

Ordinance Raising License Tax on Motor Vehicles

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE TOWN CODE TO RAISE THE LICENSE TAX ON MOTOR VEHICLES FROM \$1.00 TO \$5.00," BE ADOPTED. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (Rose, Patterson)

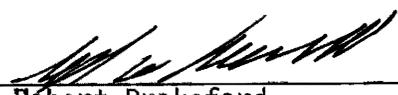
Ordinance Amending the Land Use Ordinance Concerning Recycling Operations

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JIM WHITE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO ALLOW ALUMIMUN RECYCLING OPERATIONS IN THE B-1, B-4, M-1 and M-4 DISTRICTS WITH A SPECIAL USE PERMIT," BE ADOPTED. VOTE: AFFIRMATIVE ALL.

Executive Session

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS LITIGATION. VOTE: AFFIRMATIVE ALL.

There being no further business, the meeting was adjourned.



Robert Drakeford
Mayor



Sarah Williamson
Town Clerk

July 6, 1983

A special meeting of the Board of Aldermen was convened in the Board Room of the Town Hall on July 6, 1983.

Present and Presiding:

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

Absebt: Mayor Robert W. Drakeford

Public Hearing/Conditional Use Permit Request/Oakwood Apartments Public Housing Project

The Chapel Hill Housing Authority is requesting approval of a landscape plan for the Oakwood Apartments Public Housing Development. The Board of Aldermen granted the original conditional use permit on March 23, 1982 and an amendment to that permit on June 8, 1983. The Oakwood Apartments development consists of 30 units of public housing on a 6.6 acre tract at 614 North Greensboro St.

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk. Mr. Shepard explained the shading requirements under the Land Use Ordinance.

Kenneth R. Coulter, CHHA's Landscape architect, was sworn in by the Town Clerk. Mr. Coulter presented the Landscape plan, a slide show of the type and size trees that will be planted at Oakwood Apartments. Mr. Coulter stated that he is presently having the topsoil analyzed, but the contractor would be required to bring in topsoil if what is currently on the site is not suitable.

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Mary McAllister, with the CHHA, was sworn in by the Town Clerk. Ms. McAllister stated that they would act as any other developer by replacing dead trees on the site.

Kim Maitland, residing on Hillview St., was sworn in. Ms. Maitland requested that 3 foot pines be planted in with the larger trees so that a heavier growth would occur faster, that wax myrtles be continued along the back of the property, that for each of the larger trees cut down that 2 specimen trees be planted back, and that small pines be placed along the Hillview property lines.

Mr. Coulter stated that putting pine seedlings in and pine seeds would be an overkill, and extending the hedge could damage the larger trees on the Hillview side.

Jim Porto, Chairman of the Appearance Commission, was sworn in. Mr. Porto presented the Appearance Commission recommendations (see Town Clerk's file for a copy).

Steven Clapp, residing on Hillview St., was sworn in. Mr. Clapp spoke in favor of the citizens' recommendations for this project. (See Town Clerk's file for a copy of these recommendations.)

Roy Williford, Planning Director, was sworn in. Mr. Williford stated that this project was submitted to the Appearance Commission to meet all ordinance requirements and was originally reviewed as compared with its forested state.

Greg Shepard stated that the revised landscape plans meet or exceed what was on the original site plan.

Kim Maitland stated she did not think the new plans meet what was originally on the site.

Sam Howell, residing at 118-A Estes Drive, was sworn in. Mr. Howell stated he liked what is now being proposed for the site, but what was originally on the site could not be replaced, that he would like to see wax myrtles extended along the west property lines, he would like to see 14 specimen trees put in, and that he was concerned about the quality of the topsoil.

Mr. Coulter stated that if additional better quality topsoil is needed, it would be put in, there is more of a gamble putting in large trees, and there would be one replacement only under a one-year guarantee.

Ms. McAllister stated that pine seedlings and small trees would not be a cost factor, but putting in more larger trees would be. Ms. McAllister further stated that the life expectancy of the proposed housing units would be in excess of 40 years.

Allan Johnson, a horticulturalist at Botanical Gardens, was sworn in. Mr. Johnson stated that smaller caliber trees have a better establishing rate, that money spent on more smaller trees would probably be more worthwhile, and that roots on trees very often extend way beyond the drip lines, so therefore a lot of the existing trees on the project have probably been damaged.

Mr. Coulter stated that the outer perimeter of the highway mix could be put out immediately after the rough grading is completed, that it can sometimes take several years before damaged trees might start dying, and that the damaged limbs on the mulberry tree could be cut off and painted.

Barbara Melon, residing at 118-A Estes Drive, was sworn in. Ms. Melon stated that getting the wax myrtles to live in front of her property would be more important to her than saving the mulberry tree.

Steven Clapp stated that he had been told that dirt muffles sound better than trees and asked if a mound of dirt could be placed behind the basketball goal to cut down on noise.

