



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.

Mike Godfrey stated that Doug Johnston in the Attorney General's office told him that the town would not be doing an obvious injustice in denying this request for a conditional use permit.

Chris Peterson, Public Works Director, stated that the town crews would be cleaning out side ditches along High Street and do whatever is needed to take care of drainage water.

John McAdams, the developer's engineer, stated that there would be no additional drainage costs to the Town of Carrboro caused by Oakbridge Townhouses.

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

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

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

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

- 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 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.
- 4) That the six-foot fence (chain length or wooden) be extended from the end of the existing screening fence on the northeast corner around behind the Neville property and down to the Eliadis property.
- 5) The developer shall be required to preserve and maintain the bamboo fence along the Jenkin's property line.
- 6) That the Homeowners' Association documents be submitted, reviewed and approved by the Town Attorney prior to the sale of any lot.
- 7) 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.
- 8) That 30 foot radii be required at the point where the private drive connects with High Street.
- 9) 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.
- 10) That in the event of a future pedestrian easement to Hillsborough Road, a similar pedestrian path be installed by the Homeowners' Association.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE DEVELOPMENT WILL SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY FOR THE FOLLOWING REASONS: BASED ON THE TESTIMONY OF MS. DRENNA LITTLE, THE PROJECT WILL SUBSTANTIALLY INJURE THE SALES VALUE OF ADJACENT SINGLE-FAMILY PROPERTIES & WILL NOT BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED FOR THE FOLLOWING REASONS:

ALL OF THE PROPERTIES ADJOINING THE PROPOSED DEVELOPMENT ARE USED FOR SINGLE-FAMILY DETACHED RESIDENCES, AND VIRTUALLY ALL, IF NOT ALL, OF THE PROPERTIES WITHIN THE TRIANGLE BOUNDED BY HILLSBOROUGH, MAIN, AND HIGH STREETS ARE SO USED AT PRESENT. THIS DIFFERENTIATES THIS AREA FROM OTHER AREAS ZONED R-10, WHERE THE CHARACTER OF THE NEIGHBORHOOD IS ALREADY DEFINED BY A MIXTURE OF SINGLE-FAMILY AND MULTI-FAMILY RESIDENCES.

ALL OF THE TRAFFIC FROM THE PROPOSED NINETEEN UNITS WILL BE FURNISHED THROUGH A DRIVE LOCATED DIRECTLY BETWEEN AND CLOSELY ADJOINING TWO EXISTING SINGLE-FAMILY RESIDENCES. THIS FURTHER DIFFERENTIATES THE SITE OF THE PROPOSED DEVELOPMENT FROM OTHER SITES WITHIN THE R-10 DISTRICTS WHERE PROJECTS CONSTRUCTED AT A MULTI-FAMILY DENSITY ARE MORE APPROPRIATE.

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

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED.

Sarah C. Wilkinson
Town Clerk

John D. Rame
Mayor Protem

