

MINUTES OF A WORK SESSION OF THE MAYOR AND COUNCIL OF THE  
TOWN OF CHAPEL HILL, MONDAY, MAY 24, 1989, 7:30 P.M.

Mayor Pro Tem Pasquini called the meeting to order.

Council Members Wallace, Werner and Wilkerson were unable to attend the work session.

Council Members present were:

Julie Andresen	Joe Herzenberg
David Godschalk	Nancy Preston

Mayor Howes arrived at 8:03 P.M.

Also in attendance were Town Manager David R. Taylor, Assistant Town Manager Sonna Loewenthal, Planning Director Roger Waldon, Planning Staff Kimberly Brewer and Brad Torgan, and Transportation Staff David Bonk.

Mr. Waldon said the Council would continue review of the Goals and Objectives of the Town's Comprehensive Plan this evening. He noted that this was the fifth time in the last few months that this item had appeared on the Council's agenda for their consideration. Mr. Waldon noted that four sections of the Comprehensive Plan were reviewed by the Council at their May 1st work session. Mr. Waldon said that the remaining three sections of the Plan would be discussed this evening, followed by another discussion of the first four sections of the Comprehensive Plan.

Mr. Waldon noted that the section concerning the Town's Character did not generate a lot of controversy. Mr. Waldon observed that the goals and objectives, page 11, state that the Town Center is no longer the center of the community. Mr. Waldon said efforts needed to be examined for protecting the Town Center.

Council Member Preston inquired about the use of the phrase "shall seek to", as discussed at the Council's May 1st session. Ms. Brewer said this language would be used in conjunction with targets or standards of the Town.

Mr. Waldon provided a brief overview of visual, architectural and historical values. He noted that special attention would be given to the protection of street trees.

Mr. Waldon said that little language was changed in the Community Facilities section of the report.

- (h) Who has ever been convicted of or has entered a prayer for judgment continued to murder, manslaughter, rape, sexual assault, sexual abuse, sexual offense, armed robbery, kidnapping or abduction.

After the Town's refusal to issue or to renew a driver's permit for (b) and (d), and after any subsequent appeal, the applicant or driver shall make no new application within twelve (12) months from the date the original or renewal application was submitted.

#### SECTION II

This ordinance shall be effective upon adoption.

#### SECTION III

All ordinances and portions of ordinances in conflict herein are hereby repealed.

This the 22nd day of May, 1989.

Mayor Howes noted that there was no need for an Executive Session this evening.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER WALLACE TO ADJOURN THE MEETING. THE MOTION WAS ADOPTED UNANIMOUSLY (7-0).

The meeting stood adjourned at 11:00 P.M.



Council Member Preston inquired why school facilities were included in the Community Facilities section. Ms. Brewer said this was done to encourage joint planning efforts with the school board. Council Member Herzenberg noted that there had been little joint planning between the Town and school board in the past.

Council Member Preston expressed interest in using the word school "sites" instead of "facilities". Council Member Herzenberg stated that the term "facilities" could also incorporate recreational and other amenities on school campuses. Ms. Brewer said the term "facilities" was being used in a very broad sense. Mr. Waldon suggested use of the term "sites and other facilities".

Council Member Preston noted that the Goals and Objectives called for a recycling goal of 25% by the year 2000. Council Member Preston said this figure was below that in the Solid Waste Task Force Report. Assistant Town Manager Loewenthal said this figure might be more in line with anticipated volume reduction levels.

Council Member Andresen asked whether any language in the Comprehensive Plan addressed the airport situation. Mr. Waldon said there was nothing in the Goals and Objectives document addressing the airport. He stated that the Council might wish to consider such a statement in the Community Facilities section of the report. Council Member Andresen suggested that language concerning the airport might be listed under the University heading. Town Manager Taylor said that if the Council had any thoughts of getting the Town into airport operations, language would properly be included in the Goals and Objectives. Council Member Godschalk said language concerning the airport would best be included in the Community Facilities section. Mr. Waldon said the Goals and Objectives could state that the airport is located in the community; is considered by regulations as a nonconforming use and should not be enlarged or expanded. Council Member Andresen concurred with Mr. Waldon's remarks, stating that these should be included in the Goals and Objectives.

Council Member Preston requested that language be added under the Parks and Recreation Facilities section, stating that the Town shall cooperate with other local agencies that provide recreational and cultural facilities. Mr. Waldon suggested that this could be included under the heading of "cultural" rather than "community facilities". Council Member Preston said that since the Parks and Recreation Department oversees recreational and cultural activities, the Community Facilities section appeared to be a more fitting place for inclusion.

Council Member Preston asked whether staff would be reviewing homeowner association activities in the future. Town Manager Taylor said the Town has a good system in place to monitor the

creation of homeowners' associations prior to the developer getting their permit. He said the Town can assure the legal creation of a homeowners' association, but it does not monitor its operation.

Council Member Herzenberg expressed concern about the term "minimum" requirements relating to American Library Association (ALA) standards for the Town's library facility. Mr. Waldon suggested use of the terms "meet or exceed". Council Member Herzenberg suggested taking out the word "minimum".

Mr. Waldon provided a brief overview of the Orderly Development section. Mr. Waldon said the main addition to this section was the goal of adhering to the urban services boundary concept. He stated that this goal was not included in the Town's 1986 Goals and Objectives. Mr. Waldon also noted that language citing "target areas" for future development had been deleted.

Town Manager Taylor stated that the continued adherence to the urban services boundary concept said a lot about the Town's planning program. This concept is at the heart of the program.

