

MINUTES
PLANNING BOARD
MARCH 2, 2016
REGULAR MEETING

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10 **MEMBERS PRESENT:** Paul Guthrie, At-Large Chapel Hill Township; Andrea
11 Rohrbacher, At-Large Chapel Hill Township; Patricia Roberts, Cheeks Township
12 Representative; Herman Staats, At-Large ; Tony Blake, Bingham Township
13 Representative; Buddy Hartley, Little River Township Representative
14

15 **MEMBERS ABSENT:** Lydia Wegman (Chair), At-Large Chapel Hill Township; James
16 Lea, Cedar Grove Township Representative; Maxecine Mitchell, At-Large Bingham
17 Township; Laura Nicholson, Eno Township Representative; Lisa Stuckey, Chapel Hill
18 Township Representative
19

20 **STAFF PRESENT:** Craig Benedict, Planning Director; Michael Harvey, Current
21 Planning Supervisor; Meredith Pucci, Administrative Assistant II
22

23 **AGENDA ITEM 1: CALL TO ORDER**

24
25 *Vice Chair Tony Blake opened the meeting since Chair Lydia Wegman could not attend*
26 *the meeting.*
27

28 **AGENDA ITEM 2: INFORMATIONAL ITEMS**
29 **a. Planning Calendar for March and April**
30

31 *Tony Blake reviewed the calendar and discussed*
32

33 **AGENDA ITEM 3: APPROVAL OF MINUTES**
34 **January 6, 2016 Regular Meeting**
35

36 **MOTION** by Paul Guthrie to approve both sets of minutes. Seconded by Buddy Hartley
37 **VOTE: Unanimous**
38

39 **AGENDA ITEM 4: CONSIDERATIONS OF ADDITIONS TO AGENDA**
40

41 No additional items.
42

43 **AGENDA ITEM 5: PUBLIC CHARGE**
44

45 **Introduction to the Public Charge**
46 The Board of County Commissioners, under the authority of North Carolina General
47 Statute, appoints the Orange County Planning Board (OCPB) to uphold the written
48 land development laws of the County. The general purpose of OCPB is to guide and

49 accomplish coordinated and harmonious development. OCPB shall do so in a
50 manner which considers the present and future needs of its residents and business
51 through efficient and responsive process that contributes to and promotes the health,
52 safety, and welfare of the overall county. The OCPB will make every effort to uphold a
53 vision of responsive governance and quality public services during our deliberations,
54 decision, and recommendations.

55
56 **Public Charge**

57 The Planning Board pledges to the residents of Orange County its respect. The Board
58 asks its residents to conduct themselves in a respectful, courteous manner, both with
59 the Board and with fellow residents. At any time, should any member of the Board or
60 any resident fail to observe this public charge, the Chair will ask the offending member
61 to leave the meeting until that individual regains personal control. Should decorum fail
62 to be restored, the Chair will recess the meeting until such time that a genuine
63 commitment to this public charge is observed.

64
65
66
67 **AGENDA ITEM 6: CHAIR**

68 **COMMENTS** No comments from the

69 Vice-Chair.

70 **AGENDA ITEM 7: UNIFIED DEVELOPMENT ORDINANCE(UDO) TEXT**

71 **AMENDMENT-** To review and discuss government-initiated
72 amendments to the text of the UDO regarding sign regulations.
73 This item is scheduled for the MAY 23, 2016 quarterly public
74 hearing and is expected to return to the Planning Board in April
75 for a recommendation.

76 **Presenter:** Michael Harvey, Current Planning Supervisor

77
78 *Michael Harvey reviewed abstract.*

79
80 Paul Guthrie: I have a question... Increasingly, gas stations are putting TV
81 monitors in the middle of their pumps; does that count against their signage lot?

82
83 Michael Harvey: Under this proposal it would be counted as part of the allotment. So, if
84 you have 300 square feet for the district you're in that's part of your allotment. Our
85 current ordinance gets into a level of minutia to regulate because we don't want an over
86 abundance of signage, we're going the other direction with it. Saying, "Here's your
87 allotment, you can't live outside of this allotment. What you choose to do with that
88 allotment is your business as long as it's permissible and complies with any other
89 applicable standard.". There are regulations in zoning dealing with noise generation on
90 commercial lots, especially if it's adjacent to residential lots. The sheriff's office has a
91 much more restrictive, and spelled out noise ordinance. There are lighting standards
92 that still have to be met, so signs still have to meet the lighting ordinance. But, as far as

93 content goes we are no longer getting in the content business.

