

To view a complete listing of all questions/comment received at the various Carolina North meetings, please visit [Summary of Key Interests - Carolina North Planning Process](#) (pdf) or [Summary of Key Interests - Carolina North Planning Process](#) (MS Word).

**Summary of Key Interests
Council-Trustees Work Session
October 22, 2008**

The following questions/comments were raised during the Chapel Hill Town Council/UNC-Chapel Hill Board of Trustees Joint Work Session that was held on Wednesday, October 22, 2008:

Interests Raised by Council Members

- Assume that the base zoning district will be fairly simple and will primarily focus on the need for an approved Development Agreement to exist in order for development to occur?
- Provide regular updates to Town Advisory Boards on an ongoing basis, rather than depending on just the informational meetings and/or providing the information all at once immediately prior to needing a recommendation.
- Provide additional opportunities for public comments in May and June 2009.
- How would the Carolina North meeting schedule relate to the Town's 2009-2010 budgetary process?
- What is the nature of the Informational Meetings? Would the Council attend? Information to be provided?
- Summaries of Informational Meetings will be available for consideration by Council and Trustees at subsequent meetings?
- Does Town have the expertise to review the University's fiscal impact analysis or Long Range Transportation Study?
- Will the Town be able to use the models to analyze other assumptions/questions? If so, can this be done without the help of an outside consultant? If this is the case, are such resources in place and available within the anticipated time frame?
- Concern that one meeting is not sufficient to understand long range transportation study.
- Concern that Town staff will be overwhelmed by this process, and that normal business will suffer from a lack of attention. Need to report back to Council if this becomes the case.
- What is the schedule for the installation of utilities (i.e. methane gas duct) from the Duke Power site to the Innovation Center and the Giles Horney complex? Would be desirable for this process and the Development Agreement to be approved before such utility components are actually installed in the ground.
- Concern regarding the potential impacts on public health associated with the University's use of the Duke Power site at the corner of Homestead Road and Martin Luther King Jr. Boulevard.

- Link parking ratios to developed square footage; as more development occurs and mass transit comes on line and matures, can reduce parking ratios for future square footage.
- Need to include representatives from Chapel Hill-Carrboro Public Schools and Orange County Public Schools and perhaps other community service providers (e.g. OWASA).

Interests Raised by University Participants

- Need to identify the critical mass and relevant thresholds that need to be linked to various infrastructure improvements.
- Have staff bring each issue to a joint work session for discussion, with a summary reflecting work of the Horace Williams Citizen Committee (HWCC) and the Leadership Advisory Committee (LAC), and an assessment as to whether or not consensus has been reached on that respective issue.

Interests Raised by Citizens

- Prepare a glossary for the Town web site to define terms such as LUMO (Land Use Management Ordinance).
- There is not sufficient time in time line for public to digest foundational studies (e.g. Traffic Impact Analysis) and provide quality feedback in time to influence the process.
- Support for two public comment periods during each joint work session.
- No time provided to work on defining and developing a base zoning district for the project.
- Recommends forming a task zone to develop new zoning district that will serve as the base zone for the Development Agreement.
- The new zoning district will be very important as it essentially provides a safety net if the Development Agreement does not work as discussed.