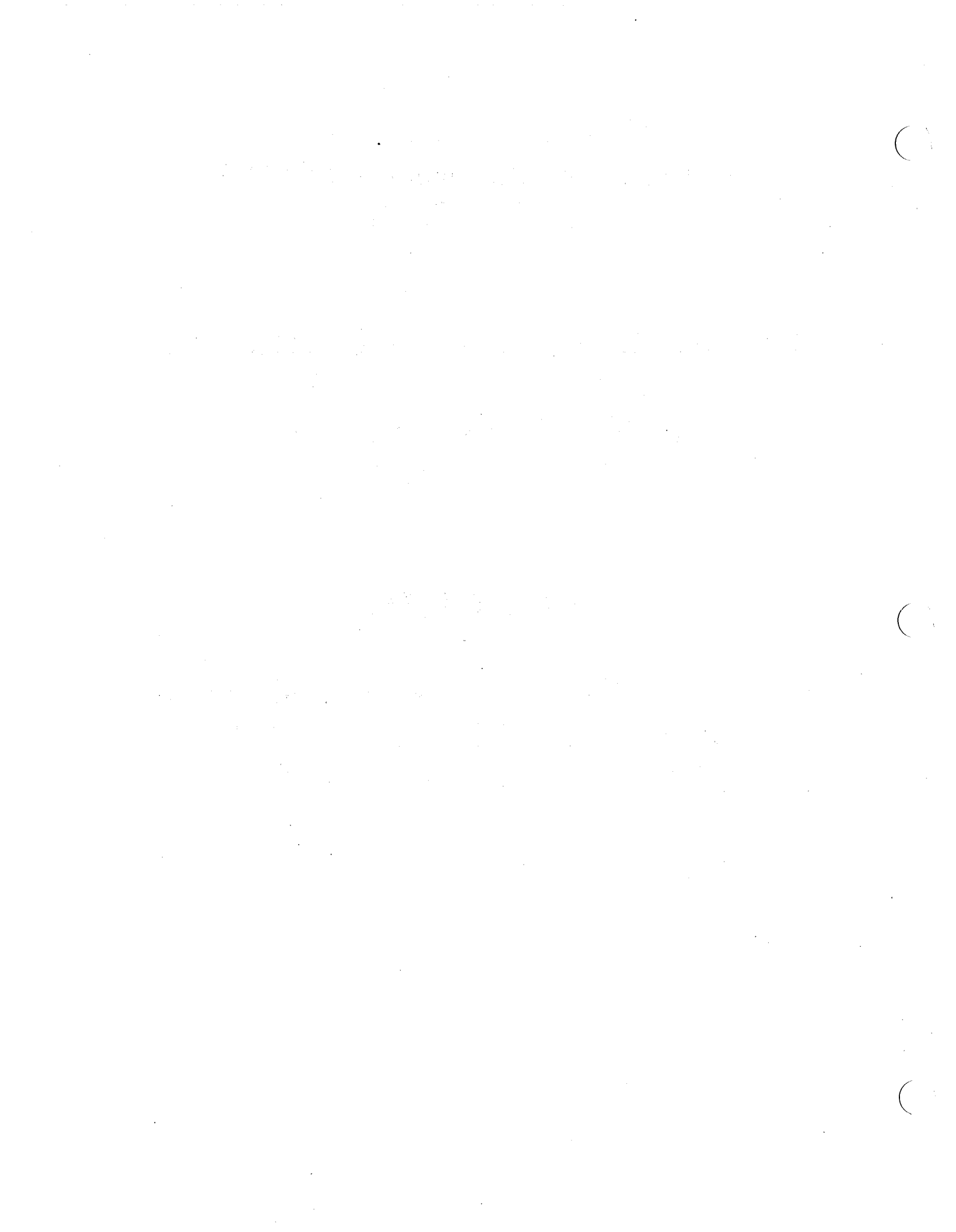


ORANGE COUNTY
BOARD OF COMMISSIONERS
JUNE 6, 2008

BUCKHORN ROAD ASSOCIATES LLC
REZONING AND CLASS A
SPECIAL USE PERMIT
APPLICATION(S)

ATTACHMENT 5

OUTLINE OF REZONING COMMENTS
AND SUP EVIDENCE INCLUDING
SPECIFICALLY NOTED MATERIAL



**BUCKHORN VILLAGE PD REZONING AND SUP
COMMENTS AND EVIDENCE**

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SECTION A. TITLE: FEBRUARY 25, 2008 QUARTERLY PUBLIC HEARING (QPH)

1. MINUTES

Purpose/Reason

Minutes of QPH for the public record

(pages 1-38)

Submitted By

Planning Department Transcription Contractor

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08

2. RESPONSE FROM APPLICANT

Purpose/Reason

Responses from 2/25/08 QPH by Applicant

(pages 39-81)