Mr. Waldon stated that a new cover page, providing an overview of Town government, as included in the 1986 Goals and Objectives was recommended for inclusion in the current draft. Mr. Waldon noted that language had been adjusted concerning major employment anchors of the local economy. Council Member Pasquini asked whether Blue Cross/Blue Shield was still a major factor as a local employer. Mr. Torgan stated that Blue Cross/Blue Shield is the largest private employer in Orange County, the third largest overall after the University and the Hospital.

Council Member Andresen asked whether any language in the Transportation section of Goals and Objectives covered Town and University cooperation concerning roads. Mr. Bonk said yes.

Council Member Pasquini expressed satisfaction concerning the staff's insertion of previous Council comments concerning the Goals and Objectives.

Mr. Waldon noted that some minor modifications had been made in the Natural Environment section of the Goals and Objectives.

Council Member Andresen asked where protection of steep slopes was addressed. Ms. Brewer said the Sensitive Feature heading addressed this concern.

Council Member Godschalk inquired about the acquisition of greenways. Ms. Brewer said that the remaining greenway properties would mainly be acquired through the development process.

Council Member Pasquini asked whether the use of the Transfer of Development Rights (TDR) should be cited on page 4, since the Town does not currently have a TDR program. Ms. Brewer said that legislative authority for TDR would be pursued by the Town in the future. Ms. Brewer stated that TDR was referred to in the Strategic Report. Mr. Waldon added that the staff did not intend to seek TDR in the very near future, but that it was an idea which should be pursued.

Mr. Waldon said that specificity had been added to income guidelines for housing, that is, moderate income would be 80-100% of median income; low income would be 50-80% of median income and very low income would be those families with less than 50% of median income. Council Member Herzenberg suggested that all memorandums referring to affordable housing should include a brief paragraph reviewing this income guideline information.

Council Member Pasquini inquired about the proposed Town goal of having 10% affordable housing stock on an annual basis. Mr. Waldon said this goal would be attainable. Council Member Pasquini proposed the use of qualifiers such as "up to". Council Member Preston concurred with Council Member Pasquini's proposal. Council Member Herzenberg expressed a preference for using lower quantitative goals rather than qualifiers. Council Member Pasquini stated his preference for making goals more general.

Council Member Godschalk said he thought targets would be helpful. He noted that if there were no quantifiable goals for comparison, it would be difficult to evaluate the Town's progress. Town Manager Taylor proposed the possible use of the word "approximate" when referring to numerical goals. Council Member Godschalk said it appeared that some members of the Council would prefer to leave out numbers altogether. Mayor Howes said he had some reservations about the use of specific numbers, since some persons might choose to use them in legal matters in the future.

Council Member Pasquini suggested that language could be modified to say that the Town would like to continue to meet or exceed specific goals.

Council Member Preston inquired about the Town's proposed role in the private development of "moderate" income homes as a part of the Town's affordable housing programs. Town Manager Taylor said the words "private" and "moderate" could be removed from this section.

Mr. Waldon said the Planning Board had composed a brief memorandum to the Council concerning Transportation goals and objectives. Mr. Waldon said some criteria which would apply in newly developing areas would not fit in existing neighborhoods.

Council Member Andresen requested that specific language be included in the Transportation section to encourage University and Town cooperation in transportation planning. Council Member Preston said she agreed with this need very strongly. Council Member Preston noted that the Town was initially based on a street grid system with connectors.

Council Member Pasquini expressed concern that some language in the Transportation goals and objectives section would limit the Council's options. Council Member Andresen expressed her concurrence for flexibility.

Council Member Godschalk said that he lives in a neighborhood with only one access point. He noted the difficulties associated with such an arrangement. Council Member Godschalk said providing one access point for each neighborhood would not be a preferred planning practice.

Council Member Pasquini said the Council should keep options open for transportation planning. Council Member Pasquini said he did not favor the use of cross-connectors.

Council Member Preston stated that when she first moved to Town, she resided in Ridgefield. Council Member Preston noted that most travel out of Ridgefield necessitated the use of the By-pass.

Mr. Torgan said the Town staff preferred that developers provide two points of access in subdivisions. He noted that if developers proposed providing only one access, the developer would have the burden of proving necessity.

Council Member Pasquini requested a clarification of what constituted long and short-term parking. Mr. Bonk said short-term parking is considered to be a period of three hours or less.

Council Member Preston inquired whether the Town sent out brochures encouraging residents to ride buses. Mr. Bonk said the main focus was on the bus system's schedule book. He stated that advertising was done for some special services. Mr. Bonk said some radio advertising for buses had been done in the past. Council Member Preston said it might be a good idea to do some advertising for the transportation system in the future.

Mr. Waldon said the staff was suggesting that the Council adopt the Goals and Objectives and five technical reports (the basis for the Comprehensive Plan) at their June 12th meeting. Mayor Howes said the resolution concerning the technical reports should state that these materials were used as background for the Comprehensive Plan. Town Manager Taylor said it would be

acknowledged that the technical reports were the basis for the Comprehensive Plan.

Town Manager Taylor said no public hearing, per se, is required for master plans. Town Manager Taylor said that two master plans, representing two of the most significant development projects in recent times, were scheduled for Council consideration on June 12th. Town Manager Taylor suggested that a public hearing could be held on June 26th, with Council action to follow on July 10th. Mayor Howes noted the importance of holding a public hearing on this matter.

Council Member Preston asked what type of action the Council would be asked to take on July 10th. Town Manager Taylor said the type of action was not defined, since this would be at the direction of the Council. Town Manager Taylor noted that the proposals would give the Council the opportunity to view tradeoffs between the two proposals. Mr. Taylor noted that the proposed public hearing was scheduled for June 26th, a regular Council meeting. Town Manager Taylor said the two master plans would be the major focus of discussion for the evening.