

A regular meeting of the Carrboro Board of Aldermen was held in the Board Room of the Town Hall, the regular place of meeting, at 7:30 p.m. on Tuesday, February 28, 1984.

Present and presiding:

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

Absent:

Alderman	John Boone
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APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF FEBRUARY 14, 1984 BE APPROVED WITH ANY NECESSARY CORRECTIONS. VOTE: AFFIRMATIVE ALL

REPRESENTATION AT TRIANGLE J MEETINGS

Diana Woolley expressed her concern that there had not been representation from Carrboro at a recent Triangle J luncheon and urged future representation of Carrboro at such meetings.

REQUESTS TO SET PUBLIC HEARINGS

(1) Community Development Block Grant/Community Revitalization Program

The administration recommended that two public hearings be set as part of the Community Development Block Grant application process. The first public hearing, to be held on March 13, 1984 will be conducted to explain the program and to obtain citizen input. The second public hearing, to be held on March 27, 1984, will be conducted to present the proposed application package for public comment.

(2) Voluntary Annexation Request/Weatherhill Phases III-A and III-B

The administration requested that a public hearing be scheduled for March 13, 1984 to consider the voluntary annexation request from Weatherhill Limited Partnership to annex Phases III-A and III-B Weatherhill into the town limits.

MOTION WAS MADE BY HILLIARD CALDWELL THAT THE REQUESTED PUBLIC HEARINGS BE SET. VOTE: AFFIRMATIVE ALL

RECOMMENDATIONS FROM BOARD OF ALDERMEN'S WORKSESSION

(1) Budget Amendment/1983 Outstanding Encumbrances

To provide budget authority necessary to honor outstanding encumbrances as of June 30, 1983, the administration recommended adoption of a budget amendment. The Board of Aldermen at its worksession held on February 15, 1984 concurred with the administration's recommendation.

(2) Selection of Firm to Perform Annual Financial Audit

In December of 1982, a request was sent to audit firms soliciting proposals to perform the town's annual audit. Three-year proposals were requested. After considering each proposal, the Board of Aldermen selected the firm of Deloitte, Haskins & Sells. The proposal submitted by Deloitte, Haskins & Sells included a fee schedule as follows: 1984-\$8,250, 1985-\$9,000, 1986-\$10,000. The

selection of Deloitte, Haskins & Sells was not binding on the town for the second and third year of the proposal.

The administration has found the services of Deloitte, Haskins & Sells to be satisfactory and recommended the continuation of that arrangement. The Board of Aldermen at its worksession held on February 15, 1984 concurred with the administration's recommendation.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE RECOMMENDATIONS FROM THE BOARD OF ALDERMEN'S WORKSESSION BE APPROVED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/HARRIS SUBDIVISION

Joe M. Harris has applied for a conditional use permit which will allow subdivision of the Harris, Incorporated property located at 308 Highway 54 Bypass, directly across from the Windwood Subdivision, into three lots. The property is identified as Tax Map 114, Lot 17E and is zoned Business-4.

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk.

Mr. Shepard presented the proposal for the subdivision of this property. Mr. Shepard stated that the administration had recommended that the developer file a petition for voluntary annexation and that the administration was recommending approval of this conditional use permit. Mr. Shepard stated that the Transportation Advisory Board was recommending approval of this conditional use permit with the condition recommended by the Planning Board.

Diana Woolley, representing the Planning Board, was sworn in. Ms. Woolley stated that the Planning Board was recommending approval of the conditional use permit on the condition that the site plan include landscape buffer sufficient to screen the traffic on the access road from the bypass. Also, that the screening be placed on Harris' property line and not in the right-of-way of the bypass.

Mayor Porto, representing Mr. Henry Smith of 302 Oleander Road, wanted to know the impact of this subdivision on the Tom's Creek flooding problem.

Mr. Shepard stated that he thought this subdivision would have little or no effect on the Tom's Creek flooding.

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

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

MOTION WAS MADE BY JIM WHITE 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 this permit shall be void and of no effect.
- (3) That junipers at least 30 inches in height be planted at three feet on center along the developer's property line along Highway 54 Bypass to screen traffic on the access road from the bypass.

- (4) That the developer be required to submit a petition for voluntary annexation prior to final plat approval.

VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/ROCK HAVEN

Columbia-Stuart, Inc. of Atlanta, Georgia has applied for a conditional use permit which will allow construction of 188 condominium dwelling units on a 13-acre parcel located on the west side of Smith Level Road and directly south and adjacent to The Villages Apartments. The parcel is identified as Tax Map 122, Block A, part of Lot 5 and is zoned Residential S.I.R. (Suitable for Intensive Residential).