Submitted By

Applicant – Buckhorn Road Associates, LLC (BRALLC) dated 3/19/08

Method of Receipt/Transmittal

Handout/Presentation by Applicant at 4/1/08 Joint Continued QPH

Review Meeting Date

4/1/08 Joint Continued QPH and subsequent Planning Board meetings

**BUCKHORN VILLAGE PD REZONING AND SUP
COMMENTS AND EVIDENCE**

SECTION B. TITLE: APRIL 1, 2008 CONTINUED QUARTERLY PUBLIC HEARING (QPH)

1. MINUTES

Purpose/Reason

Minutes of QPH for the public record

(pages 82-103)

Submitted By

Planning Department Transcription Contractor

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08

2. RESPONSE FROM APPLICANT

Purpose/Reason

Responses from 4/1/08 QPH by Applicant

(pages 104-113)

Submitted By

Applicant – Buckhorn Road Associates, LLC (BRALLC) dated 4/30/08

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent Planning Board meetings

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

SECTION C. TITLE: WRITTEN COMMENTS FROM VARIOUS SOURCES (PAGES 114-137)

Purpose/Reason

Public input in writing; inspecific input whether to rezoning or SUP subject

Submitted By

Various Orange County Advisory Boards, Outside Agencies and Citizens

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

2/19/08 Written Comments from Commission for the Environment Board	(page 114)
2/25/08 Written Comments from Economic Development Commission Members	(page 122)
3/12/08 Written Comments from Sam Lasris - Orange Unified Transportation Board and Planning Board Member	(page 124)
3/19/08 Emailed Comments from Allan Rosen (Citizen)	(page 126)
3/31/08 Emailed Report from Chapel Hill-Carrboro Chamber of Commerce Economic Impact Report from Zakia Barnes (DCRP Master's Candidate @ UNC)	(page 128)
3/31/08 Piedmont Electric (Letter of Support)	(page 134)
4/26/08 Comments from James Carnahan (Citizen)	(page 136)

**BUCKHORN VILLAGE PD REZONING AND SUP
COMMENTS AND EVIDENCE**

D. STAFF COMMENTS

D.1. TITLE: Planning in Cheeks Township: Efland/Mebane Vicinity; Staff (page 138-143)

Purpose/Reason

Staff Response to Questions about Orange County and Cheeks Township Area History of Land Use and Measures to Control Sprawl

Submitted By

Planning Staff

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

D.2. TITLE: 1/30/08 Multi-Department and Agency Development Advisory Committee

(pages 144-169)

Purpose/Reason

Zoning Code requires technical advisory committee including internal and external department and agencies (i.e. NCDOT, Mebane, Piedmont, etc.)

Submitted By

Planning Staff

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

D.3. TITLE: 4/9/08 Staff's Response to Questions and Requests for Information from

Michelle Kempinski (Planning Board Member)

(pages 170-182)

Purpose/Reason

Answer Questions

Submitted By

Planning Staff

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

E. ADDITIONAL COMMENTS/MATERIAL

E.1.a. TITLE: Buckhorn Village Outline of Zoning and Special Use Decisions

Distributed at 5/7/08 Planning Board meeting by Planning Staff

E.1.a.1-5

Purpose/Reason

Organize and Focus PD/SUP Decision Process

Submitted By

Planning Staff

Method of Receipt/Transmittal

Handout at 5/7/08 Planning Board Meeting

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

E.1.b. TITLE: Planning Board May 7 Buckhorn Village Agenda Package (pages 149-216)

(Note: Numbering scheme has changed related to 5/7/08 Planning Board Agenda numbering which is different than the comments and evidence numbering.)

Purpose/Reason

Required Staff Analysis of PD/SUP Application

Agenda Abstract

(pages 149-152)

Attachment 1 – Request and Review Process Summary

(pages 153-160)

Attachment 2 – Legislative vs. Quasi-judicial Decisions

(pages 161-162)

Attachment 3 – Buckhorn Village Application (previously distributed)

N/A

Attachment 4 – Staff Review and Assessment

PD/SUP Review Criteria

(pages 163-166)

Design Solution Comments

(pages 167-176)

Attachment 5 – QPH Response (previously distributed)

N/A

Attachment 6 – Staff Draft Conditions of Approval

(pages 177-216)

Submitted By

Planning Staff

Method of Receipt/Transmittal

Part of Planning Board 5/7/08 Agenda (Delivered 5/2/08)

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

E.2 TITLE: Document

"Economic Vitality and the Buckhorn Project" by Dr. Sally Goerner (citizen)

Received via email 5/6/08;

Purpose/Reason

Public Written

Submitted By

Renee Price on behalf of Dr. Goerner

Method of Receipt/Transmittal

Email 5/6/08

Distributed again 5/14/08

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

E.3 TITLE: Document

"Economic Impact Analysis of the Buckhorn Village Project"

