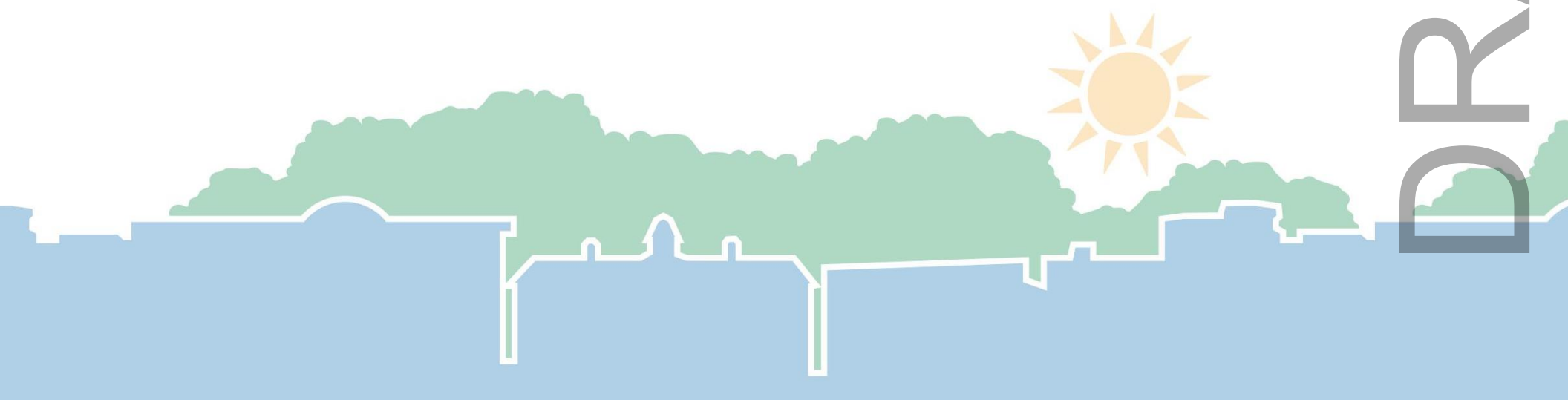


January 30, 2019



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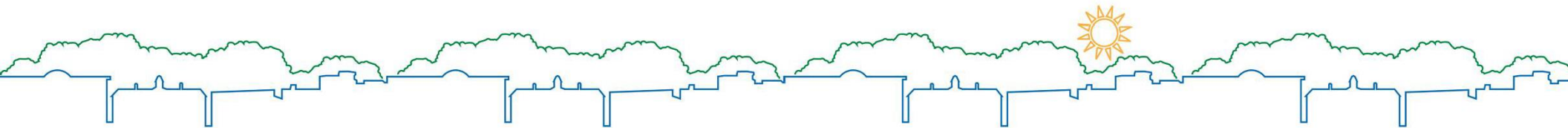


Key Decisions:

- Should visioning for the area north of I-40 be postponed?
- Should the visioning effort for the Southern ETJ Study Area be delayed until after the WASMPBA is formally amended by all parties? Or, should the visioning exercise take place after there is conceptual agreement by all parties to move the Urban Services Boundary?
- Which part of the area south of Southern Village should be included in the visioning effort?



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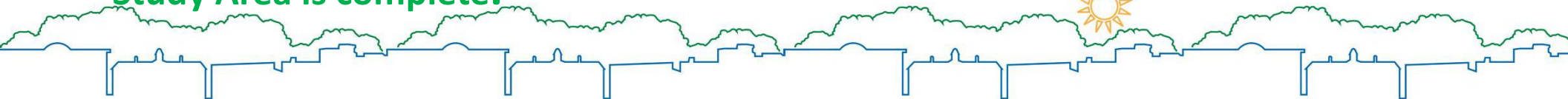
Recommendation:

That the Council:

- Postpone consideration of the land use for the ETJ Study Area north of I-40;
- Authorize the Town Manager to continue efforts to work with relevant governmental partners prior to planning and executing a visioning effort for the area south of Southern Village;
- Authorize the Town Manager to include the cost of the visioning effort, both consultant and intern assistance, as well as some engineering costs in the budget proposals for FY2020; and,
- Authorize the Town Manager to continue to pursue the existing process for the refinement of the Future Land Use Map (FLUM) with the possibility of amending the FLUM when the visioning effort for the ETJ Study Area is complete.

