

A regular meeting of the Carrboro Board of Aldermen was held on January 24, 1984 at 7:30 p.m. in the Town Hall Board Room, the regular place of meeting.

Present and presiding

Mayor	Jim Porto
Aldermen	Joyce Garrett
	Doug Anderson
	Hilliard Caldwell
	John Boone
	Jim White
	Zona Norwood
Interim Town Manager	Don Casper
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE MINUTES OF JANUARY 10, 1984 BE APPROVED. VOTE: AFFIRMATIVE ALL

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CHARGE TO NEW TOWN BOARD MEMBERS

A charge was issued by the Town Clerk to Ellen Dawson Sutton, a recent appointee to the Planning Board, and Izona Craig, a recent appointee to the Transportation Advisory Board.

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PRESENTATION OF FIRE DEPARTMENT FIVE-YEAR PLAN

Representatives of the Carrboro Fire Department presented the Board of Aldermen with copies of the Carrboro Fire Department Five-Year Plan for the Board's review and consideration.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PLAN BE ACCEPTED AND A WORKSESSION BE SCHEDULED BY PLANNING COMMITTEE TO CONSIDER THIS PLAN. VOTE: AFFIRMATIVE ALL

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REQUEST TO SET PUBLIC HEARING/LWCF GRANT AMENDMENT

The Board of Aldermen at its worksession of January 18, 1984 received a report on the present status of an amendment to the LWCF grant for the Community park. In conjunction with this project, the Board had discussed the development of a basketball court complex with lights at the Henry W. Baldwin Neighborhood Park. Because of Board and administration concern over the lighting of a neighborhood recreation facility, the Board requested that a public hearing be set for February 14, 1984 to solicit comments and concerns from neighboring residents regarding the implementation of this facility.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SET FOR FEBRUARY 14, 1984. VOTE: AFFIRMATIVE ALL

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ORGANIZATIONAL MATTERS

It was the consensus of the Board of Aldermen at its worksession held on January 18, 1984 that it would dissolve the Law & Finance Committee and Public Works Committee and that the Board of Aldermen would meet as a committee of the whole. Further, it was the consensus of the Board to continue with the Planning Committee, consisting of Aldermen Boone, White and Caldwell, Mayor Porto, the Town Manager and Town Clerk. In addition, it was the consensus of the Board to postpone consideration of an Audit Committee.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THIS ACTION BE APPROVED. VOTE: AFFIRMATIVE ALL

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BOARD APPOINTMENTS

It was the consensus of the Board of Aldermen at its worksession held on January 18, 1984 that Mayor Porto serve as the town's delegate to the Triangle J Council of Governments and that Alderman Norwood serve as the town's alternate delegate. In addition, it was the consensus of the Board that Alderman Anderson serve as the town's representative on the Metropolitan Transportation Advisory Committee.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THIS ACTION BE APPROVED. VOTE: AFFIRMATIVE ALL

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PAY ADJUSTMENT/INTERIM TOWN MANAGER

Pending the appointment of a permanent town manager, the Finance Director has accepted additional responsibilities as Interim Town Manager. It is requested that a salary increase equal to ten percent (10%) or two steps on the adopted pay plan, be approved to compensate Mr. Casper for these additional duties.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT MR. CASPER'S SALARY BE INCREASED BY TEN PERCENT DURING THE TIME HE IS SERVING AS INTERIM TOWN MANAGER. VOTE: AFFIRMATIVE ALL

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AMENDMENT TO TOWN CODE DEALING WITH APPOINTMENT OF CHAIRPERSONS AND VICE-CHAIRPERSONS TO THE TRANSPORTATION ADVISORY BOARD AND PARKS & RECREATION COMMISSION

The Board of Aldermen at its worksession of January 18, 1984 instructed the Town Attorney to prepare the necessary Town Code amendment to authorize the Transportation Advisory Board to appoint its own chairperson and vice-chairperson. The Town Attorney has prepared the necessary amendments to accommodate this request. In addition, the Town Attorney has also included the necessary amendments to allow the Parks & Recreation Commission to appoint its own chairperson and vice-chairperson.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 3 OF THE TOWN CODE TO PROVIDE THAT THE TRANSPORTATION ADVISORY BOARD AND THE RECREATION COMMISSION, RESPECTIVELY, SHALL SELECT THEIR OWN CHAIRPERSON AND VICE-CHAIRPERSON," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/VOLUNTARY ANNEXATION REQUEST/PHASES I AND II/WOODBRIIDGE APARTMENTS

Charter Properties, Inc. have requested voluntary annexation of Phases I and II of Woodbridge Apartments into the town limits of the Town of Carrboro.

