

Joint Planning Area Steering Committee Meeting Summary
February 24, 2009
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The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. at the Town of Orange Community Room. Committee Members present were: Mayor Henry Lee Carter, Councilmember Ryan Gibson, Board of Supervisor Terri Pace, Board of Supervisor Teel Goodwin, Town Manager Cole Hendrix, Director of Community Development Josh Bateman, and County Administrator Bill Rolfe.

Mr. Bateman gave a presentation on the project area that included maps showing the location of water, sewer, and stormwater infrastructure, publicly-owned properties, unmapped infrastructure, current zoning, and future land uses within the JPA. Mr. Bateman reported on the background and status of the WQIA grant project including its purpose and major deliverables. Mr. Bateman discussed the need to have a general statement of planning purpose for the JPA Master Plan. The committee members then discussed the following topics:

- The proposed conservation easement for the Andrusia/Ridges at Laurel Run subdivision property.
- The location of water and sewer infrastructure and the need for future utilities within the project area.
- Storm drainage problems along Miller Creek within the Joint Planning Area.
- Cash proffers for rezonings – proffer requirements need to be more similar for the Town and County.
- The possibility of phasing future developments and infrastructure within the JPA for short-term, mid-term, and long-term improvements.

It was consensus of the committee to have Mr. Bateman prepare a map, to include the Andrusia property, Round Hill, and any other current subdivisions within the JPA in order to review them at the next meeting.

The next committee meeting will be on March 24th at 4pm.

The meeting adjourned at 5:15 p.m.



Kimberly A. Strawser, CZO, Deputy Town Clerk

Joint Planning Area Steering Committee Meeting Summary
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The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. at the Town of Orange Community Room. Committee Members present were: Mayor Nancy Alexander, Gibson, Board of Supervisor Terri Pace, Board of Supervisor Teel Goodwin, Town Manager Cole Hendrix, Director of Community Development Josh Bateman, Director of Strategic Planning Debbie Kendall, and County Administrator Bill Rolfe.

The Director of Community Development gave presentation of the project area and presented the new project area map. A discussion ensued on the precise location of the JPA boundary. Ms. Pace expressed a desire to reduce the size of the JPA.

Mr. Bateman presented the draft statement of Planning Purpose.

The following topics were discussed:

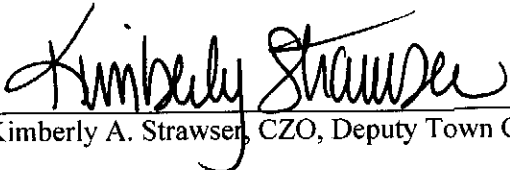
- The implementation of proffers for both the town and county;
- The impact of residential development on the provision of public services;
- The draft statement of planning purpose presented by Mr. Bateman. The group generally agreed to the language in the draft statement of purpose

Mr. Bateman distributed the list of capital improvement projects located in the JPA. Mr. Bateman discussed the need to have goals for each element of the master plan. The committee generally agreed the topics covered in the master plan would be the same as those presented at the previous meeting.

The committee asked Mr. Bateman to prepare a small area map so that members could draw their preferred boundaries for future urban, suburban, and rural areas.

The next committee meeting will be on April 28th at 4pm.

The meeting adjourned at 5:15 p.m.


Kimberly A. Strawser, CZO, Deputy Town Clerk

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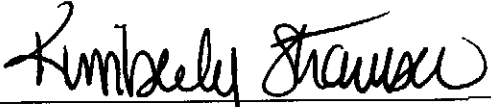
The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. at the Town of Orange Community Room. Committee Members present were: Vice-Mayor Nancy Alexander, Councilmember Ryan Gibson, Board of Supervisor Terri Pace, Board of Supervisor Teel Goodwin, Town Manager Cole Hendrix, Director of Community Development Joshua Bateman, County Administrator Bill Rolfe, and Debbie Kendall.