Mike Brough informed the Board that there is litigation pending concerning the ownership interest of this property in the courts, but also informed the Board that Columbia-Stuart had submitted a contract to the town which authorizes Columbia-Stuart to develop this land.

Greg Shepard, Zoning Administrator, was sworn in by the Town Clerk. Mr. Shepard presented the proposal for this development. Mr. Shepard stated that the administration had recommended that the developer file a petition for voluntary annexation upon completion of each phase of this development. Mr. Shepard stated that the administration was recommending approval of this conditional use permit.

Mr. Shepard stated that the Planning Board was recommending approval of the conditional use permit with the following conditions:

- 1) That the developer provide a bus shelter and turnout in such a location as is suitable to the Chapel Hill Transit Authority within three years of the project's completion, or if the completion is not likely to occur within three years, that a performance bond or other surety be provided by the developer to ensure the completion of the shelter;
- 2) That provision be made for a postal station;
- 3) That the site plan specify which roads are to be public and which are to be private;
- 4) That the proposed jogging and walking path be lined on both sides with landscape timbers;
- 5) That a temporary cul-de-sac be constructed at the end of the proposed public road;
- 6) That the Appearance Commission's recommendations concerning screening and buffering between buildings and parking areas on this site and adjoining properties especially The Villages be incorporated into this permit.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of this conditional use permit with the following conditions:

- 1) That bicycle lanes conforming to town standards be striped on both sides of Rock Haven Road with N.C. D.O.T. approval;
- 2) That a comprehensive traffic study be undertaken; but that the completion of the study not be required prior to final decision on the conditional use permit request for the Rock Haven development.

Mr. Shepard stated that the Appearance Commission was recommending approval of the conditional use permit with the following condition: that a minimum type "C" screening shall be maintained or planted along all property lines. This will ensure the existence of maturing vegetation during future development of adjacent properties.

Mr. Shepard stated that the design capacity for Smith Level Road is 10,500 vehicles per day. In the 1982 traffic count, there were 7,000 cars per day. Mr. Shepard stated that the Highland Hills development and Rock Haven would as a worse case generate 3,600 vehicles per day. Mr. Shepard stated that in the N.C. D.O.T.'s thoroughfare plan for the year 2000, daily traffic on Smith Level Road will be 12,000 vehicles per day.

Roy Williford, Planning Director, was sworn in. Mr. Williford stated that the estimates made in this area were based on earlier population projections on the zoning in that area in the year 2000. D.O.T.

anticipates as much as 16,000 cars per day between the proposed southern loop and the bypass.

Gordon Brown, representing McQuire Properties, owners of The Villages, presented certified copies of court documents relating to the ownership dispute involved in this property for the Board's consideration. Mr. Brown also presented a letter from the developers seeking to market this development. In addition, Mr. Brown presented a copy of the driveway permit signed by Columbia-Stuart, Inc. representatives. Mr. Brown urged the Board not to act on this development until the ownership rights of this property are resolved.

Tom Helper, an engineer representing the developer, was sworn in. Mr. Helper spoke in favor of this development. Mr. Helper stated that the developer had signed an option to purchase the property. Mr. Helper stated that he was scheduled to appear before the court concerning the legality of this contract. Mr. Helper stated that based upon the National Cooperative Research Foundation figures that were developed based upon a nationwide survey of traffic generation by various developments, this particular development falls under the classification of 15 dwelling units per acre. Based upon the survey, this type of development will generate about 100 trips per day per acre or, in other words, approximately 1,300 trips per day for this development. Assuming that roughly 16% of those trips will be utilizing some type of public transit, bicycling or walking, it reduces the total number of trips to around 1,200 trips per day. Assuming about 1.6 vehicles per unit, that equates to about 690 auto trips per day. Mr. Helper stated that the N.C.D.O.T. considers capacity in terms of vehicles per hour on a roadway, not by vehicles per day. The capacity of a two-lane roadway as far as vehicles per hour is in the neighborhood of 1,500 to 2,000 vehicles per hour. Assuming that 11% of the 690 autos will be travelling in the peak hour, that would equate to approximately 75 vehicles during the peak hour generated by this development.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY ZONA NORWOOD THAT THIS PUBLIC HEARING BE CONTINUED ON MARCH 13, 1984. VOTE: AFFIRMATIVE ALL

The Board requested that, if at all possible, the preliminary traffic study be made available by the March 13th meeting.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/WEBBWOOD PHASE IV

Prairie Development, Inc. of Matteson, Illinois, has applied for a conditional use permit which will allow construction of 146 single-family and two-family dwelling units in an architecturally integrated subdivision on a 34.29-acre tract located directly north of the Webbwood Subdivision. The property is zoned Residential-S.I.R.-2 and is identified as Tax Map 30, Lot 2B and Tax Map 108, Lot 10.