Roy Williford, Planning Director, stated that this was the first two stages of this development, including 55 apartments and clubhouse.

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

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING PHASES I AND II OF WOODBRIDGE APARTMENTS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR ECONOMIC DEVELOPMENT ACTIVITIES

The Board of Aldermen held the first of two required public hearings on January 10, 1984 to offer citizens an opportunity to recommend

potential economic development projects. As a result of comments received at this hearing, the following two projects are being considered for inclusion in Carrboro's community development block grant application:

- (1) A below-market rate loan to Rogers-Triem, Inc. for approximately \$200,000 for expansion; and
- (2) A below-market rate loan to Carr Mill Mall for approximately \$200,000 for expansion.

The purpose of this public hearing was to notify the public of projects being considered for CDBG assistance and to provide the public an opportunity to comment on the projects under consideration.

Roy Williford, Planning Director, stated that Carr Mill Mall had withdrawn their request for funding at this time.

Lee Corum, representing Rogers-Triem, stated that Carr Mill would be looking at both community development block grant funds and possibly Urban Development Action Grant funds.

Mr. Corum stated that Rogers-Triem is seeking a community development loan through the town for \$200,000 to be used in combination with funds provided by Security Pacific Business Credit, Inc. to provide a total of approximately \$1.3 million necessary to finance the expansion of equipment and current assets and generate approximately 41 new permanent jobs at Rogers-Triem's Carrboro plant. The term of the loan would be six years at an interest rate of five percent. Four quarterly payments of interest only would be made during the first year with an additional twenty payments of principal and interest made thereafter. Collateral would be a second security interest subordinated to Security Pacific Business Credit on all assets acquired to finance the expansion. The CDBG loan shall be contingent upon the execution of a grant agreement between the town and NRCD and the release of funds by NRCD to the Town of Carrboro.

Charlie Stancil informed the Board that he was in the process of developing a mini-mall on his properties located on East Main Street and requested some financial assistance for the development of parking facilities for this project.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON 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 JOHN BOONE THAT A SPECIAL MEETING OF THE BOARD BE HELD ON JANUARY 31, 1984 TO FURTHER CONSIDER THE LOAN REQUEST FOR ROGERS-TRIEM. VOTE: AFFIRMATIVE ALL

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# PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/CANTERBURY TOWNHOUSES

Hoerner and Associates, Inc. of Raleigh are applying for a conditional use permit which will allow construction of 112 townhouse dwelling units in an architecturally integrated subdivision on a 17.63-acre parcel on the south side of Highway 54 Bypass and directly opposite Royal Park Apartments. The parcel is identified as Tax Map 122, Block A, Lot 1A and is zoned Residential-3.

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk. Mr. Shepard presented the proposal for this project stating that the administration was recommending approval of the project as proposed. Mr. Shepard further stated that the Transportation Advisory Board was recommending approval of the conditional use permit with the condition that a bus shelter and pullout be constructed by the owner to a design approved by the town and D.O.T. if within 3 years of completion of this development the town commits to provide bus service. Mr. Shepard stated that the Appearance Commission was recommending approval of the conditional use permit with the following requirements: (1) That the vegetation to be planted along the northern/Route 54 Bypass boundary shall be planted along the entire length of said border in order to meet the ordinance's type "C" screening requirement. Existing vegetation north of said border does not contribute to the type "C" screening requirement because this vegetation lies on DOT's right-of-

way may be removed at any time. (2) No "tall growing" vegetation shall be planted under utility wires. (3) Street trees to be planted on both sides of the entrance drive shall be of the same species. (4) If a sign is to be erected, it shall be painted or routed and externally lit.

