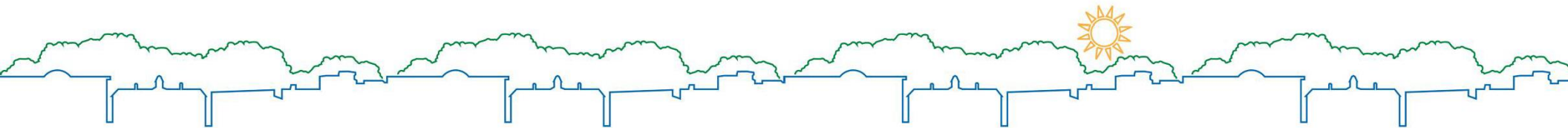


January 30, 2019



Key Decisions:

- Should visioning for north of I-40 be postponed?
- Should the visioning effort commence after the WASMPBA is formally amended by all parties or after there is conceptual agreement by all parties to move the Urban Services Boundary?
- Boundaries for the visioning effort south of Southern Village

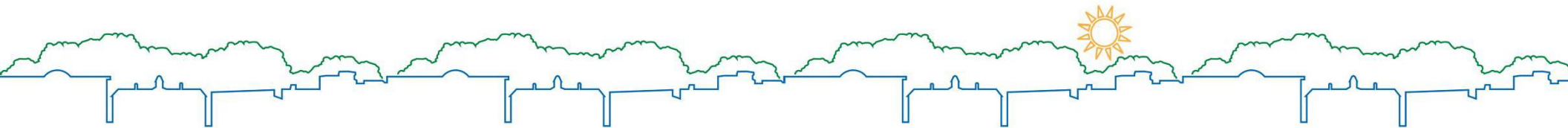


Recommendation:

That the Council adopt RESOLUTION (2019-01-30/R-5) which:

