

A special meeting of the Carrboro Board of Aldermen was held on January 31, 1984 in the Town Hall Board Room, the regular place of meeting, at 7:30 p.m.

Present and presiding:

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

COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR ECONOMIC DEVELOPMENT

The purpose of this item was to review the Community Development application and proposed loan agreement for approval and submission to the N.C. Department of Natural Resources and Community Development. The community development project applied for will be a \$200,000 below-market rate loan to Rogers-Triem, Inc. for expansion and the creation of approximately 41 low to moderate income jobs.

Mike Brough stated the prepared loan agreement spelled out the terms of the note providing for a loan of \$187,500 with interest at 5 1/2% for a period of six years. The payback for the first three years to be quarterly payments of interest only and then interest and principal payments for the remaining three years. Mr. Brough pointed out that if the Board of Aldermen chooses to have an analysis made of the security and the adequacy of the loan, then that will be paid for by Rogers-Triem.

It was the consensus of the Board to require a written analysis of the adequacy of the town's security in making this loan.

Lee Corum, representing Rogers-Triem, stated that Rogers-Triem's first priority after acquiring the facility on South Greensboro Street was to get people back to work. Mr. Corum stated that Rogers-Triem had projected a two-year program of hiring 48 employees back. As of January, 1984, there are 48 employees at the facility. Immediately upon taking possession of the property, Rogers-Triem began a clean-up of the site, including repairing windows, policing the grounds and doing some landscaping. The one major item that Rogers-Triem has not done is actually paint the building, but they are in process of beginning that work. The long-range hope of Rogers-Triem is to be able to build a new facility on that site.

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

A RESOLUTION TO APPLY FOR FUNDS UNDER THE NORTH CAROLINA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND TO ADOPT A PROGRAM THEREFORE

WHEREAS, the Town of Carrboro is interested in making itself an excellent place for living and working for all its citizens and is anxious to work for the removal of all factors that make the accomplishment of such a goal difficult, including any causes and evidences of blight and deterioration; and

WHEREAS, the North Carolina Community Development Block Grant Program (authorized under the Housing and Community Development Act of 1974 as amended in 1981) offers incentives to local governments to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities principally for persons of low- and moderate-income; and

WHEREAS, the Town of Carrboro agrees that there is a need to continue a comprehensive and coordinated plan and program in order to meet its community development needs in the most effective manner;

NOW, THEREFORE, be it resolved by the Board of Aldermen of the Town of Carrboro that the Community Development Application for Economic Development projects, and the contents therein (including all assurances) are hereby adopted and, the Town of Carrboro will work diligently to implement the proposed program if these requested grant funds are awarded; and

BE IT FURTHER RESOLVED that Don Casper, Interim Town Manager, is authorized to act as the official representative of the Town of Carrboro in connection with this application and to provide such additional information as may be required by the North Carolina Department of Natural Resources and Community Development.

Adopted this the 31st day of January, 1984 with the following vote:

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

CHAPEL HILL-CARRBORO THOROUGHFARE PLAN

The purpose of this item was to review the status of the Chapel Hill-Carrboro Thoroughfare Plan.

Mr. Ed Johnson, engineer with the N.C. Department of Transportation, Thoroughfare Planning Branch, stated that the Chapel Hill Town Council had decided to proceed with the Thoroughfare Plan as previously approved, excluding the Estes Drive Extension. Mr. Johnson stated that it was his understanding that Mayor Nassif had met with the Transportation Board member from Division 7 and had told him that he was planning on taking Chapel Hill's version of the plan to Raleigh for the February meeting of the Transportation Board. Mr. Johnson stated that a formal submission has not been made to the Department of Transportation. Mr. Johnson stated that he still has concerns with the plan as it stands at present.

Doug Sharer, residing on W. Poplar Avenue, urged the Board to pursue the thoroughfare plan and expressed his concern tht Chapel Hill was not recommending the inclusion of the Estes Drive Extension in its version of the plan.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE THOROUGHFARE PLAN BE ADOPTED AS PREVIOUSLY ADOPTED BY THE CHAPEL HILL TOWN COUNCIL ON OCTOBER 24, 1983 AND THAT THE TWO TOWNS WORK TOGETHER IN GOOD FAITH TO APPROVE THE PLAN AS ADOPTED BY THE TOWN OF CARRBORO ON NOVEMBER 22, 1983.

Alderman White requested that his previous motion be withdrawn. Alderman Caldwell accepted the request to withdraw the motion.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE THOROUGHFARE PLAN BE SUBMITTED AS APPROVED ON NOVEMBER 22, 1983. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (GARRETT, ANDERSON, CALDWELL) MAYOR PORTO CAST AN AFFIRMATIVE VOTE.

CONTINUATION OF 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 dwelling 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).

This was a continuation of the public hearing held on January 24, 1984.