Diana Woolley, representing the Planning Board, was sworn in by the Town Clerk. Ms. Woolley stated that the Planning Board was recommending approval of the conditional use permit with the condition that the land dedication be made by the second phase of the project and that the phases of the project be done in numerical order.

Don Nickelson, with Hoerner and Associates, was sworn in by the Town Clerk. Mr. Nickelson spoke in favor of this project. Mr. Nickelson also stated that the land the developer was dedicating to the town was going towards their open space requirements.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON 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 HILLIARD CALDWELL THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

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

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE APPLICATION BE GRANTED, 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 the permit shall be void and of no effect.

(3) If a sign is to be erected, it shall be painted or routed and externally lit.

VOTE: AFFIRMATIVE ALL

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#### PUBLIC HEARING/CONDITIONAL USE PERMIT AMENDMENT REQUEST/CARR MILL

Dr. J.W. and Patricia Ann French are applying for a conditional use permit amendment which will allow construction of two additions to the existing structure and add a trailer for storage totalling 17,843 square feet on the Carr Mill property. These additions are proposed in lieu of the office building approved on June 28, 1983. The proposed additions will be located on the south side of the existing Carr Mill Mall and the proposed mobile storage structure will be located in the northwest corner of the property behind the Harris Teeter Store. The property is zoned Business-1.

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk. Mr. Shepard presented the proposed plans for this project. Mr. Shepard pointed out that the proposed trailer for storage is not allowed under Section 15-149(c)(4) of the land use ordinance and Section 6-1 of the Town Code. Mr. Shepard stated that the administration was recommending approval of the two additions to the existing Mill with the following conditions: (1) If changes in permissible uses occur which require additional parking, the developer shall be required to provide the parking spaces required by the applicable permitted uses; (2) That acceptance of this permit amendment is an alternative to the conditional use permit amendment granted by the Board of Aldermen on June 28, 1983 for a three-story office building containing 23,100 square feet, and that either permit will be honored by the town. When construction is begun under one permit, the other permit will automatically be revoked; and (3) That the 12 parking spaces for the

dialysis unit be indicated on the plans. Mr. Shepard further stated that the administration was recommending denial of the proposed trailer for storage.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of this amendment request with the following recommendations: (1) If changes in permissible uses occur which require additional parking, the developer shall be required to provide the parking spaces required by the applicable permissible uses; (2) That acceptance of this permit will require revocation of the CUP granted June 28, 1982 for the 23,100 square-foot, three-story office building; and (3) That evidence be furnished that the dialysis patients will have accommodating parking spaces.

Willem Koole, representing the Planning Board, was sworn in by the Town Clerk. Mr. Koole stated that the Planning Board was recommending approval of the request with the following conditions: (1) If changes in permissible uses occur which require additional parking, the developer shall be required to provide the parking spaces required by the applicable permitted uses; (2) That acceptance of this permit will require revocation of the CUP granted June 28, 1982 for the 23,100 square foot, three-story office building; (3) That evidence be furnished that the dialysis patients will have accommodating parking spaces; and (4) That the mobile storage structure be situated behind the Harris-Teeter Store.

Kim Maitland, representing the Appearance Commission, was sworn in by the Town Clerk. Ms. Maitland stated that the Appearance Commission was recommending approval of the application with the following condition: The proposed trailer to be located on the site for storage, if meeting all other requirements of the Land Use Ordinance, shall be in good physical condition and placed in the least conspicuous location.

Dr. J.W. French, the developer, was sworn in by the Town Clerk. Dr. French stated that Carr Mill's lease with N.C. Memorial Hospital requires Carr Mill to reserve ten parking spaces within close proximity of the entrance for dialysis patients and physicians. Dr. French stated that Carr Mill also has to provide ten additional spaces within a reasonable walking distance for employee parking. There are presently twenty spaces marked within the area where the original three-story building was going to be located. Dr. French stated that he would request that the dialysis patients be given six of the parking spaces that they now have and allocate six others within about twenty steps.