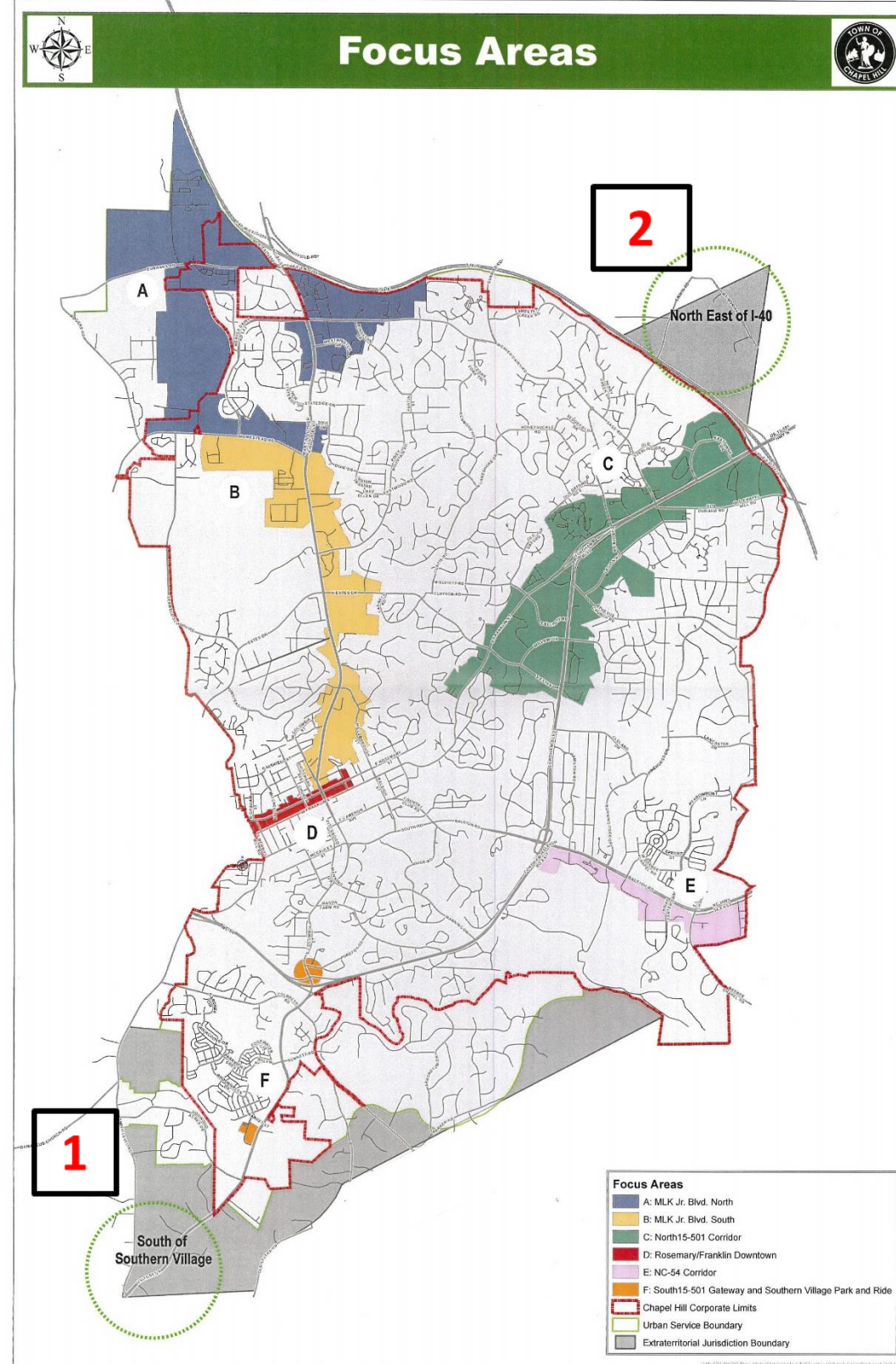


- Postpones consideration of the land use for the ETJ Study Area north of I-40; and,
- Authorizes the Town Manager to:
 - continue efforts to work with governmental partners prior to planning & executing a visioning effort for the area south of Southern Village;
 - include the cost of such an effort in the budget proposals for FY2020; and,
 - continue to pursue the refinement of the Future Land Use Map (FLUM) with the possibility of amending the FLUM



Background

- Community members requested that refinement efforts include additional areas:
 - From the Southern Village Park and Ride, on **South 15-501**, to the border with Chatham County
 - The Extraterritorial Jurisdictional (ETJ) area **north of I-40**



Extraterritorial Area	Chapel Hill ETJ	Rural Buffer	Urban Services Boundary	Requires Change to JPA* &/OR WASMPBA**	Requires approval of all signatories for changes
South 15-501	Yes	No	Outside	Yes WASMPBA	Yes
North of I-40	Yes	No	Outside	Yes WASMPBA	Yes

*Joint Planning Land Use Plan and Agreement

**Water and Sewer Management, Planning, and Boundary Agreement



Past Planning Studies – ETJ Study Areas

Past Planning Efforts – Southern Chapel Hill



1992 Southern Small Area Plan

Council adopted this component of the 2000 Comprehensive Plan, which laid the foundation for Southern Village

2012 *Chapel Hill* 2020

Council adopted *Chapel Hill 2020*, which replaced the 2000 Comprehensive Plan

2013 Obey Creek Compass Committee

This Committee provided recommendations to Council regarding the development of Obey Creek.

2015 Southern Village Park & Ride Scenarios

During discussions for the Obey Creek Development Agreement, Council considered various scenarios for the redevelopment of the Southern Village Park & Ride

2015 Obey Creek Development Agreement

Council approved a development agreement for a 44 acre parcel on the east side of 15-501 across from Southern Village

