

A special meeting of the Board of Aldermen was held on June 8, 1983 at 7:30 p.m. in the Town Hall.

Present and Presiding:

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

Public Hearing/Conditional Use Permit Amendment/Oakwood Apartments Public Housing Development

The Chapel Hill Housing Authority is requesting a site plan amendment for the Oakwood Apartments public housing development conditional use permit granted on March 23, 1982. This development consists of 30 units of public housing on a 6.6-acre tract at 612 North Greensboro Street.

Greg Shepard, Zoning Administrator; Roy Williford, Planning Director; and Chris Peterson, Public Works Director, were sworn in by the Town Clerk.

Mr. Shepard stated that the Chapel Hill Housing Authority was requesting a major amendment to its conditional use permit for Oakwood Apartments. The original conditional use permit was granted on March 22, 1982 for 30 units of public housing located at the intersection of Oak Avenue and North Greensboro Street. This is a major modification to the permit which necessitates its being treated as a new application, and requires public notification.

Mike Brough stated that property owners within 200 feet of the proposed project had been notified of this public hearing.

Gary Giles, project architect; Marjorie Land, Chairperson of the Chapel Hill Housing Authority; and Ted Parrish, a Chapel Hill Housing Authority commissioner, were sworn in.

Marjorie Land introduced all those members associated with the Chapel Hill Housing Authority.

Ted Parrish, a Chapel Hill Housing Authority Commissioner, expressed his regrets for the misunderstandings that have taken place with this project. Mr. Parrish stated that members of the CHHA had met with HUD officials concerning the recommendations made by the Appearance Commission on 6/6/83 and they hoped to implement those recommendations. Mr. Parrish stated that the CHHA is now proposing to plant 97 trees on the site.

Gary Giles presented the revisions to the site plan. Mr. Giles indicated the changes made to the buildings. Mr. Giles also pointed out the changes in the site plan to meet the recommendations of the Appearance Commission.

Jim Porto, Chairman of the Appearance Commission, presented the following recommendations from the Appearance Commission:

- The tree located in the southwest corner of the property appears to be in danger and should be protected. No dirt or other materials shall be stored underneath the dripline of said tree or any other existing tree.
- Dirt and/or materials piled beneath the dripline of trees along the eastern border of the creek shall be removed.
- All efforts are to be made to save the Mulberry tree on the neighboring property adjacent to Building B.
- The number of proposed Photinia are to be doubled and staggered where ever planted.
- 11 additional hardwood trees, 8 behind buildings F,G,H,J,K, and L, and 3 in the hedge-row along the crest of the playground area, are to be planted.
- Up to 10 additional hardwood trees are to be planted around the buildings at the discretion of the developer.
- 4 trees as designated on the site plan bordering the drive in front of buildings, L,K, and F, and an additional tree to be added off the southeast side of apartment B-1 are to be 4" in caliper of greater.

Jean Spearman, an adjacent property owner, was sworn in. Ms. Spearman stated that she was afraid too many compromises were being made in conjunction with this project.

Sam Howell, residing at 118 Estes Drive Extension, was sworn in. Mr. Howell presented a slideshow depicting how the housing site presently exists, some public housing sites in Chapel Hill, and some examples of nursery grown trees which have been planted.

Mr. Howell cautioned the town treating the CHHA differently from private developers. Mr. Howell stated that he did not see why this project could not have been constructed in the same manner as the Hillcrest Apartment, which have concrete slabs.

Kim Maitland, a resident of Hillview Street, was sworn in. Ms. Maitland expressed her concern over the institutional-like appearance of the site, stated that she would like to see the adjacent site retained as a part of the site and not sold off, that she would like to see a contingency fund set aside for additional tree plantings and their upkeep. Ms. Maitland stated that she would like to see large trees planted to replace those mistakenly taken down.

Suzanne Miller, residing at 116 Estes Drive, was sworn in by the Town Clerk. Ms. Miller expressed her concern that a landscape architect be acquired to oversee the planting of trees.

Margaret Holton, landowner on Hillview Street, was sworn in. Ms. Holton asked how the fire access to Oak Avenue would be blocked off, stated that she thought a guarantee should be given beyond one year to ensure that the trees live, and asked at what point the erosion control officer inspects the site.

Steven Clapp, residing on Hillview Street, stated that the State was to perform the inspections for this project, but that he thought the proper inspections were not done.

Sally Walker, a property owner on Hillview Street, was sworn in by the Town Clerk. Ms. Walker asked why the misunderstandings between the town and the CHHA had occurred concerning the removal of the buffers along adjacent properties.

Wendy Watson, a tenant of a CHHA public housing project, was sworn in. Ms. Watson spoke in favor of this project.

