

A regular meeting of the Board of Aldermen was convened in the Board Room of the Town Hall on July 12, 1983.

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 Attorney	Michael B. Brough
Deputy Town Clerk	Caroline Stuck

Absent: Town Clerk, Sarah C. Williamson

Approval of Minutes of June 28, 1983

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT THE MINUTES OF JUNE 28, 1983 BE APPROVED WITH CORRECTIONS. VOTE: AFFIRMATIVE ALL

Presentation of Resolution of Appreciation to Moses Carey

The following resolution was introduced by Alderman John Boone and seconded by Jim White.

A Resolution Expressing the Town of Carrboro's Appreciation to Mr. Moses Carey of The Olympic Trophy and Sports Shop for Donating to the Town the Community Involvement Plaque

WHEREAS, Mr. Moses Carey of The Olympic Trophy and Sports Shop has generously donated to the Town of Carrboro a plaque to provide for recognition of individuals and/or groups for donations valued at \$100 or more for the improvement of community services and facilities; and

WHEREAS, The plaque will be displayed in the front foyer of Town Hall Symbolizing the Town's vast appreciation and recognition of those donors, such as Mr. Carey, who support the improvement and enhancement of our community by such donations.

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 Mr. Moses Carey for his generous donation to the Town of this special plaque for recognition and appreciation.

Section 2: This resolution shall be spread upon the official minutes of the Board of Aldermen, and a copy thereof shall be furnished to Mr. Carey.

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 12th day of July, 1983:

Ayes: Steve Rose, Jim White, John Boone, Hilliard Caldwell, Ernie Patterson, Joyce Garrett
Noes: None
Absent or Excused: None

Request to Set Public Hearing/Submission of an UMTA Section 9A Grant

Funds may be requested from the Urban Mass Transportation Administration (UMTA) for the purpose of constructing bus pulloffs and a Park and Ride lot at the proposed Telo Shopping Center. Funds may also be requested for transit planning assistance.

The administration recommend that the Board of Aldermen set a public hearing for July 23, 1983 to receive input on the submission of an UMTA Section 9A grant application.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT A PUBLIC HEARING BE SET ON THIS MATTER FOR JULY 26, 1983. VOTE: AFFIRMATIVE ALL

Request to Set Public Hearing/Rezoning Request/Clifton Pendergrass Property on South Greensboro Street

The administration recommended that a public hearing be set for July 26, 1983 to consider the rezoning of Mr. Clifton (Shorty) Pendergrass's property located at 519, 521, and 523 South Greensboro Street from R-7.5 to M-1 (Tax Map 100, Block C, Lots 24 and 25) plus the adjacent Lot 26 owned by Mr. Larry Sturdivant. The administration further recommended that this matter be referred to the Planning Board and that the Town Attorney, in consultation with the Planning staff, draft an appropriate ordinance amendment.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT A PUBLIC HEARING ON THIS MATTER BE SET FOR JULY 26, 1983. VOTE: AFFIRMATIVE ALL

Request to Set Public Hearing/Land Use Ordinance Amendment/Approval of Subdivisions

The administration recommended that a public hearing be set for July 26, 1983 to consider an amendment to the Land Use Ordinance to allow approval of subdivisions in which the developer is selling developed lots before completion of all improvements if a bond or other surety is posted.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT A PUBLIC HEARING BE SET TO CONSIDER THIS MATTER ON JULY 26, 1983. VOTE: AFFIRMATIVE ALL

Public Hearing/Conditional Use Permit Request/Oakbridge Townhouses

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

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard outlined the features of the proposed project and the zoning history of the parcel under discussion. Mr. Shepard stated that the application for this project was complete and that it meets all requirements of the Land Use Ordinance. Mr. Shepard stated that the administration was recommending approval of the application with the following conditions:

- 1) That the Homeowners' Association documents be submitted, reviewed and approved by the Town Attorney before the sale of any lot.
- 2) That the development name of Oakbridge be allowed, but that the street be assigned a name that shall not duplicate nor be phonetically similar to existing streets within the Town's planning jurisdiction, regardless of the use of different suffixes.