94

95 Paul Guthrie: The Waffle House sign stands up fairly high enough to land an airplane
96 under it and I was thinking, if it had an extremely bright flashing light it could be
97 distracting to traffic. Do the existing standards give you enough information to make
98 sure that doesn't happen?

99

100 Michael Harvey: Yes. When you look at prohibited signs we have regulations that
101 prohibit beacon signs, animated signs, and trailer signs. We have prohibitions on signs
102 that flash or blink. We have established a standard for what constitutes a movable,
103 scrolling message to only occur a certain amount of time in a 24 hour period. So the
104 direct answer to your question, Paul, is that we have existing regulations that would
105 prohibit the repetitive flashing sign.

106

107 Paul Guthrie: My last question; in the matter of the cases I haven't had a chance to
108 read up on any of those. Things that are statutorily criminal acts that might be
109 contained on the messages on the sign; does that still hold? If those criminal acts
110 regulate or can bring charges for what goes up on a sign, is that content they're saying
111 they can't touch or is it not taken into account? Some examples, direct threats to
112 human beings?

113

114 Michael Harvey: First of all, is that this ordinance as we did before exempts any sign
115 erected by the government. So any sign erected by the government saying you can't
116 walk on this grass, subject to... we're not regulating that it's perfectly legal. If you're
117 using a sign message to convey a threat or to encourage a certain course of action
118 that could be perceived as a threat that's still a criminal matter and it would be
119 prosecuted by the sheriffs office and it's the same argument as if somebody was on
120 their property and shoots a gun in a matter that creates a public safety hazard the
121 sheriffs office is going to respond, regardless of whatever ordinance gets adopted by
122 planning or the County Board of Commissioners. That's still going to be an actionable
123 offense.

124

125 Andrea Rohrbacher: Real estate signs. Everything is crossed out...

126

127 Michael Harvey: It's gone because we can't regulate signage on content anymore. But,
128 I think what you're asking is if you can erect a real estate sign at a residential district
129 advertising a house for sale; the answer's yes. That's covered. Each residential district
130 has an allotment of allowed signage, just like commercial. So, however that gets used
131 is up to the property owner. The only provision is it can only be 12 square feet which
132 was the typical real estate sign limitation anyway.

133

134 Tony Blake: I think there's actually a case where there's 2 parcels of land on highway
135 54 and one is zoned in one manner and the other is zoned in another manner and both
136 are for sale. The way I read this is the signs would be, by ordinance, different. Or could
137 be, based on the zoning.

138

139 Michael Harvey: No, because there's still a master prohibition on signs over 12
140 square feet in a residential district.

141
142 Tony Blake: Right, I'm thinking about these 100 acre things where they put the big
143 board sign up and one's zoned commercial and the other's zoned agricultural.

144
145 Michael Harvey: Now from that standpoint, commercial to residential, yes. You could
146 technically have a different advertising sign. Because we can't and don't establish... In
147 that context from commercial to residential you're 100 percent right.

148
149 Paul Guthrie: I do have another question. The section on golf courses. Can you sort of
150 talk through what that means? I'm a little confused on the language... I can't decide
151 what would be a sign in the context of the golf course besides saying green 1 and...?

152
153 Michael Harvey: The free standing sign, a wall sign on the building saying club house
154 this way, grill this way, here's our specials at the grill, keep off grass, etc. We tried to
155 capture what could
156 be necessary, what is a reasonable allotment for people to live in, and you are correct,
157 with a golf course it is primarily hole 1,2,3,4,5. But, we can see directional signage,
158 which we can't regulate by name anymore. We can just give you an allotment.

159
160 Craig Benedict: Can sports fields put signs in the outfield?

161
162 Michael Harvey: It would be based on the zoning designation of the property of where
163 the facility is located. And then, yes, they can erect signage within that allotment. We
164 can no longer say, you can have advertising limited to x,y,z. Right now for parks
165 public you have a total sign allotment of 300 square feet, as an example. For
166 recreational facilities, regardless of their location, we have a specific limitation in
167 here... I'll have to get back to you on what it is.

168
169 Patricia Roberts: What about private property. Say you're holding an event on a private
170 property. Specifically thinking, if you have a horse show with signs for each jump.

171
172 Michael Harvey: It's going to be based on the zoning of the property because we can
173 no longer assign allotment based on the type of sign, like we used to.

