

- 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:

- | | |
|---------------|---------------------|
| 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.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JIM WHITE THAT A PUBLIC HEARING BE SET FOR SEPTEMBER 13, 1983, TO CONSIDER THIS MATTER: VOTE: AFFIRMATIVE ALL.

Irv Watkins stated that many of the town's citizens support the recommendations of the Water Quality Task Force.

Alabama Avenue Street Paving Project

The administration recommended adoption of a resolution stating the Board's intent to consider undertaking the Alabama Avenue street paving project and setting a public hearing to consider this matter on September 13, 1983.

The following resolution was introduced by Alderman Jim White and duly seconded by Alderman Hilliard Caldwell.

PRELIMINARY RESOLUTION STATING THE BOARD'S INTENT TO CONSIDER UNDERTAKING
 A STREET PAVING PROJECT FINANCED IN PART BY SPECIAL ASSESSMENTS

WHEREAS, the town has received a petition requesting that Alabama Avenue between Jones Ferry Road and the dead end be improved in the following manner: curbs, gutters, drainage improvements and standard street paving; and

WHEREAS, the Town Clerk has certified to this Board that said petition is sufficient in all respects, the same having been duly signed by at least a majority in number of the owners of property abutting the street to be improved who own at least a majority of the lineal feet of frontage on the street to be improved;

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

Section 1. The Board hereby expresses its intent to curb, gutter, improve drainage and construct standard street paving on Alabama Avenue.

Section 2. Sixty percent of the total cost of this improvement (not including the costs of paving at street intersections) shall be assessed against the properties that abutt the street improvements at an equal rate per foot of frontage. However, when a project is undertaken along two sides of a corner lot, 75% of the frontage of the shorter side of such lot, up to a maximum of 125 feet, shall be exempted from assessment.

Section 3. The owners of property assessed shall, within thirty days after publication of the notice that the assessment roll has been confirmed, either pay the full amount of the assessment in cash or notify the town of their election to pay the assessed amount in five annual installments with interest at the rate of eight percent on the unpaid principal amount. If payment on an installment basis is chosen, the first installment with interest shall become due and payable on the date when property taxes are due and payable (September 1), and one subsequent installment and interest shall be due and payable on the same date in each succeeding year until the assessment is paid in full.

Section 4. A public hearing on all matters covered by this resolution shall be held on the 13th day of September, 1983 at 7:30 p.m. in the Carrboro Town Hall, 301 West Main Street, Carrboro, North Carolina.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 26th day of July, 1983:

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

Noes: None

Absent or Excused: None

Continuation of 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.

This is a continuation of the public hearing held on July 12, 1983.

Greg Shepard, Zoning Administrator, pointed out the change to the site plan which had been made since the July 12, 1983 public hearing dealing with screening, a pedestrian easement and drainage facilities. Mr. Shepard stated that the revised site plan complies with the Land Use Ordinance.

Chris Peterson, Public Works Director, presented a report on a traffic count taken on High Street (a copy of this report can be found in the Town Clerk's file of this meeting). Mr. Peterson stated that according to his research, the traffic capacity for

High Street could be as much as 6,000 cars per day. The additional units that would be approved, would only generate an additional 152 trips per day, which would be minimal.

Paul Carr, the owner of the property in question, stated that he wanted this to be a quality development. Mr. Carr further stated that he and his engineer had met with some of the adjoining property owners prior to tonight's meeting and had revised his site plan accordingly.

Tud Neville, residing at 401 Hillsborough Road, questioned the need for the fencing in back of his property, asked how the developer was going to take care of the drainage water with one catch basin, stated that the citizens had offered no solutions to developer's problems connected with the site plan, and requested that the Board of Aldermen change the Land Use Ordinance to disallow multi-family developments in single-family neighborhoods.

Kim Fisher, the developer's engineer, responded to questions concerning the revisions to the drainage plan. Mr. Fisher stated that the driveway pipe at the Eliadis drive would need to be increased to 18". Mr. Fisher stated that the drainage pipe along Hillsborough Road is currently inadequate.