Mr. Bateman opened the meeting and distributed a summary from the last meeting. The following items were also discussed:

- The Joint Planning Area map. Each committee member expressed their preferred future growth boundary to delineate areas that should remain rural and those that should develop at higher densities;
- The existing Proffer Agreement between the County and Town and how it should be applied to future rezonings within the Joint Planning Area;
- The list of future land use goals drafted by Mr. Bateman. Specific changes recommended by the committee were: (1) the word 'water' should be added after the word 'public' in Goal #2; (2) the phrase "suburban and urban" should be deleted from Goal #4; and (3) the word 'development' should replace the phrase "zoning and subdivision" for Goal #5;
- Infill development potential within the Town. The committee discussed the possibility of implementing a TDR or PDR program to direct growth from the County to the Town;
- The updated list of current and proposed infrastructure projects within the JPA prepared by Mr. Bateman;

Following the discussion on these items, Mr. Bateman offered to perform a preliminary analysis of build-out potential within the JPA based upon the current zoning and future land use policies of the Town and County. Mr. Bateman stated he would present the results of this analysis at the next meeting.

The meeting adjourned at 5:28 p.m.



Kimberly A. Strawser, CZO, Deputy Town Clerk

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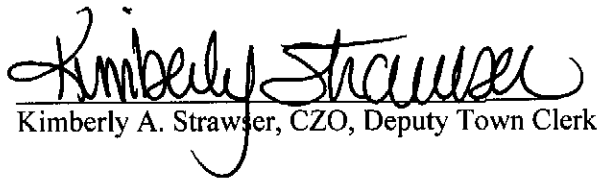
The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. at the Town of Orange Community Room. Committee Members present were: Vice-Mayor Nancy Alexander, Councilmember Ryan Gibson, Board of Supervisor Terri Pace, Board of Supervisor Teel Goodwin, Town Manager Cole Hendrix, Director of Community Development Joshua Bateman, and Debbie Kendall.

Mr. Bateman opened the meeting and distributed a summary of the last meeting. The following items were discussed:

- Mr. Bateman stated that the Town had received an application to amend the zoning ordinance to add a Traditional Neighborhood Development District in order to allow approval of neo-traditional development projects. A brief discussion was held.
- A discussion was held on the Town's zoning ordinance revisions, permitted development densities and whether these changes amount to an up-zoning of residentially-zoned land within Town limits.
- Mr. Bateman distributed a handout showing residential housing densities within the planning area. A discussion was held regarding Mr. Bateman's interpretation of the data.
- Urban Development Areas were discussed.

The next meeting date will be June 23rd at 4 p.m.

The meeting adjourned at 5:05 p.m.


Kimberly A. Strawser, CZO, Deputy Town Clerk

Joint Planning Area Steering Committee Meeting Minutes
June 30, 2009
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The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. at the Town of Orange Community Room. Committee Members present were: Vice-Mayor Nancy Alexander, Councilmember Ryan Gibson, Supervisor Teri Pace, Supervisor Teel Goodwin, Town Manager Cole Hendrix, Town of Orange Director of Community Development Joshua Bateman, and Orange County Interim Director of Community Development Debbie Kendall.

Mr. Bateman suggested that the Committee nominate one of its members to serve as Chairman beginning with the next meeting in July. Supervisor Teel Goodwin nominated Vice-Mayor Nancy Alexander and Vice-Mayor Alexander subsequently nominated Supervisor Goodwin. Councilmember Ryan Gibson seconded the nomination of Supervisor Goodwin. Motion carried with all members voting aye.

Debbie Kendall gave an overview of proposed state legislation requiring high-growth localities to designate Urban Development Area (UDA) boundaries. A discussion was held.

Mr. Bateman posed several questions to the County representatives on the Committee to determine whether they supported the boundaries established by the Future Land Use Map in the Orange County Comprehensive Plan showing future residential land uses to the north and west of Town. After considerable discussion, Supervisor Goodwin suggested that he, Supervisor Pace, Vice-Mayor Alexander, & Councilmember Gibson bring the Northwest Joint Planning Area and Future Residential Land Use Map to their respective boards so that they could reaffirm these boundaries prior to the next JPA meeting.

