

ATTACHMENT A

**A RESOLUTION ACCEPTING A REPORT ON A PROPOSAL FOR A TWO-TIERED
DEVELOPMENT REVIEW SYSTEM AND DIRECTING STAFF TO DRAFT LAND
USE ORDINANCE PROVISIONS REQUIRING AN 'AFFORDABLE HOUSING
REVIEW MEETING' FOR RESIDENTIAL PROJECTS REQUIRING A SPECIAL OR
CONDITIONAL USE PERMIT, WHEN SUCH PROJECTS DO NOT CONTAIN A
MINIMUM OF 15% AFFORDABLE UNITS**

Resolution No. 85/2004-05

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are responsive to community needs; and

WHEREAS, the Carrboro Board of Aldermen seeks to provide a process that results in the effective implementation of its existing and proposed policies;

NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN that the Board of Aldermen accepts the report on a proposal for a two-tiered development review system and directs staff to prepare ordinance provisions requiring an 'affordable housing review meeting,' for any residential project requiring a Special or Conditional Use Permit, when such projects do not contain a minimum of 15% affordable units, as defined by Section 15-182.4 of the Town's Land Use Ordinance.

ATTACHMENT B

-----Original Message-----

From: Mike Brough [mailto:m1brough@earthlink.net]
Sent: Tuesday, November 09, 2004 1:49 PM
To: Sarah Williamson
Cc: Roy M. Williford; Martin Roupe
Subject: RE: New affordable housing proposal

Sarah, please send this response to Board.

I do not see any legal problem with establishing a priority system for processing permit applications, so long as all applications are processed. It is not clear to me how the proposed system would work in practice, however, since the permit review process is not smoothly linear from start to finish, but is more intermittent, as we wait for responses to staff comments or for more information. At least that is my perception. Marty has a much greater handle on this than I do. If a "two queue" system means that the staff would never work on projects in the second queue as long as there is something to do on projects in queue one, that is conceptually understandable but might result in a situation where nothing ever gets done on projects in queue two, which would be problematic. If the proposed system does not work in that way, how does it work? Again, if the planning staff can implement such a system from the practical standpoint, I see no problem with it.

Mike Brough

D I S T R I B U T I O N L I S T

NAME	TITLE	COMPANY	ADDRESS	CSZ	SEND
Trent Luter	Project Manager	Bell South	P.O. Box 3200	Raleigh, NC 27622	
Mary Lin Truelove	Transportation Coordinator	Chapel Hill-Carrboro City Schools	1708 High School Road	Chapel Hill, NC 27516	
Steve Scroggs	Assistant Superintendent	Chapel Hill-Carrboro City Schools	750 South Merritt Mill Road	Chapel Hill, NC 27516	
William Mullin	Director of Facilities Management	Chapel Hill-Carrboro City Schools	750 South Merritt Mill Road	Chapel Hill, NC 27516	
Mark Godley	Regional Process Analyst	Duke Power Company	P.O. Box 16909	Chapel Hill, NC 27516	
Nanette Fogleman	District Engineer	NC DOT	P.O. Box 766	Graham, NC 27253-0766	
James T. Bryan III	Chairperson	N. Transition Area Advisory Comm.	410 Airport Road, Suite A	Chapel Hill, NC 27514	
Ron Holdway	Environmental Health Supervisor	Orange County Health Department	P.O. Box 8181	Hillsborough, NC 27278	
Reynolds J Ivins	Erosion Control Officer	Orange County Planning Department	P.O. Box 8181	Hillsborough, NC 27278	
Ted Blake	Utilities Engineer	OWASA	P.O. Box 366	Carrboro, NC 27510	
Walter Parker	Engineering Supervisor	Piedmont Electric Membership Corp.	129 East Tryon Street	Hillsborough, NC 27278	
Fred Weaver	Gas Sales Representative	Public Service Company of NC, Inc.	P.O. Box 2779	Chapel Hill, NC 27515	
Henry Wells	Town Engineer	Sungate Design Group, PA	915-A Jones Franklin Road	Raleigh, NC 27606	
Kent Evans	Construction Manager	Time Warner Cable	101 Innovation Avenue	Morrisville, NC 27560	
Spence Wright	Solid Waste Planning	OC Solid Waste Management	PO Box 17177	Chapel Hill, NC 27516	
Anita Jones-McNair	Recreation & Parks Director	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Carolyn Hutchison	Police Chief	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Rodney Murray	Fire Chief	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Roy M. Williford	Planning Director	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
George Seiz	Public Works Director	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
James Harris	Economic/Community Development	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Michael Canova	Chief Building Inspector	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Trish McGuire	Planning Administrator	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Marty Roupe	Development Review Administrator	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Dale McKeel	Transportation Planner	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Noah Ranells	Environmental Planner	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Ruth Heaton	GIS Specialist	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Jeff Kleaveland	PZD Specialist	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
James Thomas	PZD Specialist	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
Nancy Hornik	PZD Specialist	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	
File	Program Support Assistant II	Town of Carrboro	301 West Main Street	Carrboro, NC 27510	

PROJECT NAME
TYPE OF PLANS