Vic Schoenbach, residing at 708 W. Main Street, was sworn in. Mr. Schoenbach spoke in favor of the proposed project.

Chris Peterson stated that he was not aware of any drainage problems along Hillsborough Road.

Frances Watkins stated that she would like to have a fence between her property and the proposed project.

Sally Eifer stated that she had not been contacted by the developer about the meeting which Mr. Carr spoke about.

Lula Eliadis spoke against the proposed project and stated she thought her property would receive drainage water from this project.

Doris Lindsay stated that she would also receive drainage water from this property.

Michael Godfrey asked what an architecturally integrated subdivision was. (Mike Brough gave an explanation). Mr. Godfrey asked why the town staff did not consider the impact this project would have on surrounding property owners. Mayor Drakeford stated that the town staff used the laws passed by the Board of Aldermen in reviewing this project.

Mr. Carr stated that he had not been told of any agreements between previous property owners concerning single-family units being built on this site under consideration.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (WHITE, GARRETT)

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (CALDWELL, BOONE, WHITE) MAYOR DRAKEFORD CAST AN AFFIRMATIVE VOTE.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE TWO, NEGATIVE FOUR (CALDWELL, WHITE, BOONE, GARRETT)

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE PREVIOUS MOTION MADE BY ALDERMAN ROSE AND SECONDED BY ALDERMAN PATTERSON CONCERNING WHETHER THE APPLICATION IS COMPLETE BE RECONSIDERED. VOTE: AFFIRMATIVE ALL

A SECOND VOTE WAS TAKEN ON THE MOTION MADE BY ALDERMAN ROSE AND SECONDED BY ALDERMAN PATTERSON THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT THE APPLICATION BE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) The applicant shall complete the development strictly in accordance with the site 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 Homeowners' Association documents be submitted, reviewed and approved by the Town Attorney prior to the sale of any lot.
- 4) 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.
- 5) That 30 foot radii be required at the point where the private drive connects with High Street.
- 6) The developer shall be required to preserve and maintain the bamboo fence along the Jenkin's property line.
- 7) That a fence be constructed to match the fence which is being built along the private drive and that the fence be 75 feet in width with the center aligning with the center of the property of Mrs. Watson. Further the developer may extend the fence further at his own prerogative.
- 8) That the pedestrian easement to West Main Street be developed in a manner chosen by the developer, to provide access between West Main Street and the development's internal sidewalk system.
- 9) That in the event of a future pedestrian easement to Hillsborough Road, a similar pedestrian path be installed by the Homeowners' Association.
- 10) That the developer be required to make any off-site drainage improvements that become necessary within one year after the first certificate of occupancy is issued subject to the developer acquiring the necessary easements, all subject to the approval of the Public Works Director.
- 11) That the fence, which is 50 feet on each wing coming off of the sewer easement, be instead made 75 feet on each wing.

VOTE: AFFIRMATIVE TWO, NEGATIVE FOUR (GARRETT, CALDWELL, BOONE, WHITE)

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE APPLICATION BE DENIED AS IT WILL NOT BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED FOR THE FOLLOWING REASONS: THE PRESENT AREA IS ALL SINGLE-FAMILY. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (ROSE, PATTERSON)

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

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE MOTION TO DENY THE APPLICATION BE RECONSIDERED. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE REOPENED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT A WORKSESSION BE HELD ON THIS MATTER ON AUGUST 2, 1983, AND THAT A CONTINUATION OF THIS PUBLIC HEARING FOLLOW THAT WORKSESSION. VOTE: AFFIRMATIVE ALL

Public Hearing/Rezoning Request/Clifton Pendergrass and Larry Sturdivant Property Located at 517, 519, 521, and 523 South Greensboro Street

Clifton Pendergrass and Larry Sturdivant have applied for a minor Zoning Map amendment to rezone their property located at 517, 519, 521, and 523 South Greensboro Street from R-7.5 to M-1.