Robert Swiger, Fire Chief, was sworn in. Chief Swiger stated that generally fire access is sufficient with the exception that the ladder truck would not be able to turn around at the end of the entrance drive.

Chris Peterson, Public Works Director, was sworn in. Mr. Peterson stated that the project is designed adequately for his needs.

John McAdams, engineer for the proposed project, was sworn in. Mr. McAdams stated that the property has a 20-foot wide vegetation buffer, that the developer has no problem with the work-in easement suggested by the Transportation Advisory Board, the widening the entrance drive to public street standards would greatly affect the location of the units, and mentioned the possibility of selling a small portion of the land.

Kathleen Stallings, residing at 104 High Street, was sworn in. Ms. Stallings stated she thought the proposed development would change the character of High Street and will create traffic problems.

Eric Neville, residing at 401 Hillsborough Road, was sworn in. Mr. Neville spoke on behalf of residents of the area surrounding the proposed project. Mr. Neville stated that the residents of his neighborhood opposed the project primarily because it is a multi-family development and not in keeping with the neighborhood. Also, the development is opposed because of the limited direct access to the existing street and pedestrian rights-of-way, and for the problems this could cause adjoining property owners. In addition, Mr. Neville stated that the previous owner of this property, Don Higgs, had submitted a similar application for a multi-family development on this property and had been denied.

Howard Hearn residing at 710 W. Main Street, was sworn in. Mr. Hearn stated that when he sold this property, he had been under the impression that it would be developed with single-family detached housing.

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Michael Godfrey, residing at 108 High Street, was sworn in. Mr. Godfrey spoke in opposition to the project and read a statement from William Galloway, owner of a lot on High Street, which spoke in opposition to the project in that it will unfavorably effect his property by contributing to noise, congestion and traffic in the neighborhood.

Sally Eifer, residing at 119 High Street, was sworn in. Ms. Eifer spoke in opposition to the project as she thought it would cause too much congestion in the neighborhood.

Tom Gurganus, residing at 704 W. Main Street, was sworn in. Mr. Gurganus spoke in opposition to the project because of its density.

Dave Jenkins, residing at 706 W. Main St., was sworn in. Mr. Jenkins stated he thought the proposed project was out of character with the existing neighborhood and requested that more screening be required if the project was approved.

Fred Wright, residing at 110 High Street, was sworn in. Mr. Wright stated he was concerned that the density of the project would cause problems for the residents.

Lula Eliadis, residing at 219 Hillsborough Road, was sworn in by the Town Clerk. Ms. Eliadis spoke in opposition to the project.

Frances Watson, residing on High Street, was sworn in. Ms. Watson stated that townhouses would not be in keeping with the community if they were placed on High Street.

Jackie Grey, residing at 107 High Street, was sworn in. Ms. Grey spoke in opposition to the project.

John McAdams stated that the proposed development will generate about 114 trips per day, or approximately double the current traffic generation on High Street. Mr. McAdams stated he felt the street could handle the additional traffic.

Robert McDuffee, Chairman of the Planning Board, was sworn in. Mr. McDuffee stated the Planning Board felt that the plans for this development do conform to the Land Use Ordinance and that the proposal should not be rejected just because it is a multi-family development.

John McAdams stated that the 20-foot buffer would exist regardless of the individual property owner's lot lines.

Marion Schoenbach, residing on W. Main Street was sworn in. Ms. Schoenbach stated she thought the town's policy of mixing multi-family and single-family uses leads to problems and would urge the town to examine this policy.

Doris Lindsay, residing on High Street, was sworn in. Ms. Lindsay expressed her concern over the increased traffic generation by this development and agreed that the town's policy on mixing multi-family and single-family uses should be examined.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT THIS PUBLIC HEARING BE CONTINUED ON JULY 26, 1983. VOTE: AFFIRMATIVE ALL

Alderman Patterson suggested that the developer perform a traffic count of the area of the proposed site.

Public Hearing/Conditional Use Permit Admendment/Willow Creek Shopping Center

Willow Creek Association is applying for an amendment to its conditional use permit which will allow the relocation of the underground electric service and 16,200 square feet of office space. This property is zoned B-4.