Greg Shepard stated that the conditional use permit which required twelve parking spaces for the dialysis patients did not specify a location for the parking spaces, only that the twelve spaces be provided. Mr. Shepard stated that it would be the administration's position that Carr Mill should work with the hospital on the location of the spaces. The town's only concern would be that the spaces be provided.

Dr. French stated Carr Mill's standard lease agreement states that the retail and office lessees park at the Farmers Market lot. Dr. French stated that these lessees do not presently park at that location, because up to now it has not been that much of a problem. There are always thirty-five or forty parking spaces on the other side of Harris-Teeter. Dr. French stated that Carr Mill has a verbal commitment from the railroad to lease the space between the tracks and Carr Mill's parking area which will give Carr Mill an additional forty parking spaces.

Dr. French stated that Carr Mill has a very serious storage problem and requested approval of the storage trailer.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

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

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JOYCE GARRETT THAT THE PUBLIC HEARING BE RE-OPENED. VOTE: AFFIRMATIVE ALL

Dail Dixon, architect for the project, was sworn in by the Town Clerk. Mr. Dixon stated that the developer would be willing to withdraw the request for the storage trailer from his application.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

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

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE APPLICATION BE GRANTED, 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) If changes in permissible uses occur which require additional parking, the developer shall be required to provide the parking spaces required by the applicable permitted uses.

(4) That acceptance of this permit amendment is an alternative to the conditional use permit amendment granted by the Board of Aldermen on June 28, 1983 for a three-story office building containing 23,100 square feet, and that either permit will be honored by the town. When construction is begun under one permit, the other permit will automatically be revoked.

VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/CONDITIONAL USE PERMIT AMENDMENT REQUEST/HIGHLAND HILLS APARTMENTS

Real Estate Ventures Corporation of Huntsville, Alabama is applying for a conditional use permit amendment which will allow construction of 270 apartment units for low and moderate income persons and families on a 47-acre parcel located north of The Villages Apartments and south of Morgan Creek and the Chapel Hill Tennis Club. The parcel is identified as Tax Map 116, Lots 9 and 9A and is zoned Residential-SIR (Suitable for Intensive Residential).

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk. Mr. Shepard presented the proposal for this project. Mr. Shepard stated that the administration was recommending approval of the development as proposed. Mr. Shepard stated that the Planning Board was recommending approval of the request subject to the staff recommendations with modifications as follows: (1) that a pedestrian trail between units Z and AA be lit by night lights; (2) that a crosswalk be installed to connect units P, O, and N; (3) that the first driveway to the active recreation area be eliminated; (4) that the proposed shade trees be 2" in diameter at the time of planting; and (5) that the recommendations of the consulting engineer be incorporated into the plan.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of this request with the following conditions: (1) that a paved sidewalk be constructed along both collector roads; (2) that portions of the pedestrian trail that will serve a commuting or access function as well as recreation, such as that between unit Z and the mail station be lighted; we do not recommend that the entire trail system be lit; (3) that the pedestrian trail be bordered with landscape timbers and that pine bark mulch or an equivalent be used as a surface rather than pea gravel; (4) that sidewalk connections be constructed to link units O and N to the mail station and unit X to the collector road; and (5) that a bus turn-around approved by Chapel Hill Transit be incorporated.

Mr. Shepard stated that the Appearance Commission was recommending approval of the application subject to the following conditions: (1) 50% of the trees indicated to be planted shall consist of four additional species selected from the Ordinance's shade tree list; (2) existing vegetation cover indicated to remain undisturbed shall be strung off to indicate clearing limits and if removed or damaged, shall be replaced; (3) trees to be planted along the collector street and thoroughfare street shall be planted in accordance with requirements set forth in the Land Use Ordinance; (4) All dumpsters shall be screened with architectural materials that match the material of the building facades and natural plant materials; (5) parking lot islands shall be curbed to protect shade trees; and (6) all signs on the site shall be painted or routed and if lit, shall be externally lit.