Jerry Davenport, town planner, explained this application and presented the recommendations of the staff and Planning Board.

Grady Sturdivant and Clifton Pendergrass spoke in favor of the request.

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 JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE TO AMEND THE OFFICIAL CARRBORO ZONING MAP", BE ADOPTED. VOTE: AFFIRMATIVE ALL

Public Hearing/Land Use Ordinance Amendment/Building Height Limitations

The administration requested amendment of Section 15-185 (Building Height Limitations) of the Land Use Ordinance to provide that chimneys, mechanical equipment and other fixtures and devices may exceed building height limitations by up to twenty percent or 15 feet, whichever is least. And to require to extent practicable, such equipment, fixtures, and devices be located so as to minimize their visual impact.

Jerry Davenport, town planner, explained the proposed amendment.

Celia Pistolis, representing some future property owners in Wildwood Springs, spoke against the amendment, especially Alternate II.

Betsy Justice, a future property owner in Wildwood Springs, spoke against Alternate II.

Bruce Browning spoke in favor of Alternate II.

Bob Greenberg spoke against the amendment.

Jay Bryan spoke against the amendment.

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 THAT ALTERNATE II BE ADOPTED. MOTION DIED FOR THE LACK OF A SECOND.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY STEVE ROSE THAT ALTERNATIVE I BE ADOPTED. MOTION WITHDRAWN.

It was the concensus of the Board to refer this matter to the Town Attorney that this matter be placed on the September 7, 1983 worksession agenda.

Public Hearing/Land Use Ordinance Amendment/Subdivision Approval

The administration requested amendment of 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.

Mike Brough explained the proposed amendment.

Robin Dorff, with the Weatherhill Development, spoke in favor of the proposed amendment.

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 JOHN BOONE AND SECONDED BY STEVE ROSE THAT THE ORDINANCE ENTITLED "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE THAT SUBDIVISION FINAL PLAT APPROVAL MAY BE GRANTED WITHOUT PRIOR COMPLETION OF ALL IMPROVEMENTS IF SUFFICIENT SECURITY IS POSTED, AND THAT THIS POLICY APPLIES BOTH TO UNDEVELOPED AND DEVELOPED LOTS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

Public Hearing/Submission of an UMTA Section 9A Grant Application

UMTA Section 9A grants provide urban areas with financial assistance, on an 80% federal, 10% State, and 10% local match basis, for public transportation capital improvements and planning. The following items have been identified for funding in Carrboro by the 1983-84 Durham-Chapel Hill-Carrboro Unified Planning Work Program: (1) the construction of bus pulloffs in selected locations, (2) the development of a park and ride lot at the Telo Shopping Center, and (3) transit planning assistance.

The administration recommended that the Town of Carrboro apply for the construction of a park and ride lot at the Telo Shopping Center and for transit planning assistance. The administration further recommends that the Board of Aldermen adopt a resolution authorizing the filing of an application.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE 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 John Boone.

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, FOR A GRANT UNDER THE URBAN MASS TRANSPORTATION ACT OF 1964, AS AMENDED

WHEREAS, the Secretary of Transportation is authorized to make grants for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of project costs; and

WHEREAS, it is required by U.S. Department of Transportation in accord with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Urban Mass Transportation Act of 1964, as amended, the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U.S. Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that minority business enterprise be utilized to the fullest extent possible in connection with this/these project(s), and that definite procedures shall be established and administered to ensure that minority businesses shall have the maximum feasible opportunity to compete for contracts when procuring construction contracts, supplies, equipment contracts, or consultant and other services;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

1. That the Town Manager is authorized to execute and file an application on behalf of the Town of Carrboro with the U.S. Department of Transportation, to aid in the financing of planning and/or capital assistance projects pursuant to Section 9A of the Urban Mass Transportation Act of 1964, as amended.
2. That the Town Manager is authorized to execute and file with such application an assurance or any other document required by the U.S. Department of Transportation effectuating the purposes of Title VI of the Civil Rights Act of 1964.
3. That the Town Manager is authorized to furnish such additional information as the U.S. Department of Transportation may require in connection with the application for the project.
4. That the Town Manager is authorized to set forth and execute affirmative minority business policies in connection with the project's procurement needs.
5. That the Town Manager is authorized to execute grant agreements on behalf of the Town of Carrboro with the U.S. Department of Transportation for aid in the financing of the planning and/or capital assistance projects.

