

Community Input Session 5: Planning Board

August 12, 2013

Charge

The community members in attendance were unable to reach consensus on a charge. Therefore both options they agreed on are below.

Option 1: Analyze, evaluate, and recommend responsible ordinances and planning standards that manage growth

Option 2: Guide/Plan for responsible growth, involving the community in long range planning and facilitating quality developments aligned with the comprehensive plan.

Scope of Work

- Overview of how the development proposal fits into the 2020 plan
- Look at developer claims and evaluate the cumulative impact of the development
- Advise Council based on small area plans and guidelines and compare proposals to those plans
- Consider state statutes and town codes
- Review policies, ordinances and ordinance amendments
- Look at how the board incorporates citizen input (sub-committees, liaisons)
- Reviewing zoning requests per state mandate
- Advocate for long range plan and needs of Chapel Hill (no “not in my backyard” mindset)
- Better comprehensive planning by the Town
 - Oversee the plan and do periodic revisions
 - Oversee small area plans
 - Reviewing zoning periodically and proactively prior to development to promote forward motion
- Evaluate input of other boards and coordinate two-way communication with other boards
- Needs to be more community input from the general public not currently represented (i.e. annual surveys, school representation)
- Should continue evaluating small projects that involve structures <2500sf
- Develop a master plan considering future light rail plan and densities encompassing the small area plans
- Encourage holistic planning and development;
 - Look at Town vision of infrastructure and not just individual site plans
 - Examine development plans for connectivity of roads and heights
- To make membership recommendations to Council that take into account diversity and expertise

Parking Lot Issues

- How Planning Board works with Council on 2020
- Communication to be improved between boards
- Keep state law in mind
- Schedule of different boards should be taken into consideration if prior review is needed for Planning Board