

**DRAFT SUMMARY MINUTES OF A WORK SESSION
OF THE CHAPEL HILL TOWN COUNCIL
CHAPEL HILL PUBLIC LIBRARY
WEDNESDAY, MAY 8, 2013 AT 6:00 P.M.**

Council Members Present: Mayor Mark Kleinschmidt, Mayor pro tem Ed Harrison, Council Member Donna Bell, Council Member Laurin Easthom, Council Member Sally Greene, Council Member Gene Pease, Council Member Lee Storrow, and Council Member Jim Ward.

Council Member Absent: Council Member Matt Czajkowski.

Others present: Town Manager Roger Stancil, Deputy Town Manager Florentine Miller, Town Attorney Ralph Karpinos, Director of Policy and Strategic Initiatives Mary Jane Nirdlinger, Sustainability Officer John Richardson, Planning Director JB Culpepper, Assistant Planning Director Loryn Clark, Community Participation Coordinator Jennifer Phillips, Mayoral Aide Mark McCurry, Deputy Town Clerk Amy Harvey, and Communication and Public Affairs Director and Town Clerk Sabrina Oliver.

AGENDA ITEMS

Item 1: Approve Agenda

Mayor Mark Kleinschmidt called the meeting to order at 6:00 p.m.

Item 2: Status Updates

a. Land Use Management Ordinance (LUMO) Revisions

Sustainability Officer John Richardson reported that the staff had been managing the progression of the LUMO revision schedule and that Phase 1 updates were underway and would soon be posted online. He explained that the revisions were being prepared in alignment with Chapel Hill 2020 implementation priorities.

Principal Consultant Lee Einsweiler from Code Studio provided a presentation on potential zoning reforms and policy tools tailored for Chapel Hill. He discussed ways to modernize the ordinance—such as reducing or removing certain density regulations, streamlining the development approval process, and focusing on standards that encourage desirable built form outcomes. He emphasized allowing a wider range of unit types, including multi-generational homes and “hidden density,” and suggested that the Town consider unbundling parking from residential units to support affordability. He also touched on non-zoning tools, including financing strategies, taxation mechanisms, and land banking, as additional ways to broaden housing options.

Council members raised concerns regarding the long-term sustainability of affordable housing programs, such as Home Trust units, and asked about the feasibility of requiring commercial developments to provide set-aside housing for employees. The Council explored whether the development market could support such expectations and noted the trend toward smaller units with fewer bedrooms. Members agreed that staff and

consultants would need to continue evaluating whether the market could absorb the affordability requirements under consideration.

b. Town Housing Strategy

Assistant Planning Director Loryn Clark presented an outline of the Town's housing strategy, explaining that it would progress through three phases. The first phase would involve exploring existing housing conditions and engaging stakeholders to identify concerns. The second phase would involve analyzing feedback and identifying priorities and goals, and the third phase would culminate in development of the formal strategy and supporting policy options. She noted that community engagement was expected to begin in the summer, with completion anticipated in spring 2014. Council members discussed the importance of involving UNC and UNC Hospitals early, emphasizing their central role in the region's housing landscape. Mayor Kleinschmidt reported that preliminary outreach to these institutions had been met with enthusiasm and that both entities understood the Town's interest in including them actively in the process.

Item 3: Council Committee on Boards and Commissions Report on Advisory Board System Review

Council Member Gene Pease presented the committee's recommendations for restructuring the Town's advisory board system. He explained that the recommendations outlined broad concepts intended to prompt discussion and would require further refinement through committee and staff work as well as public input. Several Council members commented on the potential reorganization of the Historic District Commission (HDC) and the Community Design Board, noting both statutory flexibility and practical concerns, including workload and expertise requirements.

Council members discussed challenges related to volunteer workloads, participation by individuals with full-time jobs and families, and the importance of clear board charges and expectations. Members noted that advisory board and liaison roles often lacked clarity and that comprehensive training for staff, liaisons, and board members would be necessary. Some members raised questions about how proposed changes might affect development processes, and emphasized the importance of aligning Transportation, Bike/Ped, and Transit interests within a more unified framework.

The meeting adjourned at 7:55 p.m.

Brittney Hunt
Town Clerk