

BOARD OF ALDERMEN

ITEM NO. B(2)

AGENDA ITEM ABSTRACT MEETING DATE: February 27, 2007

TITLE: Discussion of the process to review implementation of the Northern Study Area Plan

DEPARTMENT: PLANNING	PUBLIC HEARING: YES _ NO <u>X</u>
ATTACHMENTS: A. Resolution B. Resolution adopted February 20, 2007	FOR INFORMATION CONTACT: Patricia McGuire – 918-7327

PURPOSE

On February 20, the Board of Aldermen adopted a resolution to establish a process to review/update the implementation of the Facilitated Small Area Plan for Carrboro's Northern Study Area. A request to further review the details of the process was made. A resolution that provides an opportunity for the Board of Aldermen to revise the process, if desired, has been prepared.

INFORMATION

A request to further discuss the review process established through adoption of a resolution on February 20th (*Attachment B*) has been made. Several comments/questions have been raised, as summarized below. Staff responses are provided in italic text.

1. Concern over statement in adopted resolution, "Board directs staff to request participation from advisory board members and community members (no more than 50) on a Northern Study Area Plan implementation review committee." *A review committee that includes 50 members is rather large for the task at hand, particularly in light of the limited time frame. For context on a related topic, eighteen members formed the steering committee used to update the year 2000 Task Force report. The Small Area Planning Work Group, that made the recommendations that became the NSA Plan, had 30 members. A total or maximum number of representatives from the advisory boards or other groups had not been identified. The "no more than 50" limit was offered to provide the Board with considerable flexibility as to how many persons it might select for the committee, i.e. up to, but not to exceed, 50 persons. If this number provides too much flexibility, the Board can change the size or make-up of the committee structure by adopting a modified resolution or can do so at the time the charge is adopted and the committee members are appointed on March 6th. A draft version of an amended resolution is provided (**Attachment A**). This document provides an opportunity for the Board of Aldermen to specifically identify the number of representatives it would like to include on the review committee.*

2. Regarding solicitation of advisory board participation in the review process. *The resolution adopted Tuesday evening "directs staff to request participation from advisory boards and community members..." The advisory boards listed included Planning, Appearance, Environmental, Transportation, Recreation and Parks, Economic Sustainability. "Community members" serves as a placeholder to capture members of the Northern Transition Area Advisory Committee, the New Horizons Task Force and representatives of Orange County and Chapel Hill, as well as any members of the Board of Aldermen. As of February 23, staff is preparing a*

communiqué that informs the groups of the Board's action and requests the identification of representatives who can participate. It will also be noted that the first meeting of the committee is planned for Thursday, March 15 in substitution for the advisory board meetings typically held that night. Regular, second meetings of the month for the Planning, Appearance, Environmental, and Transportation will be suspended until October 2007 so that planning initiatives can focus on the NSA Plan implementation review. The Board's resolution includes a schedule that expects the Board to formally establish the committee at its March 6th meeting. A report on the status of the proposal on the development moratorium will be presented to the Joint Review Advisory Boards on Thursday, March 1. Advisory boards will be asked that evening to identify representatives who can participate in the review effort if they have not done so already.

3. Securing space for community forums. *Staff is checking on the availability of meeting space for the community forums. Past experience would suggest that a larger space than that available at the Homestead Center may be more appropriate for the community forums described in this process.*

4. Staff presentation at community forum. *It is expected that a staff presentation on the existing conditions, including the elements of the Facilitated Small Area Plan for Carrboro's Northern Study Area, will be provided to the review committee early in the meeting process, as well as to the general public during the first community forum.*

5. Designation/selection of a facilitator for the community forums. *Staff would strongly recommend that the Board of Aldermen commit to working with a facilitator who is not a member of the local community to ensure that all participants feel the meetings are equitably and objectively managed.*

6. Informing the Board of County Commissioners of the review process/moratorium. *A letter and attachments informing the managers in Chapel Hill and Orange County and the Chancellor at UNC of the Board's consideration of the Planning Board recommendation was sent on October 18, 2006. That information packet crossed in the mail with a memo on North Carolina General Statutes and Joint Planning Agreement provisions pertaining to moratoria prepared by Orange County planning staff after they were informed that the Town was considering a development moratorium for the Transition Area portion of the Joint Planning Area. Telephone communication with Planning Systems Coordinator, Gene Bell on February 7, February 16, and February 21(2007) updated Orange County staff on the Board's consideration of the proposal. The telephone conversations included a review of the Joint Planning Agreement requirements and examination of the meeting schedule of the Board of County Commissioners. Since a joint public hearing is not required, the possibility of scheduling the April 10 meeting date for Commissioner review was discussed. The Orange County Planning Director, Craig Benedict, was informed of this following the telephone conversation on February 7th. The communiqué described in item 2 above will serve as an official notice of the decision by the Board of Aldermen to move forward on this matter.*

Please note that the spring Joint Planning Public hearing is scheduled for April 26th. If there is an interest in holding a joint public hearing on the development moratorium, the public hearing notice must be prepared and approved by the Board of County Commissioners soon. The current schedule calls for the Commissioners to approve the legal ad for the April 26th hearing on March 13th.

In addition, it may also be noted that completion of the project that has been outlined will require a significant time commitment. It is anticipated that some of the items staff has been working on will likely be delayed while the review process is underway and considerable staff time is devoted to the process.

FISCAL IMPACT

No fiscal impact has been identified in association with amending the structure of the review committee so that the number of representatives from advisory boards and community groups are specified.

STAFF RECOMMENDATION

The staff recommends that the Board of Aldermen consider the attached resolution (*Attachment A*) and, if desired, specify the number of representatives from advisory boards and community groups.