

**DRAFT SUMMARY MINUTES OF A WORK SESSION
OF THE CHAPEL HILL TOWN COUNCIL
WEDNESDAY, APRIL 13, 2016, AT 7:00 PM**

Council Members Present: Mayor Pam Hemminger, Mayor pro tem Donna Bell, Council Member Jessica Anderson, Council Member George Cianciolo, Council Member Sally Greene, Council Member Ed Harrison, Council Member Nancy Oates, Council Member Maria Palmer, and Council Member Michael Parker.

Staff members present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Planning and Sustainability Executive Director Mary Jane Nirdlinger, Planning and Development Services Director Ben Hitchings, Development Manager Gene Poveromo, Mayoral Aide Jeanne Brown, and Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

AGENDA ITEM

1. Discussion about Town of Chapel Hill Planning Initiatives. (no attachment)

Planning and Sustainability Executive Director Mary Jane Nirdlinger opened with an overview of the Town's various planning efforts, including updates to the Land Use Management Ordinance (LUMO), the Downtown 2020 Plan, refinement of the Ephesus Fordham District, small area planning, and future comprehensive plan work. Ms. Nirdlinger described short term priorities such as review and permitting, mid term needs such as technical studies and text amendments, and long term goals including major planning and capital improvements. Ms. Nirdlinger emphasized the need for consultant support to provide technical depth, supplement staff capacity, and help ensure the timely completion of key initiatives.

Council members discussed ways to prioritize the planning initiatives and expressed interest in ensuring that regulatory tools better align with the Town's long term vision, particularly in areas experiencing growth pressure. Council acknowledged the complexity of simultaneously addressing downtown needs, corridor planning, and LUMO modernization. Council also discussed the importance of predictable, efficient development processes, the need for clear regulatory guidance, and the value of incorporating community input into all phases of planning.

Staff stressed that a full rewrite of LUMO would be a multi year effort requiring dedicated resources. Council discussed how best to coordinate the workload, emphasize pressing issues such as downtown redevelopment and parking needs, and ensure that land use priorities are consistent with the Town's adopted plans. Town Manager Roger Stancil highlighted concerns about the current development review process, noting that some decisions could be delegated more effectively to reduce unnecessary delays. Mr. Stancil stated that clearer processes and better defined standards would help improve predictability and overall system performance.

Council also discussed how the Town's various planning layers—GIS, parks planning, bicycle facilities, pedestrian studies—should be integrated to create a more complete understanding of land use opportunities. Staff committed to bringing back a structured plan outlining timelines, recommended priorities, necessary resources, and potential short term successes. Planning

Commission Member Amy Ryan commented on the importance of clarifying Town wide goals before undertaking area specific work.

Council expressed general support for proceeding with a comprehensive LUMO rewrite, advancing downtown and corridor planning efforts, and using consultant support to address capacity gaps. Staff committed to preparing a prioritized work plan with estimated timelines and resource requirements.

COUNCIL MEMBER MICHAEL PARKER MOVED, SECONDED BY COUNCIL MEMBER SALLY GREENE, TO ENTERS INTO CLOSED SESSION AS AUTHORIZED BY GENERAL STATUTE SECTION 143-318.11 (A)(6). THE MOTION WAS ADOPTED UNANIMOUSLY (9-0).

The Council recessed into Closed Session at 8:46 p.m.

The meeting adjourned at 9:25 p.m.