John McAdams, the developer's consulting engineer, was sworn in by the Town Clerk. Mr. McAdams pointed out that this was a modification of the previously approved plans. Mr. McAdams pointed out the developer was requesting primarily modification of the plans to allow garden style apartments on this site. Mr. McAdams stated that three units have been deleted under this proposed amendment. Mr. McAdams stated that there would be less land disturbing activity required for the proposed development than under the original plans because of the "footprint" of the buildings; although, the proposed thoroughfare was not proposed under the original plans. Mr. McAdams pointed out that this was not a public housing development. Mr. McAdams explained the relationship of the N.C. Housing Finance Agency to this project. Mr. McAdams pointed out that there would be an area large enough for buses to turn around within the development. Mr. McAdams stated that the developer has made provision for 750 feet of the proposed collector road within the development. Water and sewer already traverse the site. Mr. McAdams stated that both active and passive recreation facilities are provided in this development.

Mr. McAdams stated that this property is also known as the Rachel Davis property and this is the former development known as Shannon Arms.

Dick Ludington, a resident of the Mt. Carmel Springs subdivision, was sworn in by the Town Clerk. Mr. Ludington expressed his concern that the proposed development will be rental units although he stated that he would be concerned if it were owner-occupied units because of the density of the development. Mr. Ludington expressed his concern that his property value will be negatively affected by the location of this development. Mr. Ludington requested that the Board of Aldermen refer this request back to the Planning Board and take expert testimony on the affect of this development on property values of adjoining property. Mr. Ludington stated that this development will disrupt and harm the Mt. Carmel Springs neighborhood, which is a single-family neighborhood. Mr. Ludington stated that he was an attorney and his practice is strictly and solely that of buying and selling real estate and that he does appraisals. Mr. Ludington stated that his expert and professional opinion was that this development will negative impact the adjoining and adjacent property owners' values.

Mr. Ludington read a letter from Dr. and Mrs. Richard Baker which stated that his property and other surrounding properties will be negatively impacted by this development, his view will be spoiled, his property value will be decreased, the stream will be obliterated, and this development will destroy the character of the existing neighborhood. Mr. Ludington stated that Dr. Baker did not receive notification of the public hearing when the existing conditional use permit was considered nor did he receive notification of tonight's public hearing.

Peggy Chandler, a resident of Mt. Carmel Springs, was sworn in. Ms. Chandler spoke against the proposal due to the fact that the units will be rental apartments.

Willem Koole, a member of the Planning Board, was sworn in. Mr. Koole reiterated the Planning Board's recommendations previously read by Mr. Shepard and stated that the apartment units will not be available to students under N.C. Housing Finance Agency regulations.

Libbey Ludington, a resident of Mt. Carmel Springs, requested that the units be moved away from the creek and expressed her concern over the



additional traffic which will be generated onto Smith Level Road by this proposed development.

Steve Majors, a resident of Mt. Carmel Springs, was sworn in. Mr. Majors expressed his concern about the steepness of the slopes of this land.

Steve Chandler, a resident of Mt. Carmel Springs, was sworn in. Mr. Chandler spoke against this project.

Bing Bisbing, a real estate agent in the Chapel Hill area, was sworn in by the Town Clerk. Mr. Bisbing stated that he had been associated with other well-constructed multi-family housing projects in the Chapel Hill-Carrboro area in the past years (including the Oakes and The Villages) and that these types of developments have not lowered property values of surrounding single-family properties.

Steve Rose, residing at 113 Hanna Street, was sworn in by the Town Clerk. Mr. Rose urged the Board to require the developers to request annexation into the Town of Carrboro.

John McAdams stated that the developers would request annexation upon completion of the project.

Roy Williford, Planning Director, was sworn in by the Town Clerk. Mr. Williford stated that N.C. Housing Finance Agency standards were based on income levels.

