

**ORANGE COUNTY PLANNING &
INSPECTIONS DEPARTMENT**

Memo

To: Orange County Board of Commissioners
From: Craig Benedict, Planning Director
Perdita Holtz, Planning Systems Coordinator
Date: February 9, 2009
Re: Student Generation Rates and Accessory Dwelling Units (addressing Follow-Up Action List for 12/11/08 BOCC meeting)

At the December 11, 2008 BOCC meeting, staff was instructed to provide information on how data for the student generation rates, referenced in the School Impact Fees reports prepared by TischlerBise, are collected. Additionally, staff was asked to provide information on the number of accessory dwelling units permitted each year. This memo addresses these questions.

▪ Student Generation Rates

Orange County Planning staff evaluated Orange County Schools and Chapel Hill-Carrboro City Schools enrollment data provided by the districts in conjunction with County GIS systems. More precisely, the following steps were completed:

1. Enrollment data for each school student, including address, was provided to Planning staff.
2. School District staff and Orange County Planning staff removed those enrollment files for students that resided outside of Orange County. School District staff also removed those files for students that no longer attended district schools.
3. Planning staff then checked every address for the remaining student enrollment files with the GIS system, determining the type of housing unit for each student. Files were then deleted from the counts if the addresses were incorrect or did not match County land records, or if the housing type could not be determined using the best available data. Only a limited number of enrollment files were deleted following Planning staff evaluation: 16 student files within the OCS district (which has over 6,800 students), and 52 student files within the CHCCS district (which has more than 11,000 students).
4. Planning staff provided data to TischlerBise for further analysis as outlined in Appendix A of the School Impact Fees report, resulting in the student generation rates utilized for the entire study.

- Accessory Dwelling Units

The number of accessory dwelling units permitted within Orange County, including incorporated areas, for the last five (5) years is depicted in the tables below.

Table 1 – Accessory Dwelling Units by Local Government

Year	Orange County (including Town of Hillsborough)	Town of Carrboro	Town of Chapel Hill
2004	0	2	1
2005	4	1	4
2006	9 (including 1 in CHCCS District)	0	3
2007	3	0	0
2008	5 (including 1 in CHCCS District)	2	0
Totals:	21	5	8

Table 2 – Accessory Dwelling Units by School District

Year	Orange County School District	Chapel Hill-Carrboro School District
2004	0	3
2005	4	5
2006	8	4
2007	3	0
2008	4	3
Totals:	19	15