Wade Davis, owner of Hillcrest Apartments, was sworn in. Mr. Davis expressed his concern that the entire site had been cleared and stated he thought this project could have been constructed in the same way that his project had been constructed leaving as many existing trees as possible.

Barbara Melon, residing at 118 Estes Drive, was sworn in. Ms. Melon questioned whether additional grading had to be done if soil were dumped where Building B is to be located, if a retaining wall could be installed, and if a fence of some sort could be installed behind the playground area to discourage passage through adjoining properties.

Pamela Flood, a resident of Bolin Forest, was sworn in. Ms. Flood stated that she and her family were considering applying for housing in this development after hearing of the proposed plans for this project, but since the CHHA had totally cleared the site, she had changed her mind. Ms. Flood recommended that the Board seriously consider citizen comments made at tonight's meeting.

Rostyslaw Lewyckyj, residing at 1305 West Main Street, was sworn in. Mr. Lewyckyj stated that he thought the CHHA was making promises to the town that would not be kept.

Mary McAllister with the CHHA, stated that an amended site plan had been submitted to the Zoning Administrator and she had determined that the changes were minor, and therefore those changes did not have to go back to the Board of Aldermen. Ms. McAllister stated that the cover letter accompanying the revised plan did not point out the change in slabs vs. crawl spaces, which necessitated increased grading and fill work to the rate which meant that the existing natural growth at the north property line would have to be graded and a new screen would need to be planted. Therefore, the Zoning Administrator did not pick up on that change and approved the plans.

Lee Bigger, with the CHHA, stated that there is approximately one acre remaining that would be sold off.

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

MOTION WAS MADE BY HILLIARD CALDWELL THAT: (1) YES, THE APPLICATION IS COMPLETE; (2) THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE; (3) THE APPLICANT SHALL COMPLETE THE DEVELOPMENT STRICTLY IN ACCORDANCE WITH THE PLANS SUBMITTED TO AND APPROVED BY THIS BOARD, A COPY OF WHICH IS FILED IN THE CARRBORO TOWN HALL; (4) IF ANY OF THE CONDITIONS AFFIXED HERETO OR ANY PART THEREOF SHALL BE HELD INVALID OR VOID, THEN THIS PERMIT SHALL BE VOID AND OF NO EFFECT; AND (5) THAT THE APPEARANCE COMMISSION RECOMMENDATIONS BE APPROVED. NO SECOND TO THIS MOTION.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE CHHA BE ASKED TO EMPLOY AN INDEPENDENT LANDSCAPE ARCHITECT TO STUDY THE CITIZEN COMMENTS RECEIVED TONIGHT REGARDING LANDSCAPING AND THAT THE CHHA COME BACK TO THE BOARD OF ALDERMEN WITHIN 2 WEEKS WITH A RECOMMENDATION FOR A NEW LANDSCAPE PLAN. MOTION WAS WITHDRAWN.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT A NEW CONDITIONAL USE PERMIT BE GRANTED TO THE CHHA WITH THE FOLLOWING CONDITIONS:

- 3 4
- 1) THE APPLICANT SHALL COMPLETE THE DEVELOPMENT STRICTLY IN ACCORDANCE WITH THE PLANS SUBMITTED TO AND APPROVED BY THIS BOARD. MORE SPECIFICALLY, THE DEVELOPMENT SHALL BE COMPLETED IN ACCORDANCE WITH THOSE PLANS, DATED MARCH 5, 1982, APPROVED BY THE BOARD AT ITS MEETING ON MARCH 23, 1982, EXCEPT FOR THOSE PORTIONS OF THESE PLANS DEALING WITH THE DESCRIPTION OF BUILDINGS ("BUILDING ELEVATIONS"). THE BUILDINGS THAT ARE APPROVED ARE THOSE BUILDINGS SHOWN ON THE PLANS DATED JUNE 7, 1983 AND APPROVED BY THE BOARD AT ITS MEETING OF JUNE 8, 1983.
 - 2) THE APPLICANT SHALL INSTALL A TRAFFIC ISLAND AT THE EXISTING NORTHERN END OF OAK AVENUE WITH ITS INTERSECTION WITH NORTH GREENSBORO STREET PURSUANT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.
 - 3) THIS PERMIT EXPIRES AUTOMATICALLY ON JULY 15, 1983 UNLESS EXTENDED BY THE BOARD OF ALDERMEN.
 - 4) IF ANY OF THE CONDITONS AFFIXED HERETO OR ANY PART THEREOF SHALL BE HELD INVALID OR VOID, THEN THIS PERMIT SHALL BE VOID AND OF NO EFFECT.

VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (BOONE)

Public Hearing/Community Development Block Grant Application for Economic Development

The Board of Aldermen heard citizens' views on an application to the North Carolina Department of Natural Resources and Community Development for the purpose of promoting economic development. The submission deadline for this funding cycle is June 15, 1983.