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard outlined the applicant's requests.

Robert McDuffee, Chairman of the Planning Board, was sworn in. Mr. McDuffee stated that Duke Power Company had presented their requirements to the Planning Board and Mr. McDuffee explained Duke Power's position to the Board.

Greg Shepard stated that the administration was recommending the requested relocation of the 16,200 square feet of office space from the second story of the shopping center to the location shown on the Site Plan dated October 11, 1982 and revised for the office building April 29, 1983. Mr. Shepard further stated that the administration was recommending denial of the request to provide electrical service by a combination of overhead and underground lines as shown on the Utilities Plan dated October 11, 1982 and revised for the overhead lines April 29, 1983.

Joe Hakan, developer, was sworn in. Mr. Hakan stated he thought the overhead line will not be aesthetically detrimental since it will run along a low-lying sewer line and stated that Duke Power feels this line establishes a major service line in the area for future development.

Greg Shepard stated that he did not get the impression from Duke Power's statements that they would later place an overhead line in this area if the proposed line had to be placed underground.

Jim Martin, one of the developers, was sworn in. Mr. Martin spoke in favor of the proposed changes.

Vic Schoenbach, chairman of the Transportation Advisory Board, was sworn in. Mr. Schoenbach stated that the Transportation Advisory Board recommended approval of the application with the following additions:

1. Bicycle parking facilities sufficient to accommodate a minimum of 16 bicycles be provided under the proposed building, proximate to an entrance or entrances;
2. Paved sidewalk connecting the proposed office building to a crosswalk leading to the sidewalk adjacent to the main buildings;
3. A safely-marked crosswalk leading from the proposed office building to the restaurant;
4. Pedestrian access to the site, separate from vehicular drives, be available alongside both main entrance drives and at the eastern corner of the site;
5. That if transit service becomes available that bus access to the interior of the complex be allowed.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THIS PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. 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) THAT THE DEVELOPER BE ALLOWED TO RELOCATE 16,200 SQUARE FEET OF OFFICE SPACE FROM THE SECOND STORY OF THE SHOPPING CENTER TO THE LOCATION SHOWN ON THE SITE PLAN DATED OCTOBER 11, 1982 AND REVISED FOR THE OFFICE BUILDING APRIL 29, 1983, SUBJECT TO THE CONDITIONS RECOMMENDED BY THE TAB. (see Town Clerk's file of this meeting for a copy of the TAB recommendations.)

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL:

- 1) THAT THE DEVELOPER BE AUTHORIZED TO RUN THE ELECTRICAL LINES OVERHEAD FROM JONES FERRY ROAD TO THE NORTHWESTERN MOST CORNER OF THE PROPOSED LINE.
- 2) THAT THE DEVELOPER NOT BE AUTHORIZED TO GRANT ANY ADDITIONAL EASEMENTS TO DUKE POWER COMPANY FOR OVERHEAD ELECTRIC SERVICE THROUGH THIS PROJECT.

VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (ROSE, PATTERSON)

Public Hearing/Closing of Cedarwood Lane and a Portion of Beechwood Drive

Wells Management Group, Inc. has requested the closing of Cedarwood Lane and a portion of Beechwood Drive. These streets are platted but have never been opened by the Town. These streets, in the location platted, are inconsistent with approved development plans for the Weatherhill project.

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

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

A RESOLUTION ORDERING THE CLOSING OF CEDARWOOD LANE AND A PORTION OF BEECHWOOD DRIVE

WHEREAS, the Board of Aldermen at its meeting of June 14, 1983, adopted a resolution declaring its intention to close Cedarwood Lane and a portion of Beechwood Drive and setting a public hearing on this question for July 12, 1983 at 7:30 p.m. in the Town Hall; and

WHEREAS, a copy of this resolution was published in the Chapel Hill Newspaper on June 19, June 26, July 3 and July 10, 1983 and was sent by certified mail to the owners of property adjoining these two streets and a notice of the public hearing was posted in two places along each of the two streets, all in accordance with G.S. 160A-299; and

WHEREAS, the Board of Aldermen duly held a public meeting to consider this street closing question at its regular meeting on July 12, 1983;

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

Section 1. Having heard all of the testimony presented at the public hearing on the proposed closing of Cedarwood Lane and a portion of Beechwood Drive, the Board concludes that the closing of these streets is not contrary to the public interest and that no individual owning property in the vicinity of these streets would thereby be deprived of reasonable means of ingress or egress to his property.