174
175 Craig Benedict: Are farms exempt from signage?

176
177 Michael Harvey: Farms are exempt from zoning, period. So, yes, sir.

178
179 Paul Guthrie: You may want to think about some wiggle worm in the signage that
180 accumulates over time...

181
182 Michael Harvey: The problem is I can't write an ordinance that isn't definitive because
183 then I'm being arbitrary capricious and I hold you to a standard and then I try to be
184 wiggle room for Buddy and you sue me. And you'd be right to do so. So we have to be

185 explicit to avoid...

186

187 Paul Guthrie: There is a risk to that, of course. The risk is that it gets overturned and
188 you lose all your control.

189

190 Michael Harvey: Yes, exactly. That's what's happened with Gilbert already. I will remind
191 you all that state law, if you have a building construction site and you know the wraps
192 that do advertising; by state law that's not a sign. So if you wrap a building site... That
193 type of construction signage is exempt from local sign regulation already... Any safety
194 sign erected by the government or in a public or a private right of way that's for safety
195 purposes is already exempt... And please, you all have a tendency to email, I'd like
196 you to continue to do that. So email if you have questions or comments or
197 suggestions. I'm more than happy to take your emails, and I'll make sure that the
198 responses go to the group as a whole so you can see. But what I'm hearing you all say
199 is if I can pay a little more attention to the Rec uses so that we're not being overly
200 restrictive and just make sure that the allotments that we've recommended are
201 reasonable. Gilbert is what Gilbert is and we cannot have content based regulations so
202 we'll move forward with the Attorney's Office and get you the final product next month.

203

204 Paul Guthrie: I'm assuming that you're talking about signs erected on either private
205 property or leased property. You're not talking about public ways?

206

207 Michael Harvey: No, sir.

208

209 Paul Guthrie: Because a lot of the things that we're talking about occur in a public way.
210 Some of those are not legal.

211

212 Michael Harvey: If, for example, someone erects a political sign in the public right of
213 way this ordinance didn't regulate it to begin with and we don't regulate it anyway. We
214 leave that up to the Department of Transportation. Snipe signs, which are those small
215 advertising signs that usually did an offset advertising for services or whatnot, those
216 in the public right of way while they're not allowed by this ordinance, we don't
217 regulate in that right of way. So, we leave it to DOT. We still prohibit painting signs on
218 rocks, and erecting signs on utility poles but, if you place it in the right of way it's a
219 DOT problem.

220

221 Andrea Rohrbacher: One more question. Because you can't regulate content that
222 means that a company could use their logo on a sign whether it looked good or not?

223

224 Michael Harvey: Correct. Which also means we can no longer make the
225 determination of what constitutes lewd, or inappropriate content.

226

227 Andrea Rohrbacher: That's what I was getting at.

228

229 Paul Guthrie: Unless it violates a statute and that's up to the sheriff.

230

231 Michael Harvey: Correct. A suggestive silhouette will be legal once this gets adopted.
232 A more blatant depiction, if it violates obscenity rules is enforceable. I know that's a lot
233 to digest, if you all have any other questions I'm more than happy to answer them. I'd
234 like to hear any other comments you have. But this is the direction we're headed.
235
236
237

238 **AGENDA ITEM 8: UPDATE AND DISCUSSION ON UPCOMING WORK PLAN**
239 **AND POPULATION AND EMPLOYMENT PROJECTIONS-** To
240 hear an update on the Planning Board's Work Plan which was
241 recently reviewed by the Board of County Commissioners and to
242 review prior Metropolitan Planning Organization (MPO)
243 population and employment projections.
244

245 **Presenter:** Craig Benedict, Planning Director
246

247 *Craig Benedict reviewed abstract.*
248

249 Paul Guthrie: Are you saying that in terms of how you're interpreting this is that the
250 assumption is that there will be no change in the city limits?
251

252 Craig Benedict: We're going to take a look at a county wide population and then we'll
253 see if a city expands and goes into the county will be a minus there and a plus there.
254 But [the total growth] will be kind of maxed out, so something that we're going to be
255 suggesting is cities should have an idea of how much their maximum density is going
256 to be. For Carrboro and Chapel Hill there's only a little more, even though there's
257 some re-development opportunities. But they still have an idea of what they put on
258 their maps, what densities it's going to be re-zoned to. And even with Hillsborough,
259 they know how much available land, they know they have water and sewer limits. So
260 there's going to be some finite, so we're going to kind of add up what the cities think
261 they can do and we're going to do... We know what some of our urban transition
262 zones where we have water and sewer what that can be, that might be a little higher
263 density. And we're going to consider somewhat conservative what actually is has high
264 growth potential in the county from an undeveloped land standpoint, even though it's
265 land holding capacity based. But still, the projections will be moderate out there.
266

