

**DRAFT SUMMARY MINUTES OF A WORK SESSION  
OF THE CHAPEL HILL TOWN COUNCIL  
THURSDAY, MARCH 6, 2014, AT 5:30 PM**

**Council Members Present:** Mayor Mark Kleinschmidt, Council Member Donna Bell, Council Member George Cianciolo, Council Member Matt Czajkowski, Council Member Ed Harrison, Council Member Maria T Palmer, Council Member Lee Storrow, and Council Member Jim Ward.

**Council Member(s) Absent:** Mayor pro tem Sally Greene.

**Staff members present:** Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Communications Manager Catherine Lazorko, Business Management Director Ken Pennoyer, Economic Development Officer Dwight Bassett, Community Sustainability Planner Eric Feld, Parks and Recreation Assistant Director Bill Webster, Director of Technology Solutions John Bjurman, Interim Assistant Planning Director Loryn Clark, Stormwater Engineer Chris Jensen, Sustainability Officer John Richardson, Mayoral Aide Mark McCurry, Transit Service Planner Mila Vega, Development Manager Gene Poveromo, Engineering Services Manager Kumar Neppalli, Director of Policy and Strategic Initiatives Mary Jane Nirdlinger, and Communications and Public Affairs Director and Town Clerk Sabrina Oliver.

**1.Approve Agenda. (no attachment)**

Mayor Mark Kleinschmidt called the Work Session to order at 6:08 p.m.

MAYOR MARK KLEINSCHMIDT MOVED, SECONDED BY 0, TO APPROVE THE AGENDA. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0) .

**2.Public Comment Period.**

Ken Larsen of Briarcliff recommended that the Council delay proceeding with the Ephesus/Fordham redevelopment effort and referenced written materials he had previously submitted. Karen Trout of Bayberry Drive expressed appreciation for existing local businesses and raised concerns regarding erosion, drainage issues, and environmental impacts near her home, explaining her opposition to implementing form based code. Jean Rank of the Gables Condominiums described unsafe walking and bicycling conditions near her residence and questioned redevelopment in a flood prone area, suggesting that Rams Plaza could serve as a park and ride instead. Terry Vance expressed frustration with what she perceived as a lack of two way communication between Town leadership and the public. Tom Henkle spoke about the benefits of energy efficient building practices. Landscape architect Scott Murray expressed support for adopting form based code, noting that Town staff had addressed many of his earlier questions. Scott Radway also supported form based code but encouraged better alignment of review timelines between the Community Design Commission and staff. Chris Berndt representing the Greenways Commission emphasized incorporating elements of the Greenways

Master Plan, including improved pedestrian crossings and considerations related to Booker Creek.

### **3.Presentation: Ephesus Church Road/Fordham Boulevard Renewal Effort.**

Council Member Donna Bell joined the meeting at 6:25 p.m.

Town Manager Roger Stancil discussed the Ephesus/Fordham Renewal Initiative as a coordinated effort addressing transportation, stormwater, housing, and economic development. Transportation consultant Earl Lewellyn reviewed existing traffic conditions and described proposed improvements to intersections, traffic signals, roadway connections, and overall multimodal connectivity. Stormwater consultant Todd St. John presented the findings of the district wide stormwater evaluation and explained the goals for reducing peak flows and pollutant loads through strategically located district facilities.

Interim Assistant Planning Director Loryn Clark discussed plans for adding approximately three hundred affordable housing units, including DHIC's proposed development. Business Management Director Ken Pennoyer reviewed the financing plan for both the renewal district and other Town capital projects, which relies in part on future incremental tax revenues. Planning Director JB Culpepper outlined the proposed zoning framework, including new mixed use districts, height standards, recreational requirements, and special appearance districts. Code Studio Consultant Lee Einsweiler described the benefits of form based code in supporting predictable development outcomes and high quality urban design.

Council members sought clarification on the timeline and scope of the Community Design Commission's review process and asked whether design guidelines could be incorporated directly into the code. Additional questions addressed SAPFO timing, school planning considerations, and the relationship between text and map amendments. Council members also asked about the potential for incorporating incentives related to energy efficiency and stormwater features, as well as inquiries regarding energy ratings, daylighting opportunities, and the use of pervious paving. Council requested clarification on sidewalk requirements, and concerns were raised about long term revenue forecasting and community perceptions of building scale. Mayor Kleinschmidt emphasized the importance of maintaining a human scale experience within the district.

### **4.Public Comment Period.**

Council reopened the floor for additional public comment.

David Swartz questioned why some decisions would fall solely under the Town Manager's authority and expressed concern about reduced public input opportunities. Julie McClintock raised concerns about the stormwater model and asked whether past watershed protections would continue under the new system. Diane Willis asked about the timing and placement of planned roadway improvements, the extent of property owner involvement in the street grid, safe pedestrian and bicycle crossings along Fordham Boulevard, and the timing of Town wide traffic studies.

Mayor Kleinschmidt acknowledged the outstanding questions and noted that additional information would be provided at the continued public hearing on March 24. He explained that even if a vote occurs on that date, the ordinance will not take effect until associated actions are completed.

The meeting adjourned at 9:19 p.m.