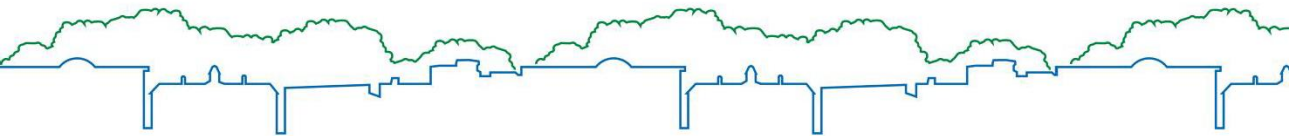
Visioning Process for ETJ Study Areas

What is Visioning? Visioning is a process by which a community defines the future it desires



Using public involvement and consensus building, communities identify:

- core or common values
- a shared vision for the future

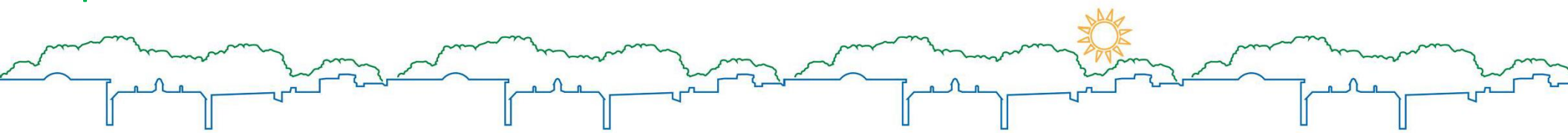


Path Forward for WASMPBA Amendment:

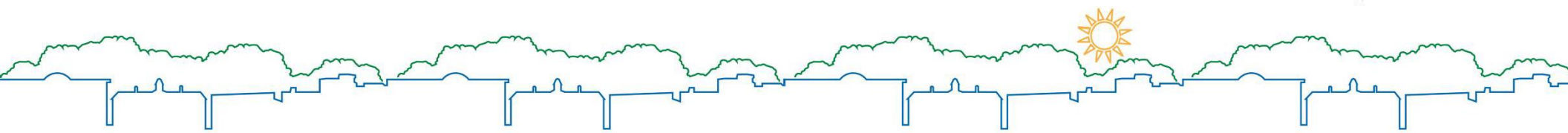
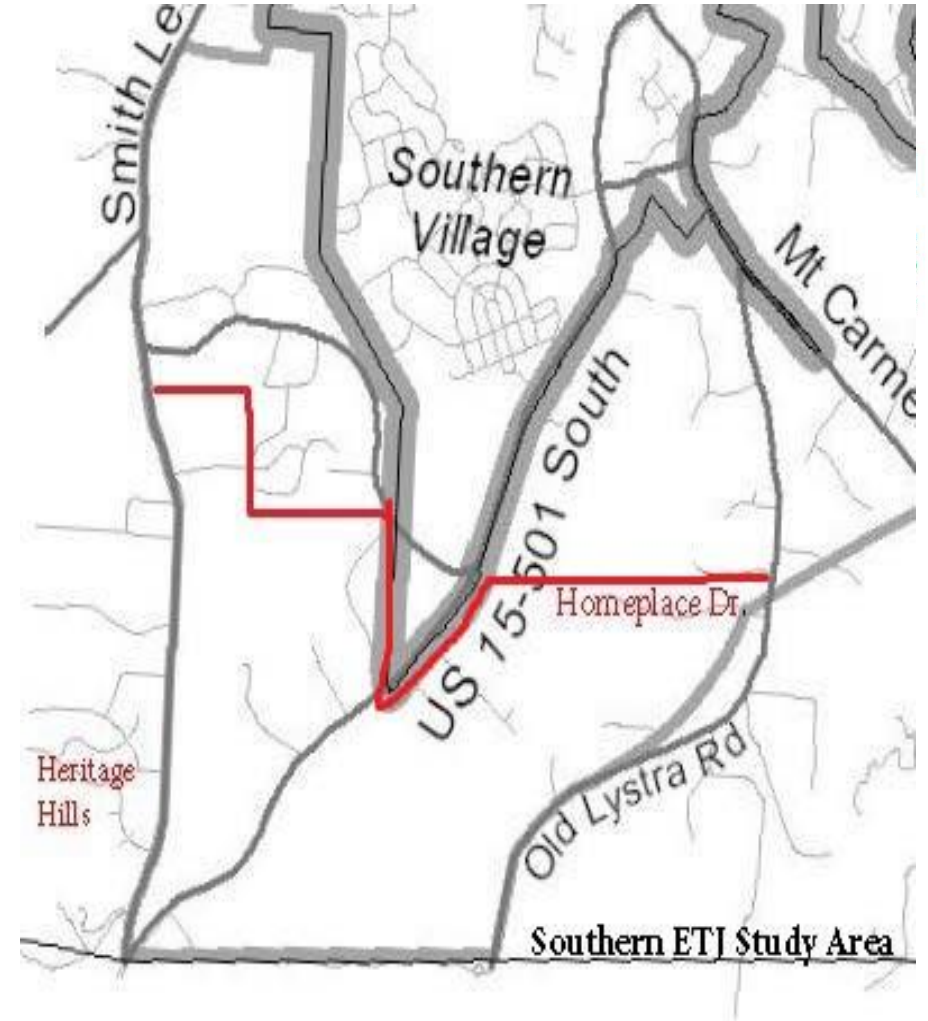
1. Determine if governmental partners wish to amend the WASMPBA
2. If so, then work with partners to:
 - Agree on the new location of the Urban Services Boundary
 - Perform preliminary engineering studies to support that new location
 - Memorialize amendment to WASMPBA in an acceptable form
3. Adoption of the amendment to WASMPBA by all parties