Mike Brough informed the Board that there had been a problem of notification of this public hearing to Dr. Richard Baker. It is clear that Dr. Baker was aware of the last hearing and of this hearing and has been provided notice of this hearing, but technically there was not

compliance in his case because the listing sent out was inaccurate and the notice was sent to the prior property owner. Mr. Brough stated that the Board may wish to continue this hearing until February 14, 1984 to meet ordinance requirements for notification.

Greg Shepard, Zoning Administrator, stated that Dr. Baker was notified on January 26, 1984 of this public hearing. Mr. Shepard stated that according to the Thoroughfare Plan, the traffic capacity on Smith Level Road is 10,500 per day and the 1982 loading of the road was 7,000 cars per day. It is anticipated that the projected in the year 2000 will be 12,000 cars per day. If all of the land is developed at the densities presently zoned, there could possibly provide an additional 3,300 persons in this area. Based on this information there could be 11,200 cars per day contributing to Smith Level Road.

Mr. Shepard stated that the closest house to the proposed project is 750 feet from the property.

Mr. Shepard stated that the Orange County Erosion Control Officer was recommending that a condition be placed on the project that would require that the timbering, clearing and construction be done in phases as specified in the erosion control plan.

Mr. Shepard presented the original conditional use permit and stated that Condition #8 (That the entrance sign be made of stone, masonry, or wood material.) and Conditional #12 (That the applicant be required to connect with the waterline along the Morgan Creek area and continue the main service line to connect with the water line along Smith Level Road.) have not been addressed in the proposal before the Board.

Mr. Shepard stated that the administration was recommending approval of the conditional use permit with the following conditions: (1) That the timbering, clearing and construction be done in phases as specified in the erosion control plan as approved by the Orange County Erosion Control Officer; and (2) That the applicant be required to connect with the waterline along the Morgan Creek area and continue the main service line to connect with the waterline along Smith Level Road. Mr. Shepard stated that the Planning Board recommended approval of the request subject to the following conditions: (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 recommendations of the consulting engineer be incorporated into the plan. Mr. Shepard stated that all of the Planning Board recommendations have been incorporated into the plans. The Transportation Advisory Board recommended 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 mall 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 mall 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 all of the Transportation Advisory Board recommendations have been met. Mr. Shepard stated that the Appearance Commission recommended that the application be approved subject to the following conditions: (1) That 50% of the trees indicated to be planted shall consist of four additional species selected from the Ordinance's shade tree list; (2) The 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. Mr. Shepard stated that only condition #3 had been met on the current plans.

John McAdams stated that the developer was requesting that this public

hearing be continued until February 14, 1984 in order that notification requirements can be met.

Clyde Pearson, Jr., the landscape architect, was sworn in. Mr. Pearson presented the revised landscape plan for the Board's consideration.

Ms. Peggy Chandler presented the Board with photographs of the area surrounding the proposed development.

Dick Ludington, representing Dr. Richard Baker, presented a copy of the deed restrictions for the Mt. Carmel Springs Subdivision restrictions those lots to single-family residences. Mr. Ludington spoke against the proposed project stating that the project was substantially injure Dr. Baker's property and asked that the Board turn down the application because it will substantially injure adjoining property and is not in harmony with surrounding property.

John Huton, a land planner from Wilmington, N.C., was sworn in. Mr. Huton stated that it was his professional opinion that this development will not injure the property values of adjoining property.

Nancy Fortune, the current resident of Dr. Richard Baker's house, was sworn in. Ms. Fortune spoke against the proposed project stating that she thought the project would injure the value of Dr. Baker's property.

Ann Griffin, property owner in Mt. Carmel Springs, was sworn in. Ms. Griffin spoke against the proposed project and expressed her concern that the developers of this project were from out of town. In addition, Ms. Griffin expressed her concern about the closeness of the buildings to the creek.

Tom Higgins, an attorney representing the developers, was sworn in. Mr. Higgins qustioned how this proposed development could injure property values of surrounding property.

Manuel Costa, residing on Smith Level Road, was sworn in. Mr. Costa expressed his concern over the additional traffic on Smith Level Road which will be generated by this development.

Buddy Dansby, a residency of Ray Avenue, was sworn in. Mr. Dansby expressed his concern over the traffic problem on Smith Level Road and the additional load this development will place on the community's water supply.

Vincent Rabel, a Mt. Carmel Springs resident, was sworn in. Mr. Rabel spoke against the proposed project and expressed concern over the closeness of the buildings to the stream and the fact that this development will change the character of the existng neighborhood.

Pat Griffin, a property owner in Mt. Carmel Springs, was sworn in. Mr. Griffin expressed his concern that the integrity of the stream will not be maintained if this development is built.

John Banks, one of the developers, was sworn in. Mr. Banks stated that he was a former owner of the Oakes and one of the developers of The Villages, which are both very well built developments. Mr. Banks stated that the proposed development will be as nice if not nicer than either of these two developments.

John McAdams stated that the grade of the roads in this development will not exceed 9%.

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

There being no further business, the meeting was adjourned.

Sarah C. Williamson
Town Clerk

James V. Potts
Mayor