

A regular meeting of the Board of Aldermen of the Town of Carrboro was convened in the Board Room of the Town Hall on May 24, 1983.

Present and Presiding:

- Mayor Robert W. Drakeford
- Aldermen Steve Rose
- Jim White
- John Boone
- Ernie Patterson
- Hilliard Caldwell
- Joyce Garrett
- Town Manager Richard Hunter
- Town Clerk Sarah C. Williamson
- Town Attorney Michael B. Brough

Approval of Minutes of Previous Meeting

Motion was made by Hilliard Caldwell and seconded by John Boone that the minutes of May 10, 1983 be approved. Vote: Affirmative all.

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Resolution of Appreciation

The Carrboro Lions Club has donated 10 smoke detectors to the town for distribution to citizens who would not otherwise be able to obtain these protective devices.

The administration recommended adoption of a resolution expressing the town's appreciation for this gift.

The following resolution was introduced by Alderman Ernie Patterson and duly seconded by Alderman Hilliard Caldwell:

A Resolution Expressing the Town of Carrboro's Appreciation to The Carrboro Lions Club for Donating to the Town Ten Smoke Detectors.

WHEREAS, the Carrboro Lions Club has generously donated to the Town of Carrboro ten smoke detectors; and

WHEREAS, these smoke detectors will be distributed to households not otherwise able to obtain such protective devices;

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. On behalf of the Town of Carrboro and its citizens, the Board of Aldermen hereby expresses its sincere thanks and gratitude to the Carrboro Lions Club for its generous donation to the Town of ten smoke detectors.

Section 2. This resolution shall be spread upon the official minutes of the Board of Aldermen and a copy thereof shall be furnished to the Carrboro Lions Club.

Section 3. This resolution shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this 24th day of May, 1983:

- Ayes: Rose, White, Boone, Caldwell, Patterson, Garrett
- Noes: None
- Absent or Excused: None

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Morgan Creek Stream Watch

Mr. Robert Creed informed the Board of a new group named the Morgan Creek Stream Watch.

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Request to Set Public Hearing/Land Use Ordinance Amendment/Reynolds Aluminum Recycling Company

Reynolds Aluminum Recycling Company of Raleigh, N.C. requests a land use ordinance amendment to allow a trailer to be used for collecting recycling aluminum. The administration recommends that the Board of Aldermen summarily deny the applicant's petition for a land use ordinance amendment. The administration feels that the storage of goods in or operation of a business from a motor vehicle in downtown Carrboro is an inappropriate use.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SET FOR JUNE 14, 1983 TO CONSIDER A LAND USE ORDINANCE AMENDMENT TO ALLOW RECYCLING OPERATIONS TO BE CONDUCTED FROM MOTOR VEHICLES ON LOTS IN BUSINESS ZONES. VOTE: AFFIRMATIVE ALL

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Request to Set Public Hearing/Conditional Use Permit Application/Carr Mill Office Building

Dr. J.W. and Patricia Ann French are applying for a Conditional Use Permit which will allow the construction of a three-story office building containing 23,100 square feet on the Carr Mill property along Weaver Street. The property is zoned Business-1.

The administration recommended that a public hearing be set for June 28, 1983 to consider this application.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JIM WHITE THAT A PUBLIC HEARING BE SET FOR JUNE 28, 1983. VOTE: AFFIRMATIVE ALL

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Public Hearing/Rezoning Request for Four Properties Along West Main Street From B-2 to B-1

The administration requested a change in the Official Zoning Map to rezone properties at 505,502, and 601 West Main Street and the lot at the intersection of Fidelity Street and West Main Street from B-2 (specialized commercial district) to B-1 (general commercial district). These properties abutt or are adjacent to the properties the Board of Aldermen rezoned from B-2 to B-1 on May 10, 1983 after a public hearing was held on the rezoning requested by Mr. Nick Watts.

The Board of Aldermen heard citizens' views on an ordinance amending the Official Zoning Map to change the zoning of these four properties on West Main Street from B-2 to B-1.

Roy Williford, Planning Director stated that the administration recommended that the proposed ordinance to rezone four properties on West Main Street be approved. This rezoning is consistent with the most recent commercial rezoning proposals, it will incorporate the properties rezoned on May 10, 1983 into a larger area, and it will assure that the West Main Street rezonings will not be interpreted as a form of "spot zoning."

Mr. Williford stated that the Planning Board recommended disapproval of this request and also recommended rescinding the recently approved rezoning request of Nick Watts property on West Main Street until after the downtown market study has been completed.

Eleanor Kinnaird, residing on West Poplar Avenue, presented a petition against the rezoning of this property.