The meeting adjourned at 4:45 p.m.



Kimberly A. Strawser, CZO, Deputy Town Clerk



Supervisor Teel Goodwin, Chairman

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The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. in the Town of Orange Community Room. Joint Planning Area Steering Committee members were: Chairman Teel Goodwin, Supervisor Terri Pace, Vice-Mayor Nancy Alexander, and Director of Community Development Joshua Bateman. Councilmember Ryan Gibson, Town Manager Cole Hendrix, County Administrator Julie Jordan, and Director of Community Development Debbie Kendall were absent.

CALL TO ORDER

Chairman Goodwin called the meeting to order. Chairman Goodwin called roll and noted that there was a quorum present.

ADOPTION OF AGENDA

Chairman Goodwin stated that the agenda should be modified in the future to include the determination of whether a quorum is present and to allow members to approve modifications to the agenda.

Supervisor Pace asked that items 4B and 4C on the agenda be switched so that the latter would be discussed first. A brief discussion followed.

Motion was made by Chairman Goodwin, seconded by Supervisor Pace to adopt the agenda, as amended. On vote, Chairman Goodwin – aye, Supervisor Pace – aye, Vice-Mayor Alexander – aye, Councilmember Gibson – absent. The motion carried unanimously.

DISPOSITION OF JOINT PLANNING AREA STEERING COMMITTEE MEETING MINUTES OF JUNE 30, 2009

Motion was made by Vice-Mayor Alexander, seconded by Supervisor Pace to approve the minutes of June 30, 2009, as presented. On vote, Chairman Goodwin – aye, Supervisor Pace – aye, Vice-Mayor Alexander – aye, Councilmember Gibson – absent. The motion carried unanimously.

DISCUSSION ON ROBERTS RULES OF ORDER

A discussion was held on the Roberts Rules of Order. The committee members present generally agreed that the committee would operate under Roberts Rules.

OVERVIEW & DISCUSSION OF PROJECT AREA

a) REVIEW AND DISCUSSION OF TOWN/COUNTY ACTION ON JOINT PLANNING AREA AND RESIDENTIAL GROWTH AREA MAP

Vice-Mayor Alexander reported that the Town Council voted unanimously at their monthly meeting to accept the Joint Planning Area boundary and Future Residential boundary shown on the large map prepared by Mr. Bateman. Chairman Goodwin stated that the Board of Supervisors also approved these boundaries by consensus at their most recent meeting.

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b) DISTRIBUTION OF SUMMARY SHEET SHOWING TOWN OF ORANGE RESIDENTIAL DEVELOPMENT & UNDEVELOPED LAND AREA CALCULATIONS

Mr. Bateman distributed a map and summary table containing information about undeveloped residential properties within the Town of Orange. Mr. Bateman presented this information and answered several questions about the future development potential of these properties. A discussion was held.

c) ADOPTION OF THE JOINT PLANNING AREA & RESIDENTIAL GROWTH AREA MAP

Motion was made by Vice-Mayor Alexander, seconded by Chairman Goodwin, to accept the Joint Planning Area boundary as presented on the map prepared by Mr. Bateman. Mr. Bateman requested clarification regarding which of the two boundaries the committee wanted to accept. Chairman Goodwin stated the motion was to accept the Joint Planning Area boundary but not the Future Residential boundary. A discussion was held. Motion was made by Supervisor Pace to adopt an alternative boundary for both the Joint Planning Area and Future Residential area corresponding to the current residentially-zoned land within the Town and County. Motion died due to lack of a second. On vote of the motion made by Vice-Mayor Alexander and seconded by Chairman Goodwin, Chairman Goodwin – aye, Supervisor Pace – nay, Vice-Mayor Alexander – aye, Councilmember Gibson – absent. The motion carried with one member voting nay.