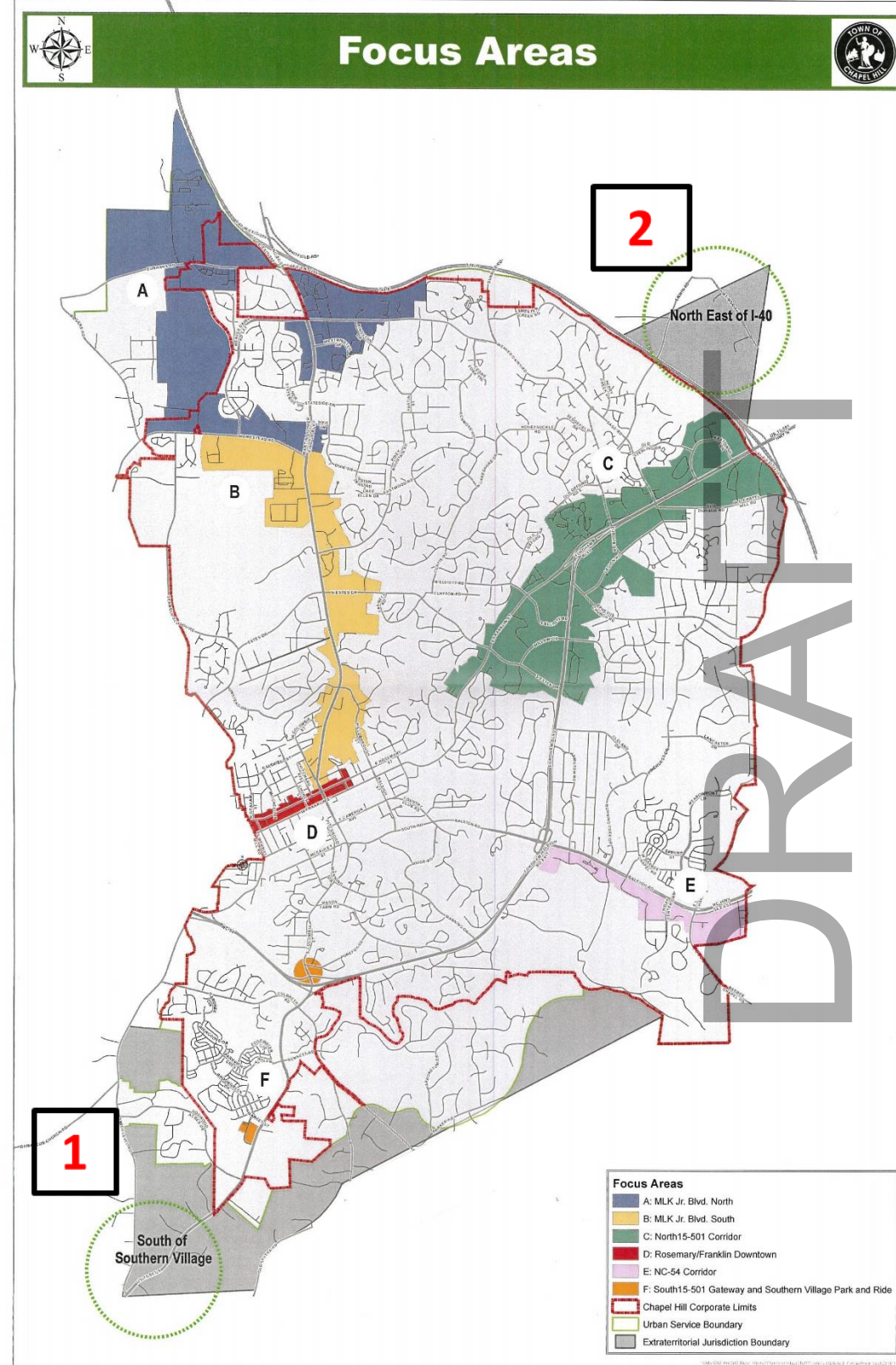


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Background

- 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**

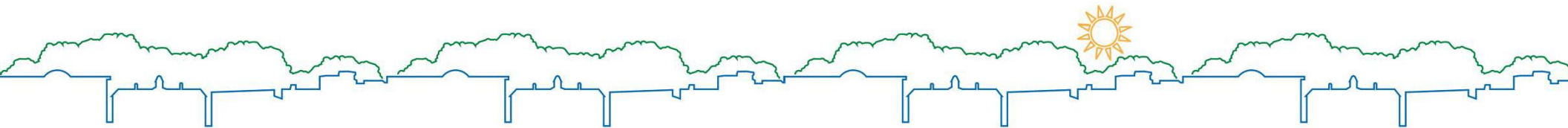


Extraterritorial Area	Chapel Hill ETJ	Rural Buffer	Urban Services Boundary	Requires Change to JPA* &/OR WASMPBA**	Requires approval of all signatories for changes
South 15-501	Yes	No	Outside	Yes WASMPBA	Yes
North of I-40	Yes	No	Outside	Yes WASMPBA	Yes

*Joint Planning Land Use Plan and Agreement

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

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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**