Jay Bryan, residing on Oak Avenue, was sworn in. Mr. Bryan requested that the Board continue the public hearing due to the number of unanswered questions about property values.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (ANDERSON, WHITE, NORWOOD) MAYOR PORTO CAST A NEGATIVE VOTE.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JIM WHITE THAT THIS PUBLIC HEARING BE CONTINUED ON FEBRUARY 14, 1984. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (ANDERSON, WHITE, NORWOOD) MAYOR PORTO CAST AN AFFIRMATIVE VOTE.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THIS PUBLIC HEARING BE CONTINUED AT A SPECIAL MEETING ON JANUARY 31, 1984. VOTE: AFFIRMATIVE ALL

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#### PUBLIC HEARING/LAND USE ORDINANCE AMENDMENT/R-SIR AND OTHERS

The administration proposes that the Carrboro Land Use Ordinance be amended to revise definitions of residential uses, to remove 25% density bonus for multi-family, to modify the density in the R-SIR, to authorize the creation of private roads in more circumstances than open space requirements, and to revise the R-SIR provisions regarding mixture of housing types and additional recreational facilities to be traded for increased density.

Mike Brough explained briefly the proposed amendments.

Jerry Davenport, Town Planner, stated that one of the goals of the proposed revisions is to try to ensure that there will be a sufficient amount of single-family development to accommodate the existing population; also addressing the fact that during the past ten years we have gone from a community that was 50% single-family to the present 30% or less single-family. There is some concern that we not protecting single-family development. These amendments will encourage single-family development by not allowing extra density for multi-family developments.

Steve Rose, residing on Hanna Street, requested that the method of figuring density in the watershed zoning area not be included in the proposed amendments.

David Frankstone, representing Mrs. J.E. Tripp, who owns a tract of land north of Carrboro, stated that he did not have any objection to



the qualization of single-family and multi-family opportunity, but would request that density be moved up rather than down to equalize.

Willem Koole requested that the public hearing be continued in order to give the Planning Board an opportunity to further review the proposed amendments.

Claudia Roberts stated that the Appearance Commission is concerned about the possible impact of this amendment and also the clause that was added exempting lots of an acre or less. Ms. Roberts requested that the Appearance Commission have the opportunity to study these amendments further and consider the possible impacts the amendments have on the older residential neighborhoods in the center of Carrboro.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT THIS PUBLIC HEARING BE CONTINUED ON FEBRUARY 14, 1984. VOTE: AFFIRMATIVE ALL

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SALE OF SURPLUS PROPERTY

The town no longer has any use for two groups of items: 19 auditrans from the previous copier machine and several fire helmets which do not meeting OSHA standards. Offers have been made by other parties to purchase these items.

The administration requested that the Board of Aldermen adopt a resolution authorizing the sale of this surplus property.

The following resolution was introduced by Alderman Hilliard Caldwell and seconded by Alderman John Boone.

A RESOLUTION DECLARING ITEMS OF PERSONAL PROPERTY  
TO BE SURPLUS AN AUTHORIZING THE SALE OF  
SAID PROPERTY BY PRIVATE SALE

WHEREAS, Article 12 of the N.C. General Statutes, Chapter 160A, authorizes the town to discpose of surplus personal property; and

WHEREAS, the town desires to dispose of certain items of surplus personal property;

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

The following items of personal property are hereby declared surplus and may be sold as indicated below.

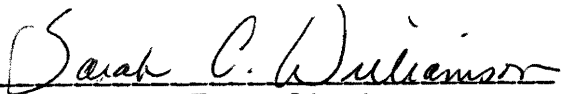
<u>Items</u>	<u>Minimum Price</u>
19 Auditrans for IBM Copier	\$13 each
30 Fire Helmets (not OSHA approved)	\$10 each

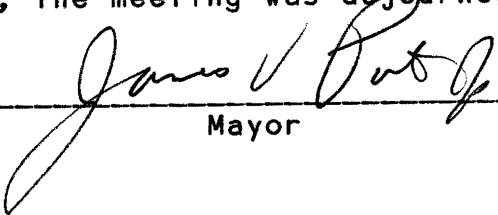
The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 24th day of January, 1984:

Ayes: Garrett, Anderson, Caldwell, Boone, White, Norwood  
Noes: None  
Absent or Excused: None

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There being no further business, the meeting was adjourned.

  
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Town Clerk

  
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Mayor