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard presented the proposal for this development. Mr. Shepard stated that the developer is proposing that the town annex the subdivision on a phase-by-phase basis at the completion of each phase. Mr. Shepard stated that the administration was recommending approval of the conditional use permit.

Mr. Shepard stated that the Planning Board was recommending approval of the conditional use permit with the following conditions:

1) That the developer be required to post performance bonds in order to build a collector road before certificates of occupancy are issued for Section 3D; and

2) That the appropriate state agency approve the proposed dam structure prior to construction.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of this conditional use permit.

Mr. Shepard stated that the Appearance Commission was recommending approval of this project with the condition that at least 50% of existing vegetation located on each lot shall be maintained, including a 10-foot width of existing vegetation along each property line.

Bob Anderson, developer of Bolin Forest, was sworn in. Mr. Anderson requested that the Board have further discussion of the proposed collector road proposed through Bolin Forest and Spring Valley before the Board makes a decision to follow through with this road.

Roy Williford, Planning Director, was sworn in. Mr. Williford explained the proposed alignment of the collector road.

Mr. Anderson stated that the developers of Bolin Forest were allowed to omit the taper along N. Greensboro because they were to obtain the land to install that taper. Mr. Anderson stated that they were allowed to omit the taper until they acquired the land on the front of the property and develop that. Mr. Anderson stated that when Bolin Forest was approved, there were no collector roads in existence. Mr. Anderson stated that wasn't until the roads in Bolin Forest, Phase I were under construction that the Planning Department proposed a collector street.

Roman Kolodij, one of the developer's architects, was sworn in. Mr. Kolodij stated that the collector road could be realigned to connect with Forest Court in the Bolin Forest development.

Steve Rose, residing at 113 Hanna Street, was sworn in. Mr. Rose stated that Bolin Forest was informed in 1980 about the need for a collector road. Mr. Rose pointed out that this collector road would connect Webbwood to Bolin Forest and relieve a serious dispersal of traffic onto North Greensboro Street by providing one additional access onto North Greensboro Street.

Lucy Davis, one of the developers, was sworn in. Ms. Davis stated that her understanding of the Appearance Commission recommendation was that it would apply only to the single-family lots.

Susan McCabe, a resident of Bolin Forest, was sworn in. Ms. McCabe expressed her concern that the collector road would become a major thoroughfare through Bolin Forest.

Judith Wegner, a resident of Webbwood, was sworn in. Ms. Wegner expressed her concern over the additional traffic which would be put on Spring Valley Road.

Fred Emmerson, the developer's attorney, was sworn in. Mr. Emmerson stated that the developers of this project were all local people although the financing of the project was from out of town.

Ms. Davis stated that the homes will be sold in the range of \$70,000 to \$80,000.

Mr. Kolodij stated that the roads will be constructed to N.C.D.O.T. and town standards with less clearing for the right-of-ways than N.C.D.O.T. requires. There would be approximately 1,000 trips per day generated by this development. Mr. Kolodij stated that the collector road would be built to town standards within a 60-foot right-of-way with a 34-foot wide paving width.

Bruce Ballentine, one of the developer's engineers, was sworn in by the Town Clerk. Mr. Ballentine explained the process to be followed in the construction of the reservoir and stated that the dam would be inspected by the North Carolina Department of Natural Resources and Community Development.

Steve Ogleby, a Webbwood resident, was sworn in. Mr. Ogleby read a letter from Structure Plus, Inc. which stated that all construction traffic will be limited to Spring Valley Road and Morningside Drive, that heavy construction vehicles will be ordered not to exceed posted speed limits or to in any way cause damage to private property. Further, Structure Plus will periodically repair potholes caused by the construction vehicles, and a line of communication will remain open between Structure Plus and a designated member of the Webbwood Subdivision in order to deal with complaints.

Will Ward, residing at 211 Blueridge Road, was sworn in. Mr. Ward questioned why the letter from Structure Plus to the residents of Webbwood could not be attached to the conditional use permit.

Mr. Emmerson requested that the letter be entered into the record but not be attached to the conditional use permit.