FUTURE BUSINESS

Chairman Goodwin requested and Mr. Bateman agreed to deliver an update on the progress of the Round Hill project at next month's meeting.

NEXT MEETING

The next Joint Planning Area Committee meeting will be held on August 25, 2009. With no further business coming before the Committee, the meeting adjourned at 5:00 p.m.



Kimberly A. Strawser, CZO Deputy Town Clerk



Supervisor Teel Goodwin, Chairman

Joint Planning Area Steering Committee Meeting Minutes
September 29, 2009
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The Joint Planning Area Steering Committee held a meeting at 4:00 p.m. in the Town of Orange Community Room. Joint Planning Area Steering Committee members were: Chairman Teel Goodwin, Supervisor Terri Pace, Vice-Mayor Nancy Alexander, Town Manager Cole Hendrix, Incoming Town Manager John Bailey, Director of Community Development Debbie Kendall, and Director of Community Development Joshua Bateman. Councilmember Ryan Gibson and County Administrator Julie Jordan were absent.

CALL TO ORDER

Chairman Goodwin called the meeting to order. Chairman Goodwin called roll and noted that there was a quorum present.

ADOPTION OF AGENDA

Motion was made by Vice-Mayor Alexander, seconded Supervisor Pace by to adopt the agenda as presented. On vote, Chairman Goodwin – aye, Supervisor Pace – aye, Vice-Mayor Alexander – aye, Councilmember Gibson – absent. The motion carried unanimously.

DISPOSITION OF JOINT PLANNING AREA STEERING COMMITTEE MEETING MINUTES OF JUNE 30, 2009

The committee reviewed the minutes from the July 28, 2009 meeting. A discussion was held regarding whether the Town Manager and County Administrator could vote on items before the committee. It was agreed that only members of the Board and Town Council would be counted as voting members. Mrs. Pace suggested that the minutes should be modified to reflect this arrangement. Motion was made by Supervisor Pace, seconded by Vice-Mayor Alexander to approve the minutes of July 28, 2009, as amended. On vote, Chairman Goodwin – aye, Supervisor Pace – aye, Vice-Mayor Alexander – aye, Councilmember Gibson – absent. The motion carried unanimously.

UPDATE ON ARTERY PROPERTY ACQUISITION

Debbie Kendall, Orange County Director of Community Development stated that the Artery property has been sold to Piedmont Environmental Council. She stated further that it was a deed of gift to Piedmont Environmental Council. Mrs. Kendall stated that deed restrictions were recorded and the property would be held in easement. A discussion was held.

UPDATE ON UPTOWN NORTH ORANGE (ROUND HILL REZONING)

Joshua Bateman, Town of Orange Director of Community Development gave an update on the Joint Planning Area boundary and presented the latest map. Mr. Bateman informed the committee that the owner of the Roundhill property has applied for a rezoning. Mr. Bateman stated that the developer is requesting that 19.8 acres be rezoned from General Commercial (GC) to Traditional Neighborhood Development (TND). He stated further that the developer also requesting 115.2 acres to be rezoned from Residential Limited (RL) to Traditional Neighborhood Development (TND) for a total of 133.2 acres. Mr. Bateman stated that the 26.77 acres would remain in the town's General Commercial zoning district that includes the area in the vicinity of the existing hotel. According to Mr. Bateman, the build out for the project would include 740 units of various types. A discussion was held on the Uptown North Orange rezoning request. Following the discussion, the County representatives on the committee agreed to bring the issue before the Board of Supervisors at their next meeting so that the Board could provide guidance

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to the Town Planning Commission regarding the application of the County's proffer policy to the rezoning request.


NEXT MEETING

The next Joint Planning Area Committee meeting will be held on October 27, 2009.

With no further business coming before the Committee, the meeting adjourned at 4:45 p.m.



Kimberly A. Strawser, CZO Deputy Town Clerk



Supervisor Teel Goodwin, Chairman