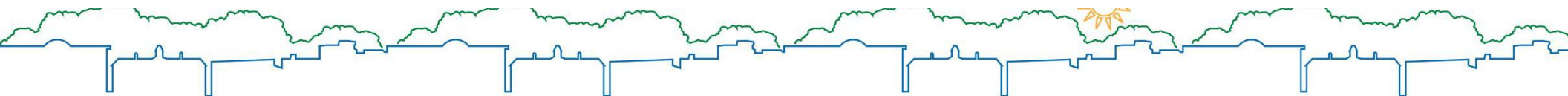
Council adopted *Chapel Hill 2020*, which replaced the 2000 Comprehensive Plan

**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

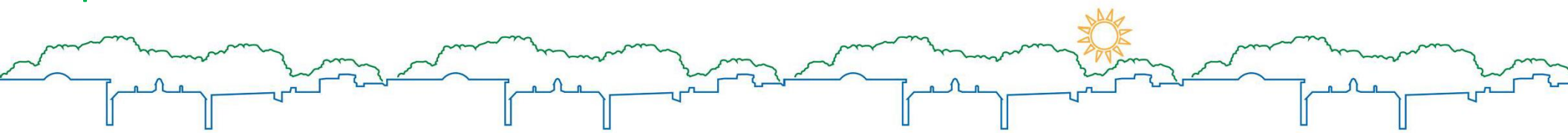


Path Forward for WASMPBA Amendment:

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



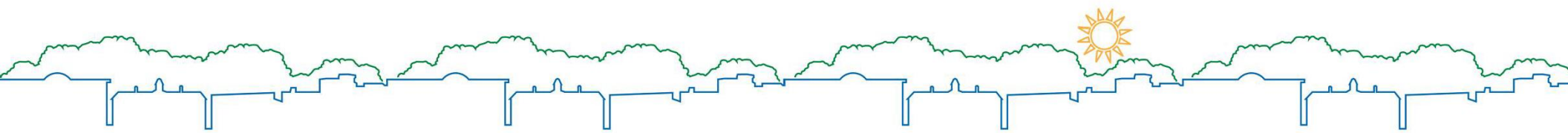
Resource Considerations: Fiscal

Costs associated with Incorporation of the ETJ Study Areas:

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



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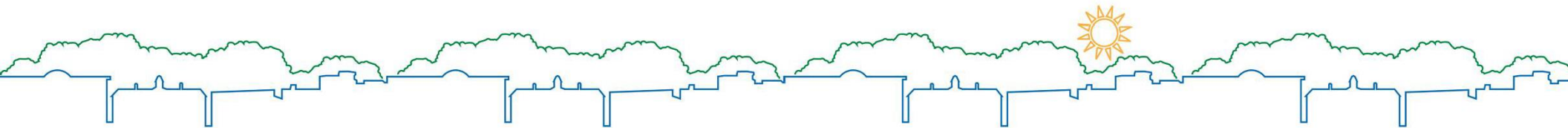