267 Paul Guthrie: Another quick question. This assumes the existing services
268 infrastructure and not expansion of services infrastructure.
269

270 Craig Benedict: Yes, we'll take a look at what water and sewer capacity is and make
271 sure we know Hillsborough has limitations with, primarily, the sewer side. The water
272 side is has some potential because they have the second phase of the reservoir. But
273 yes...
274

275 *Craig Benedict continued to review abstract*
276

277 Paul Guthrie: Do those projections include estimated birth rates?

278 Craig Benedict: Yes. Estimated birth rates and in migration.

279 Paul Guthrie: I say that because we tend to have a younger county than many.

280

281 Craig Benedict: I think it's going to be split. We're getting some growth in
282 Hillsborough and we're getting some younger families in. Not showing up in the
283 schools yet. But, it very well could. There's a hot residential market in Hillsborough
284 and yet in the last couple years now we have more people over 60 than we have
285 children in school.

286

287 Paul Guthrie: This excludes Chatham, right?

288

289 Craig Benedict: We have some Chatham information that is part of the MPO analysis
290 area.

291

292 Paul Guthrie: Because eastern Chatham, if everything goes according to plan is
293 going to make any growth in Orange County look like a picnic.

294

295 Craig Benedict: That's true. And people may decide even where there is demand, the
296 demand might be stronger there and it could diminish what occurs in our area. There's
297 a planner, Randall Arendt, that usually writes about how to build in rural areas but he
298 has this new initiative that he's noticed a lot of the planners coming out of school. The
299 professors that may be teaching them too analytical and too numerical with their job.
300 And so they get stuck in the numbers and they don't see what we're calling the reality
301 behind those numbers. They look at the population projections and all the numbers,
302 and so Randall called me about the new interns coming out of college and asked if
303 they were getting the internship, are they understanding on how to apply these
304 theoretical and too idealistic concepts, and are they getting more into the pragmatic,
305 what do you do with these populations? The whole idea with the comprehensive plan
306 was do a population projection and in 30 years from now it's going to take us over to
307 this level. Are we ready for that? That is a conscious political decision and a
308 community's decision, and if you don't want it to grow to this amount then there are
309 policies to slow it down. And there might be some places that say, "Hey, we like growth,
310 how do we make it go up faster?", that's what planning's about. And if you do,
311 everything else falls into place. If you predict higher populations then you better have
312 the infrastructure, the roads, the services, you better know the tax value and the
313 expenditure side. So, this is an opportunity where the populations will be, what they
314 are. One of Orange County's large difficulties is only 35,000 people live and work in
315 Orange County, and then there's 25,000 that come into Orange County to work and
316 there's another 25,000 that live here and migrate out. It'd be great if we could build
317 commercial here and manufacturing and have the people that live here already working
318 the places. There's another study done that said the triangle has some of the worst
319 traffic. The commuting time is high here, about 24 minutes. That's a whole other study.
320 But, the triangle has some difficulties with the pattern that's there now. If you look at I-
321 85, I-40; you see traffic of an equal amount going both ways.

322

323 Tony Blake: The centralized employment location is kind of going away and there's
324 much more of a mobility attitude towards work and there's a lot more work from
325 home. I see a difference generationally.

326
327 Paul Guthrie: I commute up here to these meetings. I come up Old 86, and Old 86
328 is a steady stream with few breaks at the hours coming up to this meeting, coming
329 from North of Hillsborough, or from the interstates. And in the morning it's the
330 reverse. And 54 is the same way, and it will get more serious and less of a way to
331 involve the jobs closer to home.

332
333 Craig Benedict: Another thing that I mentioned that the previous model did not do,
334 when you get to the edge of the model there's nothing left. So Alamance County was
335 not actually in the model.