The following persons spoke against the proposed rezoning: Vic Schoenbach, 708 W. Main Street; Tom Gurganus, 704 W. Main Street; Marion Schoenbach, 708 W. Main Street; Doug Sharer, 501 W. Poplar Avenue.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT THE REZONING REQUEST BE DENIED. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (BOONE, CALDWELL)

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT NO ADDITIONAL REZONING REQUESTS IN THE DOWNTOWN AREA BE CONSIDERED UNTIL THE MARKET STUDY IS COMPLETED. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (GARRETT, ROSE).

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Public Hearing/Community Development Block Grant Application for Economic Development

The N.C. Department of Natural Resources and Community Development is accepting applications for economic development projects. The submission deadline for this funding cycle is June 15, 1983.

The Board of Aldermen heard the views of the public on the types of economic development activities the town should include in its Community Development Block Grant application.

Don Meserve, Town Planner stated that his was the first of two public hearings which must be held before a C.D. application can be approved by the Board and submitted to the State. Mr. Meserve stated that this round of applications is for economic development activities and the deadline for submission is June 15, 1983. The town is eligible to apply for up to \$611,875 to be used towards promoting the creation or retention of full-time jobs, enhancing income levels, or providing local ownership opportunities. The activities must principally benefit low and moderate income persons. Mr. Meserve went on to say that if the town is funded for the May 2, 1983 application, the town would not be eligible for this June 15th application.

Bill Houk, President of Orange Enterprises, stated that Orange Industries would like to be included in the June 15th application.

Francis Chan spoke in favor of including requests from Norina Instrument Company and Jade Palace in the June 15th application.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

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Doris Foushee Driveway/Laurel Avenue Extension

Mrs. Doris Foushee of Laurel Avenue Extension, is seeking assistance from the Town to make her driveway usable. Mrs. Foushee contends that by paving and altering the contour of the street the town made her driveway unusable. The administration recommended that no additional town funds be expended on this project.

Doris Foushee presented a quote from Mr. Eric Bynum to make her driveway usable. This quote was for \$400.00.

Mrs. Foushee agreed to release the town from any further liability in connection with her driveway if the town appropriated \$400.00 to her for Mr. Bynum to reconstruct her driveway.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE TOWN APPROPRIATE \$400.00 TO DORIS FOUSHEE IF SHE SIGNS A FORM RELEASING THE TOWN FROM ANY FURTHER LIABILITY IN CONNECTION WITH HER DRIVEWAY AND THE LAUREL AVENUE PAVING PROJECT. VOTE AFFIRMATIVE ALL

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Drainage Assistance Request

Mr. Ray Butler is requesting assistance from the town to have an existing drainageway that abutts his property piped. This work would be constructed as originally planned as a part of the Gallishaw drainage project that was previously approved by the Board of Aldermen.

The administration recommended that these drainage easements be accepted as a part of the town's permanent drainage system.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY STEVE ROSE THAT THE TWO DRAINAGE EASEMENTS BE ACCEPTED. VOTE: AFFIRMATIVE ALL

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Equal Employment Opportunity Plan

The administration recommended adoption of a written statement of the employment policies and procedures to be followed by the town to implement the town's commitment to equal employment opportunity.

The Board of Aldermen at its May 18th worksession, recommended that this item be placed on tonight's agenda.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THE PLAN BE ADOPTED. NO VOTE TAKEN.

Virginia Wise, with the Orange County Commission for Women, presented the following recommendations:

- 1) Set hiring goals by EEOC category or by departments when possible and establish time tables for reaching the goals.
- 2) Publish and distribute an annual report showing evidence of progress.
- 3) Add to the appendix, a graph or chart showing the average (use mean or median) salary for each EEOC job category by race and sex.
- 4) Include in the recruitment section, clear directions for active, aggressive outreach activities at local educational institutions to locate qualified women and minorities.
- 5) Reword the title of Section VI.B to read, "Recruitment, Application, Promotion"

A SUBSTITUTE MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE EEO PLAN BE REFERRED TO A FUTURE WORKSESSION OF THE BOARD. VOTE: AFFIRMATIVE ALL

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## Greenways System Plan

The Board of Aldermen at its May 18th worksession, requested the the proposed Greenways System Plan be placed on tonight's agenda.

The purpose of this item will be to act on the adoption of a policy plan establishing greenways along Morgan and Bolin Creeks within the Carrboro planning jurisdiction.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT THE GREENWAYS SYSTEM PLAN BE ADOPTED. VOTE: TWO, NEGATIVE FOUR (CALDWELL, GARRETT, BOONE, WHITE).

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE GREENWAYS PLAN BE DELETED FROM THE 1980 PROPOSAL FROM THE TOWN ADMINISTRATION ESTABLISHING A NEIGHBORHOOD PARKS AND GREENWAYS SYSTEM PLAN. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (ROSE, PATTERSON)

It was the concensus to the Board to hold a public hearing on the neighborhood parks plan some time in the future.

