Mr. Waldon thought it would take longer to define what the elements would be or would it just take longer to talk about specific policy. Mr. Waldon said it might not take longer at all and it might work better if the staff and Planning Board are clear at the outset about what the particular objectives of the report are.

Council Member Pasquini asked about the proposed rezonings which had been deferred until later this year in the hopes of having some of this information available. Mr. Rimer, representing the Planning Board said that the Board had requested the Council defer until November the hearings on potential rezonings in relation to the Land Use Plan. He said that if the reports continued on schedule there did not seem to be a problem with holding the hearings in November. Mr. Pasquini asked if there were any other projects which were dependent upon the completion of the comprehensive plan before additional work could be done. Mr. Waldon said the next Capital Improvements Program scheduled for this fall needed to be linked with the community facilities report.

Council Member Andresen said she was concerned that the rezonings in accord with the land use plan not be put off too long. She asked what the Planning Board expected to learn from the community facilities report, etc. which would help in discussing the proposed rezonings. Mr. Rimer said that the community facilities report, growth management, and transportation reports were very intimately linked together and as such may have an impact on the land use plan. He said it could be that the town was planning for community facilities in an area where the density might not support it, or because of the projected land use plan and what was perceived as neighborhoods, their demand may be greater than what was projected on a overall basis.

Mr. Rimer said another point to show how the work on the comprehensive plan could impact on the planning process was that the demographics study showed that there were not enough commercial areas within the town. He said the report showed that the town needed more commercial areas than were currently or proposed to be zoned as such. Mr. Rimer said that the Planning Board had developed an outline a couple of years ago for elements which needed to be addressed. He said the Board proposed to proceed with the projects and the scheduling of such that the town hire a consultant to help in the process, not do the plan. Mr. Rimer said it was becoming increasingly clear that the Board did not feel comfortable in reveiwing the comprehensive plan because they felt a lack of knowledge and expertise in that area. He suggested hiring a consultant with real experience in comprehensive planning to review what work had been done and see if the staff was on track. He said the consultant would return occasionally to see what progress had been made and give what guidance was needed. It was the general consensus of the Planning Board that Mr. Rimer represented their views on the comprehensive planning process and the need for a consultant.

The Council discussed the need for and possible roles of a consultant and it was decided that the Manager would include in the budget funds for an additional planner (\$30,000) and professional services (\$20,000) for a consultant to work with the Planning staff on the comprehensive plan as a technical adjunct to the staff. The professional service funds could be used for a consultant for the Planning staff to be used as the Planning Director thought best; and the funds could also be used for consultation with the Planning Board, in a manner worked out with the Planning Board, Town Manager and Planning Director. It was also agreed that the Planning Board needed to work toward better consensus among themselves and solve the internal issues on the comprehensive planning process.

A MOTION WAS DULY MADE AND SECONDED TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY, (8-0).

The meeting adjourned at 7:00 p.m.