The administration recommended that the Board consider including the following projects in the C.D. application: Orange Industries (\$99,750), Norina Instrument Company-Francis Chan (\$78,750), and Local Option Activities (\$37,500) for downtown parking requirements.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JIM WHITE THAT THE PUBLIC HEARING BE CLOSED AS NO ONE WISHED TO SPEAK AND THAT THE APPLICATION BE SUBMITTED AS OUTLINED BY THE ADMINISTRATION. VOTE: AFFIRMATIVE ALL

The following resolution was introduced by Alderman Steve Rose and duly seconded by Alderman Jim White.

A RESOLUTION TO APPLY FOR FUNDS UNDER THE NORTH CAROLINA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND TO ADOPT A PROGRAM THEREFORE

WHEREAS, the Town of Carrboro is interested in making itself an excellent place for living and working for all its citizens and is anxious to work for the removal of all factors that make the accomplishment of such a goal difficult, including any causes and evidences of blight and deterioration; and

WHEREAS, the North Carolina Community Development Block Grant Program (authorized under the Housing and Community Development Act of 1974 as amended in 1981) offers incentives to local governments to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income; and

WHEREAS, the Town of Carrboro agrees that there is a need to continue a comprehensive and coordinated plan and program in order to meet its community development needs in the most effective manner;

NOW, THEREFORE, be it resolved by the Board of Aldermen of the Town of Carrboro that the Community Development Applicaton for Economic Development projects and local option activities, and the contents therein (including all assurances) are hereby adopted; and, the Town of Carrboro will work diligently to implement the proposed program if these requested grant funds are awarded; and

BE IT FURTHER RESOLVED that Richard Hunter, Town Manager, is authorized to act as the official representative of the Town of Carrboro in connection with this application and to provide such additional information as may be required by the North Carolina Department of Natural Resources and Community Development.

Adopted this the 8th day of June, 1983 with the following vote:

AYES: Rose, White, Boone, Patterson, Caldwell, Garrett

NOES: None

ABSENT OR EXCUSED: None

There being no further business, the meeting was adjourned.

Sarah C. Williamson
Town Clerk

[Signature]
Mayor

June 14, 1983

A regular meeting of the Board of Aldermen was convened in the Board Room on June 14, 1983 in the Town Hall.

Present and Presiding:

Mayor Pro Tem	John Boone
Aldermen	Steve Rose
	Jim White
	Ernie Patterson
	Joyce Garrett
Town Manager	Richard F. Hunter
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Mayor	Robert W. Drakeford
Alderman	Hilliard Caldwell

Approval of Minutes of Previous Meeting

MOTION WAS MADE BY JIM WHITE AND SECONDED BY STEVE ROSE THAT THE MINUTES OF MAY 24, 1983 BE APPROVED WITH NECESSARY CORRECTIONS. VOTE: AFFIRMATIVE ALL

REQUESTS TO SET PUBLIC HEARINGS:

(1) Subject: Land Use Ordinance Amendment/Parking Space Dimensions

The Carrboro Planning Board requests consideration of a text amendment to the Land Use Ordinance to revise Section 15-293 (Parking Space Dimensions) to reduce the size of parking spaces to allow for a greater number of small car spaces and to make provisions for motorcycle pads.

The administration recommends that a public hearing be set for July 12, 1983, that the matter be referred to the Planning Board, and that the Town Attorney, in consultation with the planning staff, draft an appropriate ordinance.

(2) Subject: Conditional Use Permit Application/Oakbridge Townhouses

White Oak Properties, Inc. is applying for a conditional use permit which will allow the construction of 19 townhouse units on a 3.32-acre site located on the south side of High Street. The property is zoned R-10.

The administration recommends that a public hearing be set for June 28, 1983.

(3) Subject: Conditional Use Permit Amendment/Willow Creek Shopping Center

Willow Creek Association is applying for a major modification to its conditional use permit which will allow the relocation of the underground electric service and 16,200 square feet of office space.

The administration recommends that a public hearing be set for June 28, 1983.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JIM WHITE THAT ALL THESE PUBLIC HEARINGS BE SCHEDULED FOR JULY 12, 1983. VOTE: AFFIRMATIVE ALL

Public Hearing/An Ordinance Amending the Carrboro Land Use Ordinance to Allow Recycling Operations to be Conducted from Motor Vehicles on Lots in Business Zones

Mr. Jerry Johnson of Reynolds Aluminum Recycling Company, has requested an amendment to the Land Use Ordinance to allow a trailer to be used for collecting recyclable aluminum. On May 24, 1983 the Board of Aldermen voted to reject the initial request but agreed to proceed with a public hearing on an amendment that would limit the use of motor vehicles for business to recycling operations only.