The foregoing resolution having been submitted to a vote received the following vote and was submitted to a vote this 26th day of July, 1983.

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

Noes: None

Absent or Excused: None

Annexation/Weatherhill, Phase II and Tennis Club Estates

Mike Brough submitted petitions from Wells Management Group for the voluntary annexation of Phase II of the Weatherhill Development and the Tennis Club Estates and requested that the Board set a public hearing for September 13, 1983 to consider this matter.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY STEVE ROSE THAT A PUBLIC HEARING BE SCHEDULED FOR SEPTEMBER 13, 1983. VOTE: AFFIRMATIVE ALL

Final Plat Approval Request/Weatherhill Townhouses, Phase II

Wells Management Group, Inc. is applying for final plat approval for Phase II of the Weatherhill Townhouses. This is the first phase located on Cedarwood Court, a private drive with access to Beechwood Drive. A conditional use permit for this development was granted by the Board of Aldermen on March 22, 1983.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT FINAL PLAT APPROVAL BE GIVEN SUBJECT TO THE FOLLOWING CONDITIONS:

THAT A PERFORMANCE BOND OR OTHER SURETY BE POSTED TO COVER THE COST OF COMPLETING ALL SITE IMPROVEMENTS INCLUDING UTILITIES, STORM DRAINAGE, PARKING LOT PAVING, SIDEWALKS, LIGHTING, LANDSCAPING, AND TEMPORARY DUMPSTER IN ACCORDANCE WITH SECTION 15-60 OF THE LAND USE ORDINANCE, AND THAT SAID IMPROVEMENTS BE COMPLETED WITHIN TEN MONTHS AFTER FINAL PLAT APPROVAL.

VOTE: AFFIRMATIVE ALL

Final Plat Approval Request/Weatherhill Tennis Club Estates, Section I

Wells Management Group, Inc. is applying for final plat approval for Section I of their architecturally integrated subdivision called Tennis Club Estates. This section of the subdivision is located on the east side of Westbrook Drive and north of Berryhill Drive. A conditional use permit for this development was granted by the Board of Aldermen on March 22, 1983.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT FINAL PLAT APPROVAL BE GIVEN SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That a performance bond or other surety be posted to cover the cost of completing all site improvements including utilities, private drives, parking areas, sidewalk, and landscaping in accordance with Section 15-60 of the Land Use Ordinance and that said improvements be completed within ten months after Final Plat approval.
- 2) That the performance bond or other surety posted shall guarantee protection against defects in accordance with Section 15-82 of the Land Use Ordinance.

VOTE: AFFIRMATIVE ALL

Final Plat Amendment Approval Request/Wildwood Springs Subdivision

Wildwood Springs Development Corporation is applying for a final plat amendment approval of their architecturally integrated subdivision located on the north side of N.C. Highway 54 Bypass between Carolina Apartments and Royal Park Apartments. A conditional use permit for this development was granted by the Board of Aldermen on May 11, 1982.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT FINAL PLAT APPROVAL BE GIVEN. VOTE: AFFIRMATIVE ALL

Miscellaneous Fees and Charges Schedule

In an effort to consolidate all miscellaneous fees charged by the town, the administration is attempting to prepare a master list of these charges. In conjunction with this consolidation effort, the administration is also proposing to update any fees that appear to be out of line.