336
337 Tony Blake: There's such a thing as a platoon employment as well, where they work
338 12 or 24 hour shifts 3 days a week and then that allows them to live a lot further out.
339 But this begs a question; the rural buffer around Chapel Hill seems to me to be too
340 inflexible to allow to build some office space close enough for people to work and not
341 have to commute. So I was wondering if there was a way for Chapel Hill to grow
342 slightly and trade rural buffer like kind in certain areas for another area in the county
343 further out. If you developed 30 acres up along Old 86 or New 86 and was in the rural
344 buffer, could you take that same chunk of land somewhere and move it to the fringes
345 of the rural buffer and just allow the rural buffer to breathe?

346
347 Craig Benedict: Well, the whole concept of the rural buffer is an urban growth
348 boundary with a low density ring around it, so that there would be efficient use of the
349 expansion of the public resources and infrastructure in a confined area instead of
350 urban. This concept, the idea with these urban growth boundaries was to expand...
351 What's happening with a UGB that's institutionalized is the affordable housing
352 issues. The supply is so short, the demand's still there, you get the cost of land and
353 therefore the cost of housing goes up. We're doing some analysis now that shows
354 that if somebody pays \$100,000 an acre, like one of the last subdivision that came
355 through off of Whitfield, right outside the rural buffer, the building program is they're
356 going to charge 6 or 7 times that for the house. So you're going to see a house up at
357 \$600,000-\$700,000 or more because that's the way the formula works. They're not
358 going to put \$100,000 house on a...

359
360 Andrea Rohrbacher: Well, you could get a loan on it. The house value has to be
361 30/70 for the bank to give you a loan on it.

362
363 Paul Guthrie: The rural buffer was created on the European model. The European
364 model was to have a rural area designated of which you did not grow into. Well that
365 assumes declining or stabilized populations. We don't have that. So, that's what
366 makes it a difficult way to manage, and it causes some real problems. The one that..
367 every time we've got the development in here who wants to put septic tanks in and to
368 work in some communities once upon a time where the biggest single health problem

369 in those counties were septic tanks that were failing regularly. And that was because
370 there was a limit on public services, beyond a certain imaginary boundary, and that's
371 the kind of thing that I worry about in this county. That we're too rigid on rural buffer
372 interpretation so that public services are not there. By one way or another housing is
373 going to go in there and following we will be in environmental problems. But no one
374 seems to want to focus on that long-term issue.

375
376 Craig Benedict: This is at the heart of it; about what the intent of it is and are we
377 reaching that intent or are we creating a potential issue out there...

378
379 Michael Harvey: Let me just also remind the Board that the rural buffer is a concept
380 along with the water/sewer agreement. The concept is our documents or plans that
381 involve multiple partners. And part of the problem is as you need multiple partners to
382 approve amendments. We ran into some very serious problems with one of these
383 partners when we were looking to adopt the agricultural support enterprises construct.
384 Yes, we have an exit clause. I don't think that's viable but, we have to work within the
385 kind of funds of having each participating entity approve a modification. That is
386 proven cumbersome. And this is the lot we have.

387
388 Craig Benedict: And I gave a presentation about the 2040 MTP growth model and
389 didn't receive many comments. It's not like they were surprised and quiet, they were
390 just, "What's wrong with these numbers?" and I said that we can't build that much. We
391 can't build 16 Morinagas a year, that's just not realistic. It said in order to build these
392 new houses or even new multi-family the amount of acreage that it would take the
393 Planning Board to review these major subdivisions, 10 of them.

394
395 Tony Blake: But what's the carrying capacity of the land? If you took Orange County
396 and sub- divided it into the minimum lot size and put a septic system on every one of
397 them and a house on every one of them, would the county survive? And I don't think it
398 would. It's how much will the land allow you to build, without septic and without
399 services.

400
401 Michael Harvey: And also remember, Orange County, like every other county, has to
402 abide by some watershed management standards imposed by the state that
403 establishes density, surface and other limitations that there's not a lot of flexibility on
404 either. So yes, we choose in certain instances to be more restrictive but, we also have
405 the state saying in this area because of what happens to your water you can only do
406 this much development. So that's a further limiting factor that we have to live with.

407
408 Craig Benedict: So I'll just go through some numbers here, some examples and what
409 happened previously with the 2040 MTP... We're in the process now for the 2045
410 MTP, we know some of the glitches that occurred, we're getting started earlier this
411 time, I saw it happening in the 2040 plan, I tried to move the aircraft carrier, I just
412 couldn't get them to budge. They were just going down this path like they had with the
413 2035. The 2030 and the 2035, and I said, "Have you ever checked what this is?" and
414 they hadn't. 50,000 employees averaging about 568 square foot per employee, I took

415 a look at industrial, commercial and manufacturing and all these different things. That
416 would be 28,000,000 square feet over 30 years, divide that by 30 years, that would
417 mean we would need to be expecting to build 947,000 square feet each year. And
418 this is counting the towns... And in the cities and in the county we have a lot of
419 economic development so we would like to see a couple of these a year but there's a
420 lot of work just to get a 100,000-150,000 square foot building.