Purpose/Reason

Verification of Buckhorn Village application

Submitted By

Received by email from Crystal Morphis of Sanford Holshouser Business Development

Group (consultant for Orange County) 5/6/08

Distributed by Planning Staff 5/7/08

Method of Receipt/Transmittal

Handout at 5/7/08

Handout at 5/14/08

Distributed by Planning Staff 5/14/08 – page 22 Methodology

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

**BUCKHORN VILLAGE PD REZONING AND SUP
COMMENTS AND EVIDENCE**

**E.4 TITLE: Design Solution Justifications & Request for Addition to Draft Conditions of
Approval Section**

Purpose/Reason

Additional demonstration of requested Design Solutions

Submitted By

Applicant

Method of Receipt/Transmittal

Handout

Received from Applicant 5/7/08

Distributed 5/7/08

Review Meeting Date

Planning Board 5/7/08 and subsequent meetings

E.5.a. TITLE: PD/SUP Analysis, Recommendation and Design Solutions; Staff

(pages 1-51)

Purpose/Reason

Zoning Code requirement for Zoning Officer

Submitted By

Planning Staff

Method of Receipt/Transmittal

5/10/08 email to Planning Board and Re-Distributed as part of the 5/14/08 Planning Board agenda packet.

Review Meeting Date

Planning Board 5/14/08

***SPECIAL NOTE: THIS HAS BEEN UPDATED: SEE BOCC 6/3/08 AGENDA
ITEM 5.B. ATTACHMENTS 1.A, 1.B, 3.A AND 3.B***

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

E.6. TITLE: OUTBoard Recommended Conditions for the Buckhorn Village SUP

Received by email from Karen Lincoln, Transportation Planner, Orange County Planning
Department 5/2/08

Distributed 5/14/08

Purpose/Reason

Additional advisory board input as written comment.

Submitted By

Karen Lincoln, Staff Planner for OUTBoard on behalf of Board

Method of Receipt/Transmittal

Handout at 5/14/08 Planning Board meeting

Review Meeting Date

Planning Board 5/14/08 and subsequent meetings

E.7. TITLE: Additional Public Written Comments

*"Glittering Object? Rethinking Buckhorn" & "Assessing Buckhorn Village in the Context of
Global Warming"* written by James Carnahan (citizen)

Purpose/Reason

Public input in written form

Submitted By

Renee Price, Planning Board member, on behalf of James Carnahan (citizen)

Method of Receipt/Transmittal

Single hard copies on 5/7/08

Distributed on 5/14/08

Review Meeting Date

Planning Board 5/14/08

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

E.8. TITLE: Economic Development Commission Buckhorn Village Endorsement Letter

Purpose/Reason

Advisory Board Written Input

Submitted By

EDC

Method of Receipt/Transmittal

Handout on 5/14/08

Review Meeting Date

Planning Board 5/14/08

E.9-18. ADDITIONAL COMMENTS (continued from previous distribution)

9. LEED for Retail – New Construction PILOT, submitted by applicant
Distributed at 5/14/08 Planning Board Meeting

10. City of Mebane – Orange County Service Area Agreement for Buckhorn EDD Area
BOCC 2/17/03 – submitted by Planning Staff
Available at 5/14/08 Planning Board Meeting

11. BVR/LVR – Appendices outlining building and landscape volume calculations – part of Staff
Recommendation e-mailed 5/10/08
Distributed at 5/14/08 Planning Board Meeting

12. Reflections by Crauford Goodwin (Re: Economic Impact Analysis)
Distributed at 5/21/08 Planning Board Meeting

13. Efland-Mebane Small Area Plan Information (Staff Responses to e-mail inquiry sent by
Planning Board member Michelle Kempinski on May 9, 2008)
Discussed at 5/21/08 Planning Board Meeting

14. Applicant Submittal of SUP Maintenance of Property Value Impact Analysis by Everett V.
Knight (expert)
Presentation at 4/1/08 QPH

BUCKHORN VILLAGE PD REZONING AND SUP COMMENTS AND EVIDENCE

15. City of Mebane letter regarding Utility Service by City Manager

Submitted 2/25/08 into record

16.a. & b.

Chapel Hill/Carrboro Chamber of Commerce Economic Impact Study

Submitted by presentation on 2/25/08 by Adam Klein

a. PowerPoint Summary

b. Master's Candidate DCRP Report

17. Public Comments

Mike Collins/InterCity Visit Sustainability Workgroup

a. Submitted 2/25/08

b. Via Email 4/1/08

18. Public Comments/Petition

Concerned Citizen of Orange County

Submitted to Clerk to BOCC on 2/25/08

19. Economic Development Commission

a. Adopted 2005-2010 Strategic Plan

b. 2006 Update