The Board of Aldermen at its worksession on July 20, 1983 recommended approval of the miscellaneous fees and charges scheduled with a few minor amendments.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY JOHN BOONE THAT THE MISCELLANEOUS FEES AND CHARGES SCHEDULE BE APPROVED. VOTE: AFFIRMATIVE ALL

Appointments to Various Boards and Commissions

The Board of Aldermen at its worksession on July 20, 1983, made the following recommendations for appointments to various boards and commissions:

- Planning Board -- Betsy Justice
- Appearance Commission -- Kim Maitland
- Parks & Recreation Commission -- Bob Coneys, Doris Murrell, David Eirman
- Transportation Advisory Board -- Frances Shetley, Preston Schiller, Celia Pist.
- Blue Ribbon Downtown Revitalization Task Force--Celia Pistoris, Diana Woolley
- Cemetery Commission -- Eleanor Kinnaird
- Subcommittee on Historic Districts -- Bill Jefferson

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THE FOREGOING APPOINTMENTS BE MADE IN ADDITION TO THE APPOINTMENT OF THURSTON EVANS TO THE DOWNTOWN REVITALIZATION TASK FORCE. VOTE: AFFIRMATIVE ALL

Loan Agreements/Cleora Sterling Community Development Grant

The administration requested approval of the loan agreement and related documents for the Cleora Sterling Community Development grant.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT THE DOCUMENTS BE APPROVED. VOTE: AFFIRMATIVE ALL

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED.


Town Clerk


Mayor

August 2, 1983

A special meeting of the Board of Aldermen was held on August 2, 1983 at 7:30 p.m.

Present and Presiding:

- | | |
|---------------|---------------------|
| Mayor Pro Tem | John Boone |
| Aldermen | Steve Rose |
| | Jim White |
| | Hilliard Caldwell |
| | Joyce Garrett |
| | Ernie Patterson |
| Town Clerk | Sarah C. Williamson |

Absent:

- | | |
|---------------|---------------------|
| Mayor | Robert W. Drakeford |
| Town Manager | Richard F. Hunter |
| Town Attorney | Michael B. Brough |

Continuation of Public/Conditional Use Permit Request/Oakbridge Townhouses

This was a continuation of the public hearing begun on July 12, 1983 on a conditional use permit request from White Oak Properties to allow the construction of 19 townhouse dwelling units in an architecturally integrated subdivision on a 3.32 acre site located on the south side of High Street.

Mrs. Clarence Gray, representing Jackie Gray, residing at 107 High Street, was sworn in. Mrs. Gray stated that her daughter will be bordered on 2 sides by the proposed project, with the road for the project to be located only 14 feet from her home. Mrs. Gray stated her daughter was totally against approval of this project.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY STEVE ROSE THAT THE MEMORANDUM FROM CHRIS PETERSON, PUBLIC WORKS DIRECTOR, TO RICHARD HUNTER CONCERNING DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED OAKBRIDGE TOWNHOUSES DEVELOPMENT, BE ACCEPTED INTO THE OFFICIAL RECORD OF THIS MEETING. VOTE: AFFIRMATIVE ALL (A COPY OF THIS MEMORANDUM CAN BE FOUND IN THE TOWN CLERK'S FILE OF THIS MEETING.)

Tud Neville, representing surrounding neighbors of the proposed project, (Mrs. Leo Eliadis, Stacey Neville, Grady Sturdivant, Mrs. Frances Watson, and Tud Neville) stated that they would like to see a 6 foot chain length fence and screening installed between their properties and the proposed development.

Sally Efird, residing at 119 High Street, presented a petition from residents surrounding the proposed project which stated their opposition to the project due to the increase in traffic which will be caused by the development and increased congestion of the neighborhood.

Kim Fisher, the developer's engineer, pointed out where the fencing would be installed. Mr. Fisher also described how drainage water would be taken care of.

Drenna Little, a real estate broker in the area, was sworn in. Ms. Little stated that a multi-family development in a single-family neighborhood could have a negative affect on the sales value of single-family homes. Ms. Little urged the Board to encourage the development of small single-family homes in the area .

Paul Carr, developer, stated that he was also a real estate broker, and that he would think it would be very difficult to document Mrs. Little's testimony.

Dave Jenkins, residing at 706 W. Main Street, stated he was concerned with the value of his property if this development is built.