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## Board of Adjustment Voting Requirements

The Board of Aldermen at its worksession on May 18th considered a revision of the requirement in the Land Use Ordinance that variances and appeals be decided by a 4/5ths vote of the Board of Adjustment membership. The Board requested that discussion of this matter be continued at tonight's meeting.

The administration recommended that a vote of 4/5ths of a Board of Adjustment quorum, consisting of at least six members, be required for the granting of a variance and to grant an appeal or reverse any decision of the zoning administrator. The administration makes this recommendation in order to assure that variances and appeals require the utmost consideration of the Board.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY STEVE ROSE THAT THE TOWN ATTORNEY BE INSTRUCTED TO SUBMIT SPECIAL LEGISLATION TO THE TOWN'S LEGISLATIVE DELEGATION REQUESTING THAT A VOTE OF 4/5ths OF A BOARD OF ADJUSTMENT QUORUM, CONSISTING OF AT LEAST SIX MEMBERS, BE REQUIRED FOR THE GRANTING OF A VARIANCE AND TO GRANT AN APPEAL OR REVERSE ANY DECISION OF THE ZONING ADMINISTRATOR. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (BOONE, GARRETT, WHITE) MAYOR DRAKEFORD CAST AN AFFIRMATIVE VOTE.

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## Small Business Administration Parks and Recreation Development Grant

The administration requested adoption of a resolution authorizing the town to apply to the N.C. Department of Natural Resources and Community Development for a grant in the amount of \$50,000 to fund landscaping rehabilitation projects for public properties utilizing small businesses and unemployed persons.

The Board of Aldermen at its worksession of May 18th requested that this item be placed on tonight's agenda.

The following resolution was introduced by Alderman Ernie Patterson and duly seconded by Alderman Steve Rose.

A Resolution Authorizing the filing of an application for the Small Business Administration Parks and Recreation Area Development Grant Program.

WHEREAS, the State of North Carolina has applied for Grant Funds from the Federal Small Business Administration and projects the disbursement of subgrants of 100% Federal funds to local units of government and state agencies; and,

WHEREAS, funds for this grant are earmarked for rehabilitation and restoration of public and park properties, and the hiring of unemployed persons, and small businesses; and, the Town Board of Aldermen finds such activities of vast community value.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES;

Section 1. That the Town of Carrboro file such applicaton in the amount of \$50,000 with the State and authorize the Town Manager as the official representative of the applicant to act in connection with said application and to provide such additional information as may be required.

Section 2: That the Town shall comply with the necessary assurances as attached to this resolution.

Section 3: This resolution shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this 24th day of May, 1983.

Ayes: Rose, White, Boone, Caldwell, Patterson, Garrett  
 Noes: None  
 Absent or Excused: None

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Market Study Funding

The Board of Aldermen at its meeting of April 26, 1983 appropriated \$25,000 from Community Development local option funds (Grant #3) for a market study. The appropriation was subject to approval of the project by the State. Approval was denied. In order to proceed with this study, the administration recommended that the Board rescind the \$25,000 appropriation approved on April 26th and in its place appropriate a similar amount as a loan from General Fund fund balance. It is intended that the proceeds from the "Administration" funds associated with the Cleora Sterling loan (Community Development Project #4) be used to replace the General Fund fund balance in an amount not to exceed \$25,000.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED "AN ORDINANCE AMENDING FY '82-83 BUDGET ORDINANCE," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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Tom's Creek Sewer Problem

It was the consensus of the Board for the entire Board to meet with the OWASA Board concerning the Tom's Creek sewer problem.

Bill Anderholt, one of the Town's representatives on the OWASA Board, offered his assistance in settling this matter and any other having to do with OWASA.

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King Street Improvement Project

Mike Brough informed the Board that B.C.D.R., Inc. had filed an appeal from the assessment roll for improvements to King Street.

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Request to Set Public Hearing/Oakwood Apartments Public Housing Development

It was the consensus of the Board to set a public hearing for June 8, 1983 at 7:30 p.m. to consider the revised site plan for Oakwood Apartments.

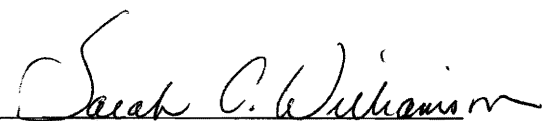
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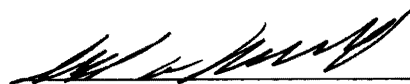
Budget Work Session

It was the consensus of the Board to set the following budget worksessions: June 2nd (Police Fire, Recreation), June 7th (Non-departmentals), June 8th (Administration, Personnel, Finance, Town Clerk, Town Attorney), June 15th (Transportation).

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There being no further business, the meeting was adjourned.

  
 Town Clerk

  
 Mayor