421
422 Paul Guthrie: It just occurs to me; If you really go into.. analysis and take a look at
423 some of the current last 12 month sales analysis in terms of where retail sales are
424 taking place and the movement to mail-order operations that can deliver in 24 and 36
425 hours is putting some real stress on the shopping centers. And so, somewhere down
426 the road I think we're going to start re- calculating whether that is necessarily going to
427 be able to support the kinds of things that we're talking about.

428
429 Craig Benedict: I've seen in some smaller communities, Walmart Express; these
430 little 20,000 square foot buildings. You order and pick it up.

431
432 Tony Blake: Let me ask you this. If I ordered something on Amazon, I pay state sales
433 tax on that but I don't pay any county sales tax on it, do I?

434
435 Craig Benedict: I'll have to check on the distribution on that. There's some new
436 legislation where they're trying to capture this point of purchase. The formula is 2008
437 used to be population base, so things that were spent around the whole state were
438 given to Orange County based on our population and there's just one section that was
439 Point of sale. So that's why in the past Orange County didn't mind as much. Well, that
440 switched in 2008. We lost \$6,000,000 per year, and now they're working on some new
441 sales tax formulas to try to capture this other information. I agree, I think the whole
442 shopping program.. that you're going to see this exponential change from in- store
443 shopping to online.

444
445
446 Michael Harvey: Remember that there are state bills being discussed that would either
447 require Amazon or an out of state purveyor to track or provide the state.. so that sales
448 tax can be charged. On your North Carolina taxes you can voluntarily estimate.

449
450 Craig Benedict: So another way of looking at it.. If instead of looking at the square
451 footage you'd talk about how many employees you would get per year county wide,
452 1,670 and.. 100 employees is about a \$40,000,000 project for 100,000 square feet so
453 you'd need 16 Moranaga's to get 1,600 employees. This goes to the square foot
454 depending on how much.. this is just building cost, not counting the equipment in there,
455 you would be getting about \$100,000,000 a year. And that would be great on our tax
456 base but, that's just not happening... A little bit about population growth, this is county
457 wide, it was projected at 70,000 people. That means 2,350 a year, and that doesn't
458 sound like too much to ask for in Orange County. But, let's find out if all that single
459 family, 65 percent of single family and you get about 2.8 people per unit. If you're in an
460 urban area you would see 273 acres, or if you're in a rural area you would need 1,600

461 acres a year to fulfill that need. But 273 acres in Chapel Hill or Carrboro is something
462 equal in size to Southern Village.

463
464 Patricia Roberts: I think Southern Village is 300.

465
466 Craig Benedict: And the 3 acres per unit, we did some minor subdivision analysis a few
467 years ago and even though the density might have been 1 per 2 on the average
468 because the soils was more near 3 and we haven't done that recently but, it's 3 or 4.
469 The 35 percent multi-family which was the assumption, even with that about how many
470 people would be there and how many acres you would need in an urban area, and I
471 did 5 units per acre and that's probably a very small single family lot. Probably the net
472 acres would be up into a light townhouse density. But still 82 acres is a lot, plus the
473 273.. and that's per year. And this is Chapel Hill, Carrboro, and Hillsborough, all that
474 stuff. Mebane has some room, it's not all zoned yet. Hillsborough's growing. But you
475 just see how these numbers are different to accommodate with available land area.

476
477 Tony Blake: On the previous slide that times 3 acres, that's essentially what you're
478 assuming is the carrying capacity of the land?

479
480 Craig Benedict: Yes.

481
482 Tony Blake: Yeah, these numbers make sense for the development that's going out in
483 Pittsboro...

484
485 *Craig Benedict continued to review abstract*

486
487 Paul Guthrie: Are we paying close attention to what Chatham County is planning? I
488 think it's going to put real pressure on the southern border of Orange County. All
489 the way across.

490
491 Craig Benedict: They're (ie Chatham Park) going to try to do the jobs and living in the
492 same place but, we're getting closer to Chatham County wants to talk again but, I don't
493 know what type of change or coordination we could affect with Chatham.