Nancy Farmer, President of the Forest Court Homeowners Association, was sworn in. Ms. Farmer asked that the Board resolve the issue of the proposed collector road.

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 HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON 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 DOUG ANDERSON 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) That the developer be required to post performance bonds in order to build a collector road before certificates of occupancy are issued for Section 3D.

4) That at least 50% of the vegetation located on each single-family lot shall be maintained, including a 10-foot width of existing vegetation along each property line.

5) That the developer request voluntary annexation on a phase-by-phase basis (numerical Phases 1-4) before final plat approval is requested.

VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/WHISPERING HILLS

Kale Properties, Inc. has applied for a conditional use permit which will allow construction of 58 dwelling units in an architecturally integrated subdivision on a 7.6-acre parcel located at the east end of King Street and northwest of the intersection of South Greensboro Street and N.C. 54 Bypass. The parcel is identified as Tax Map 101, Block A, Lots 9, 10, 11, and 12 and is zoned Residential-7.5.

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard presented the plans for this development. Mr. Shepard stated that the Appearance Commission has recommended that the administration continue to coordinate with the developer in an effort to reduce the traffic impact on King Street. The staff takes the position that the present plans will result in the least amount of impact on King Street because the additional traffic will be limited to that generated by the proposed development. Provision of another point of access to the development would encourage additional cross connector traffic between South Greensboro Street and Jones Ferry Road; however, this additional traffic would be limited because the route would be very circuitous. Mr. Shepard stated that the two possible connections that have been explored are as follows: (1) to the east via the Rocky Brook Trailer Park Road to Old Pittsboro Road. The landowner between the proposed development and Rocky Brook Trailer Park is unwilling to allow development of the property for any purpose; and (2) to the south across the Rocky Brook Trailer Park to Highway 54 Bypass. This connection is problematic for two reasons: (1) excessive elevation changes, and (2) N.C.D.O.T. will not permit a driveway connection onto a ramp at road interchanges. Further the administration would discourage additional connections to Highway 54 Bypass. Mr. Shepard stated that the administration was recommending approval of the conditional use permit.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of the conditional use permit with the following conditions:

1) The Homeowners Association shall be required to provide a paved street connecting the development to Old Pittsboro Road if suitable easements become available;

2) An internal sidewalk system should be constructed by which pedestrians can walk between building structures to the end of the project without walking in the driveway;

3) The internal sidewalk system should be constructed of materials other than concrete;

4) The staff shall work with the developer and residents in a continued effort to ameliorate the impact of traffic on children's safety on King Street.

Mr. Shepard stated that the Planning Board was recommending approval of the permit with the condition that the street width requirement be 24 feet and all requirements of the Land Use Ordinance be met.

Mr. Shepard stated that the Appearance Commission was recommending approval of the conditional use permit as submitted.

Bob Anderson, the developer's architect, was sworn in. Mr. Anderson presented the proposal for this project.

Carrie Bynum, residing at 201 King Street, was sworn in. Ms. Bynum expressed her concern that this project will put additional traffic on King Street and will change the character of the Lincoln Park neighborhood. Ms. Bynum presented a petition from the Lincoln Park residents opposing this development.

David Kale, the developer, was sworn in. Mr. Kale stated that he had tried to situate the majority of the units along the area where Royal Park Apts. are located and that he had been unsuccessful in obtaining the necessary easements for an alternate access to his development.

William Griffin Graves, the developer's attorney, was sworn in. Mr. Graves explained the process that he and his client had followed in trying to obtain the necessary easements for an alternate access.

Joe Farrow, a resident of Lincoln Park, was sworn in. Mr. Farrow expressed his concern over the additional traffic which will be put onto King Street and Barnes Street from this development.

Modestine Bell, a resident of Lincoln Park, was sworn in. Ms. Bell expressed her concern that the development had not contacted the residents of Lincoln Park in advance of tonight's meeting to work through their concerns and also expressed her concern that there will only be one access out of this development.

Robert Bobbitt, representing Royal Park Apts. and University Lake Apts., was sworn in. Mr. Bobbitt spoke in opposition to this project and expressed his concern over the additional traffic on Barnes Street.

Mr. Anderson stated that the developer was offering the use of the open space on his property for the children of the Lincoln Park neighborhood to play on.

MOTION WAS MADE BY JIM WHITE 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 ZONA NORWOOD THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (CALDWELL)

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOYCE GARRETT THAT, YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (CALDWELL)

MOTION WAS MADE BY JIM WHITE AND SECONDED BY ZONA NORWOOD 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) That construction be conditioned upon the developer obtaining access to Old Pittsboro Road or some other suitable alternative for construction of either a private road paved to town standards or a public road paved to town standards.