Section 2. Therefore, the Board orders that Cedarwood Lane and the portion of Beechwood Drive extending from the northwest corner of Lot 43 in a northwesterly direction the end of Beechwood Drive, all as shown on the plats recorded at Plat Book 16, Page 150 Book 18, Page 134 of the Orange County Registry be and the same are hereby closed.

Section 3. A certified copy of this order shall be filed in the Office of the Orange County Register of Deeds.

Section 4. All right, title, and interest in the right-of-way of the streets closed pursuant to this order shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the streets, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the closed streets.

Section 5. Any person aggrieved by the closing of these streets may appeal this order to the General Court of Justice within 30 days after its adoption.

Section 6. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 12th day of July 1983:

Ayes: Steve Rose, Jim White, Ernie Patterson, John Boone, Joyce Garrett, Hilliard Caldwell
Noes: None
Absent or Excused: None

Public Hearing/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.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THIS PUBLIC HEARING BE POSTPOSED UNTIL SEPTEMBER 27, 1983. VOTE: AFFIRMATIVE ALL

1983-84 Transit Service

Changes to be made in Carrboro's bus routings such as the recommended "Super Loop" and the "F" Route service changes should be determined before the bus schedules are prepared for printing by the end of July. The administration recommends that the Board of Aldermen consider the Transportation Advisory Board's recommendation for transit service in 1983-84 and adopt the appropriate changes at this time.

Vic Schoenbach, chairman of the Transportation Advisory Board, presented the following recommendations for the 1983-84 transit service:

- 1) That the "F" route be altered to provide four base period trips by rescheduling two trips from the present a.m. peak service and two trips from the present a.m. peak service and two trips from the p.m. peak service, at no cost to town.
- 2) Creation of a "Super Loop" evening service more frequent service to "C" route radius travelling directly from campus and the hospital, and N. Greensboro Street residents, Webbwood, and part of Plantation Acres would receive evening service.
- 3) That no changes be made for demand response service.
- 4) that the possibility for weekend service, daytime and evening, be explored next year for possible introduction in FY 84-85, even if on a trial basis.

Alan Tobias, with Chapel Hill Transit, addressed questions from the Board concerning costs of increased mid-day "F" route service.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY STEVE ROSE THAT FOUR TRIPS FROM THE PEAK-HOUR SERVICE BE MOVED TO MID-DAY SERVICE AND THAT TWO NEW MID-DAY TRIPS BE ADDED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT EVENING SERVICE BE LEFT AS IT PRESENTLY EXISTS NOW WITH ALTERNATE C/J ROUTES. VOTE: AFFIRMATIVE ALL.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED.

Carolene Stuck

Deputy Town Clerk

Mike Drakeford

Mayor

July 26, 1983

A regular meeting of the Carrboro Board of Aldermen was held on July 26, 1983 in the Board Room of the Town Hall.

Present and Presiding:

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| 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 |

Approval of Minutes of Previous Meetings

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF JULY 6, AND JULY 12, 1983 BE APPROVED WITH ANY NECESSARY CHANGES. VOTE: AFFIRMATIVE ALL.

Oiling of Streets

Mr. Hunter informed the Board that the town had not been able to locate suitable oil to oil the dirt streets to keep down dust.

Water Quality Task Force Report and Recommendations/July, 1983 Addendum

Alderman Rose, a member of the Carrboro Water Quality Task Force presented the recommendations on those issues which it was asked to re-consider by the Board of Aldermen. The Task Force's recommendations are presented in the Carrboro Water Quality Task Force Report and Recommendations, July 1983 Addendum.

The administration recommended that the Board of Aldermen refer this matter to the Planning Board for its recommendations and that a public hearing be scheduled for September 13, 1983 to adopt the recommended Land Use Ordinance and map amendments.