



Action Minutes

Central West Focus Area: Steering Committee Meeting

Meeting Date/Time: August 29, 2013, 6:05 p.m. to 9:00 p.m.

Members Present: Anthony Carey, Lucy Carol Davis, Eric Hyman, Julie McClintock, Sarah McIntee, Firoz Mistry, Michael Parker (co-chair), Whit Rummel, Amy Ryan (co-chair), Jared Simmons, Mickey Jo Sorrell, David Tuttle, and Buffie Webber

Members Absent: Mia Burroughs, Jeff Kidd, Bruce Murray, and Abby Parcell

Staff Present: David Bonk, Garrett Davis, Mary Jane Nirdlinger, and Megan Wooley

Council Members Present: Jim Ward and Ed Harrison

Agenda Item	Discussion Points	Motions/Votes	Action
1. Introductions and Opening Remarks	Megan Wooley, Chapel Hill Planning Department, opened the meeting and welcomed attendees. She provided an overview of the agenda and the upcoming meetings.		
2. Public Participation/ Comments	<ul style="list-style-type: none"> • Martha Petty – Thank you to Lucy Carol Davis for letting us tour her property. Concerned about the slopes and ravines. Not sure if what the consultant has drawn would work. • Friends of Bolin Creek representative – The first handout shows the area with streams; has an intricate network. The second handout includes a topography map from Orange County GIS. There are steep slopes at the stream edges. The third handout shows imperviousness which is bad news for the streams. In the past decade, there have been some great engineering solutions. Streams need upkeep. We haven't figured out how to preserve our streams in the urban environment. • Patty Krebs: The consultant's contract was a bombshell that the Town Manager dropped. 		

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	<p>Concerned about this. They payments to the consultant should end.</p> <ul style="list-style-type: none"> Lynne Kane: Confused by the comment that another community member made that Carolina North is dead. Part of the cost for the consultants is the continuous running of studies and gathering community input. 		
3. Opening Presentation	<p>Mary Jane Nirdlinger from the Office of Policy and Strategic Initiatives provided an overview of the analysis information that was being presented during the meeting.</p>		
4. Analysis Information	<p>The following presentations were provided:</p> <ul style="list-style-type: none"> - Base Information (units, square footage, etc.) and Transportation by David Bonk and Garrett Davis - Concepts' impacts on the schools by Todd LoFrese - Developer's reactions to the concept plans by Michael Parker - Fiscal Analysis by David Bonk and Garrett Davis <p><i>For a copy of the presentations, visit http://www.townofchapelhill.org/index.aspx?page=2184 and scroll to the August 29th meeting date.</i></p>		
5. Committee Discussion: Plan Refinement per Consideration of the Analysis Data	<p>The Steering Committee asked questions of the presenters and discussed the analysis information that was provided.</p>		
6. Public Participation/ Comments	<ul style="list-style-type: none"> Lynne Kane: No cars went by my house in Massachusetts, no place to go, nothing to see makes a house hard to sell. Need a critical mass to support businesses. Connectivity is very important; mentioned by many consultants as important for downtown. The Library needs a connection from N. Elliott. Cul-de-sacs are a hindrance to talking about alternative modes of transportation and transit. It gets dark here fairly early; women and elderly people are going to go places by car. Not a sense 		

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	<p>of being welcomed here; many people go to Durham.</p> <ul style="list-style-type: none"> • Fred Lampe: What you have modeled are four scenarios that are very similar. Need to take a more serious look at a lower density scenario. The group who developed the Citizens Concept map developed it based on R-2 zoning. • Alan Tom: Things went well tonight. You were attempting to solve problems. Then had a group discussion. Make future discussions problem-solving. Pose topics as problems. Looked especially at school and traffic impact. It doesn't appear that schools are a big issue. They seem to be coping well. Traffic is a different issue. Have a range of choices. When mix two topics, hard to come up with a concrete map. The Town wasn't built to be the size it has become. • Kathryn Bulter: There is currently a request for development that has been submitted to the Town. If you analyze this, it would probably meet the principles. 		
<p>7. Closing</p>	<p>A subcommittee was formed to review the draft language in Chapters 1-3 of the Small Area Plan document. Buffie Webber, Lucy Carol Davis, Sarah McIntee, Michael Parker, and Julie McClintock will serve on the subcommittee.</p>		<p>Language has been drafted for Chapters 1-3 of the Small Area Plan document, and Megan will email this out to the Committee on Tuesday.</p> <p>The meeting adjourned at 9:00p.m.</p>

The next Steering Committee meeting will be on Tuesday, September 3rd from 6:00-9:00pm in the Chapel Hill Public Library.