Gary Giles, architect for the project, was sworn in. Mr. Giles stated that the cul-de-sac could be brought back to the south but this would mean sacrificing parking spaces and front yards on the end units.

Mr. Coulter stated that the wooden fence would be more effective behind the basketball goal than additional plantings.

Suzanne Miller, residing at 116 Estes Drive, was sworn in. Ms. Miller, stated that she liked the proposed plan better than the last one.

MOTION WAS MADE BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED. NO SECOND TO THE MOTION.

Lee Bigger, with the CHHA, was sworn in. Mr. Bigger spoke concerning the open space requirements in this project.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JIM WHITE THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

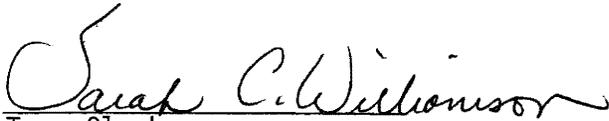
MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THE APPLICATION IS COMPLETE AND THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

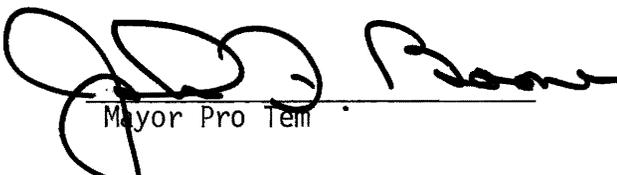
MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT:

- 1) 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. ANY DEVIATIONS FROM OR CHANGES IN THESE PLANS MUST BE POINTED OUT SPECIFICALLY TO THE ADMINISTRATOR IN WRITING AND SPECIFIC WRITTEN APPROVAL OBTAINED AS PROVIDED IN SECTION 15-64 OF THE LAND USE ORDINANCE.
- 2) 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.
- 3) A WOODEN FENCE SHALL BE CONSTRUCTED BEHIND THE BASKETBALL GOAL WHOSE SIZE AND HEIGHT SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. SAID FENCE SHALL BE A BOARD FENCE, STAINED TO MATCH THE SIDINGS OF THE PROPOSED BUILDING.
- 4) FOUR FOOT SHRUBS SHALL BE PLANTED ALONG THE NORTHERN PROPERTY BOUNDARY ADJACENT TO BUILDING A FOR THE WIDTH OF SAID BUILDING.
- 5) NO DIRT OR OTHER MATERIALS SHALL BE STORED UNDERNEATH THE DRIPLINE OF ANY EXISTING TREE ON THE PROJECT.
- 6) DIRT AND/OR MATERIALS PILED BENEATH THE DRIPLINE OF TREES ALONG THE EASTERN BORDER OF THE CREEK SHALL BE REMOVED.
- 7) ALL EFFORTS ARE TO BE MADE TO SAVE THE MULBERRY TREE ON THE NEIGHBORING PROPERTY ADJACENT TO BUILDING B.
- 8) REFORESTATION OF THE ORIGINAL WOODED PERIMETERS SHOULD BEGIN AS SOON AS POSSIBLE. THIS CAN BEST BE ACCOMPLISHED BY USING THE N.C. STATE HIGHWAY GRASS MIXTURE AS SUGGESTED BY THE LANDSCAPE ARCHITECT. THIS MIXTURE SHOULD ALSO INCLUDE SEEDS FROM DECIDUOUS TREES AS WELL AS WILD FLOWER SEEDS.
- 9) TWO TO THREE FOOT PINE TREES, AS WELL AS PINE SEEDLINGS OR SEEDS SHOULD BE PLACED BETWEEN THE DRIPLINES OF THE PROPOSED DECIDUOUS TREES. THE DENSITY OF THESE AREAS SHOULD BE EQUIVALENT TO THAT PLANNED FOR THE PINE TREES PLANTED ON THE NORTHWEST SIDE.
- 10) THAT EIGHT ADDITIONAL SPECIMEN TREES (2½-3" DECIDUOUS) BE PLANTED AT THE APPLICANT'S DISCRETION THROUGHOUT THE PROJECT SO LONG AS THEY ARE NOT PLACED ON THE OUT PARCEL PROPOSED TO BE SOLD.
- 11) THAT YEARLY INSPECTIONS BE PERFORMED BY THE LANDSCAPE ARCHITECT WITH A WRITTEN REPORT SENT TO THE CHAPEL HILL HOUSING AUTHORITY, WHO WILL IN TURN SEND A COPY OF THE REPORT TO THE TOWN OF CARRBORO. SAID INSPECTIONS AND REPORTS ARE REQUIRED TWO AND THREE YEARS FROM THE DATE THAT THE LANDSCAPE ARCHITECT MAKES HIS FINAL INSPECTION TO APPROVE THE COMPLETED INSTALLATION OF ALL PLANT MATERIALS.

VOTE: AFFIRMATIVE ALL

There being no further business, the meeting was adjourned.


Town Clerk


Mayor Pro Tem