Plan the
Visioning
effort as
WASMPBA
amendment
is being
pursued



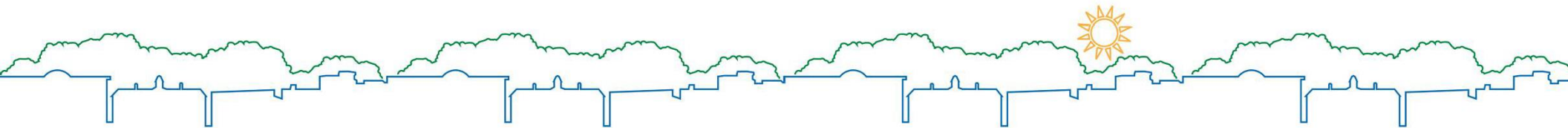
Boundaries for Southern ETJ Area



Resource Considerations: Fiscal

Costs associated with Incorporation of the ETJ Study Areas:

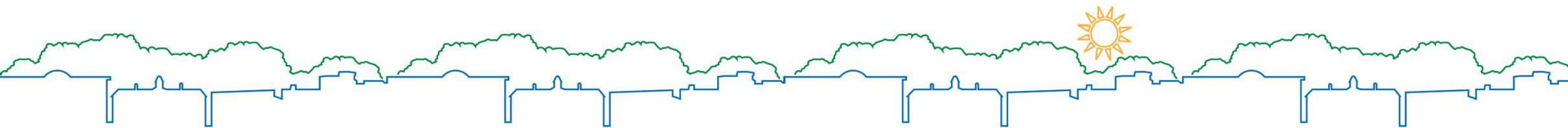
- Consultation for Visioning ~ \$65,000
- Intern Costs ~ \$10,000
- Engineering costs



Resource Considerations: Time

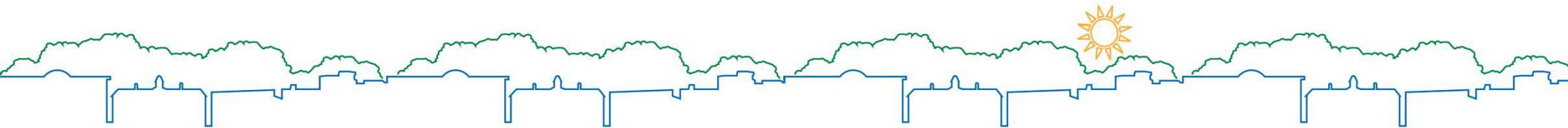


- Amendment to WASMPBA
- Visioning ~ 1 year



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