Resource Considerations: Time

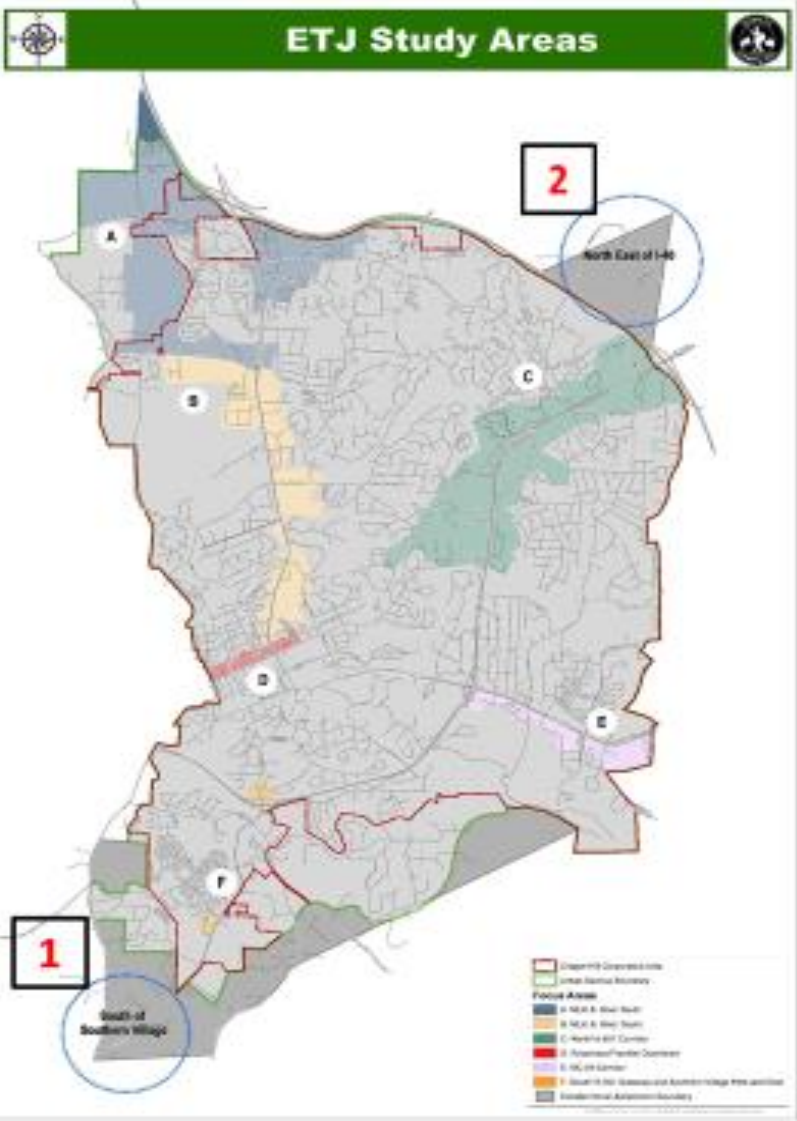
- Amendment to WASMPBA
- Visioning ~ 1 year



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Questions?



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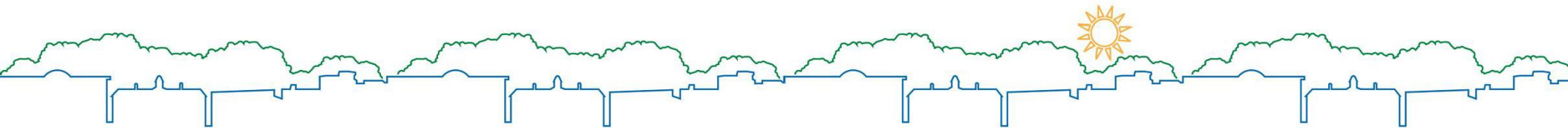


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