

## 01-08-2020 Town Council Meeting

### Responses to Council Questions

#### **ITEM #6: Approve On-Street Parking Regulations in the Burch Kove Neighborhood**

**Council Question:**

What would be the implications of these changes for the residents of the affordable units? Are those units being guaranteed any spaces and/or given priority for un-designated spaces? Have those residents had the opportunity to weigh in on this plan and if so, what do they think?

**Council Question:**

What has the response been of Community Home Trust been to this proposed ordinance?

**Staff Response:**

*The changes proposed will provide 20 parking spaces in the neighborhood. Under the proposed ordinance these spaces will be open to any person/vehicle to park. The affordable units have not been granted any exclusive or priority parking in the spaces that have been identified. We have communicated this parking plan to the formal HOA, neighborhood resident list-serve and Community Home Trust. To this point we have received limited feedback. The formal HOA supports restricting parking as proposed. The Community Home Trust does not support the current proposal.*

*The Community Home Trust may support a temporary plan, such as a time-limited ordinance, where spaces designated for the owners of the affordable units would be a consideration. (It may be possible through ordinance to limit parking in 8 of the designated spaces to affordable units only, through the ordinance and our current on-street parking process.) It should also be noted that there are currently 5 parking spaces in the neighborhood on property belonging to the HOA and subject to its direction.*

**Council Question:**

Please provide an update on steps being taken to address the similar situation at Chandler Woods, both in terms of how we will alleviate the problem for those living in the affordable units and also to ensure this does not happen again. The Burch Kove approval was many years ago but Chandler Woods is quite recent - this seems to be a problem created by the Town by approving a development with streets that were too narrow to comply with the Fire Code. - so I think we have an obligation to address it.

**Staff Response:**

*Town staff are actively working on a plan to allocate additional parking spaces for use by only the owners of the affordable units in the Chandler Woods subdivision. A review of the Chandler Woods development history revealed that the narrow street issues were identified by Town Staff early in the development review process. The developer made an informed decision to proceed*

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*with narrow streets with no parking. These streets, without parking, do meet the requirements of the North Carolina Fire Code.*

*In 2017 the developer, Community Home Trust and the Town stipulated the provision of on-street parking in the Affordable Housing Agreement. The issue was again brought to the attention of the developer in early 2019, prior to any infrastructure development. The developer again made a decision to proceed with narrow streets. The decision to proceed with development of narrow streets impedes on-street parking.*

*We are addressing this issue on the Town side of the development process through an update of the Town design manual and ongoing cooperative plan review through the entire planning and permitting cycle. Our Fire Marshal has also been working with developers to resolve these issues and ensure adequate parking when concept plans are brought for Council consideration to prevent like problems in future development. In the Chandler Woods situation, the parking agreement was included within the Affordable Housing Performance Agreement. In the future, our recommendation is that such stipulations be included in the Special Use Permit.*