494
495
496 Tony Blake: Well you know, they're changing RTP as well. They're starting to allow a
497 lot more residential in RTP and some real density. And that may very well mop up
498 some of this...

499
500 Craig Benedict: And why is it so important now? This is that million people that want to
501 come to the triangle in the next 20-30 years.. Where are they going to live, how are
502 you going to provide, how will it affect the quality of life? The biggest thing that hits us
503 first is traffic, there's taxes, there's other services, there's quality of life, there's all that
504 other aspects that's all wrapped into here. But, you have to make changes based on
505 found data. Now, a lot of the money that we're spending, whether it's from sales or
506 transit tax is much based on the transportation needs. So if we get this and have an

507 idea of what it could be and have it as realistic as possible.. Now somebody may say,
508 “well if we project lower employment, and population we’ll never get any money to
509 widen the roads” they might say something like that but, it’s a balance and a
510 prioritization and you just have to... I think the biggest thing there was a presentation
511 on the Orange County bus.. plan, and there was a 4 year “let’s look at it again” clause.
512 What is the cost of the project, how are the revenues coming in, have there been any
513 changes with state funding, or federal funding, are revenues higher than what were
514 projected and the cost of the project changes.... Yes. The BRT bus was originally
515 planned 4 years ago to go to the UNC hospital, now it’s projected to go down to
516 Southern Village. The original cost of that was programmed at 24.5 million and the new
517 estimate is anywhere from 70-90 million. But admittedly, that’s 7,000,000 a mile versus
518 the light rail which is 88,000,000 a mile. Some new information that I heard last night is
519 the regional transportation alliance, which is a business related triangle firm that is
520 concerned about businesses and transportation, asked GO triangle if could .. a
521 dedicated, further railways be used for bus rapid transit. It’s got a dual use. I saw a
522 response today from GO triangle about why they don’t recommend that. But what
523 we’re doing with the North/South corridor, if they do a bus rapid transit route it will be a
524 separate lane from traffic but other buses can use it.. And emergency vehicles...If we
525 run a bus from Hillsborough down to the hospital we can jump on that lane and have a
526 dual use of it. So if you spend \$7,000,000 a mile but you can put more people to use
527 that corridor you have such great efficiencies versus other scenarios where you have
528 light rail and they’re not suggesting to co- mingle it with a bus rapid transit bus.
529 Highway 54, even with light rail, will be over capacity. And so they’re going to have to
530 build another lane to put bus rapid transit to go out to either Southpoint, maybe out to
531 the airport, maybe up to 751 in the Woodcraft neighborhood. So a lot of things out
532 there. We’ll keep you informed on this and we’ll talk about those elements.. We’re
533 going to have the opportunity if we get these numbers fast enough to test and see
534 where it pushes new growth.

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536 Paul Guthrie: The main thing you learn in transportation, and no community seems
537 to get their arms around, is the fact that there’s a lot of front end cost. And the
538 sooner you do the front end cost the better off you are in the long run. But, nobody’s
539 going to take that 20 or 30 or 40 year perspective. They always want to look at it in
540 the small...

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542 Tony Blake: The point in Craig’s presentation is that we have built in constraints that
543 prevent this from happening. Our politics and our eyes and our stomach don’t match
544 here. We’re not capable of digesting these...

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546 Paul Guthrie: If you ever need an example; the classic example is the railroad into New
547 York City. Where there’s a bridge over part of the wetlands in New Jersey that’s going to
548 cost about \$3,000,000,000 to replace for the railroad traffic. And it’s the only way in and
549 the only way to go to the Northeast with all the freight traffic, except a long detour up to
550 central New York and across. And they have been fiddling on it for 40 years. The thing
551 is going to fall down on them one of these days. They patch it every year, and they
552 won’t bite the bullet. And that’s the classic.

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Craig Benedict: Well, thank you for hearing it and entertaining some of the philosophy behind here. It all has to do with trying to predict the future and trying to hit that target at some point and match it with a good development pattern, infrastructure, and services that can work.

AGENDA ITEM 9: COMMITTEE/ADVISORY BOARD REPORTS

- A:** Board of Adjustment
- B:** Orange County Transportation

AGENDA ITEM 10: ADJORNMENT

MOTION made by Paul Guthrie to adjourn meeting. Seconded by Patricia Roberts.
VOTE: Unanimous

Lydia N. Wegman, Chair