VOTE: AFFIRMATIVE THREE, NEGATIVE TWO (ANDERSON, CALDWELL)

PUBLIC HEARING/EXPLANATION OF URBAN DEVELOPMENT ACTION GRANT

Roy Williford, Planning Director, gave a brief description of the Urban Development Action Grant program.

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

PUBLIC HEARING/URBAN DEVELOPMENT ACTION GRANT

Roy Williford, Planning Director, stated that the purpose of this public hearing was to present a description of the Urban Development Action Grant application which the Town of Carrboro intends to submit to the U.S. Department of Housing & Urban Development for approval. This public hearing was to provide the public an opportunity to comment on the UDAG application and its contents. This request for UDAG funding, if approved, will provide for the expansion and addition to the Carr Mill Mall.

Lee Corum, representing Carr Mill, stated that Carr Mill would like to submit a request for a UDAG grant in the amount of \$265,000 for the expansion and addition to Carr Mill.

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

A RESOLUTION APPROVING THE FILING OF AN URBAN DEVELOPMENT ACTION GRANT APPLICATION UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

WHEREAS, the federal government has made funds available for Community Development Program Grants under the Housing and Community Development Act of 1974 as amended; and

WHEREAS, the Town of Carrboro desires to submit an Urban Development Action Grant Application for Community Development Block Grant Program Funds to provide new temporary and permanent jobs for low- and moderate income citizens within the town; and

WHEREAS, an application for such funds in the amount of \$265,000 has been prepared.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the Town of Carrboro, North Carolina, this 28th day of February, 1984, that the Board of Aldermen does hereby authorize all understandings and assurances attached hereto. The Board of Aldermen does hereby designate Dr. and Mrs. J.W. French as the developers of this application, and the Board of Aldermen does hereby direct and designate the Mayor as the authorized representative of the Board to act in connection with said application and to provide such additional information as may be required.

Adopted this 28th day of February, 1984.

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

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

**A RESOLUTION IN CONNECTION WITH AN URBAN DEVELOPMENT ACTION
 GRANT APPLICATION UNDER THE COMMUNITY DEVELOPMENT
 BLOCK GRANT PROGRAM CERTIFYING COMPLIANCE WITH APPLICABLE LAWS**

WHEREAS, the Town of Carrboro, North Carolina is making an Urban Development Action Grant Application for a Community Development Block Grant in the amount of \$265,000 under the Housing and Community Development Act of 1974 as amended; and

WHEREAS, the Housing and Community Development Act of 1974 and guidelines associated therewith require that the town certify compliance with certain applicable laws;

NOW, THEREFORE, BE IT RESOLVED, by the Town of Carrboro, North Carolina, that the Board of Aldermen does hereby adopt the U.S. Department of Housing and Urban Development Block Grant Program Assurances, as detailed in the Federal Register, Vol. 47, No. 36, dated Tuesday, February 23, 1982, with a properly executed set of Assurances to be included as part of its Urban Development Action Grant Application dated Tuesday, February 28, 1984.

Adopted this 28th day of February, 1984.

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

FINAL PLAT APPROVAL REQUEST/WEATHERHILL TOWNHOUSES, PHASE III-A

Wells Management Group, Inc. has applied for final plat approval for Phase III-A of the Weatherhill Townhouses. This is the second phase located on Cedarwood Lane, 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.

Greg Shepard stated that the administration was recommending approval of this request with the condition that a performance bond or other security be required prior to the issuance of any certificates of occupancy to insure that the parking lot paving and landscaping improvements will be completed in accordance with Section 15-60 of the Land Use Ordinance.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE FINAL PLAT APPROVAL BE GRANTED SUBJECT TO THE ADMINISTRATION'S RECOMMENDATION. VOTE: AFFIRMATIVE ALL

AMENDMENT TO NORINA/JADE PALACE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

Dr. Francis Chan has requested an amendment to the Norina/Jade Palace Community Development Block Grant project to reflect changes in the proposed program of activities. The administration recommended that the Norina/Jade Palace project amendment be approved for submission to the N.C. Department of Natural Resources and Community Development.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THE NORINA/JADE PALACE AMENDMENT BE APPROVED FOR SUBMITTAL TO THE N.C. DEPARTMENT OF NATURAL RESOURCES AND COMMUNITY DEVELOPMENT. VOTE: AFFIRMATIVE ALL

LANDEILL PURCHASE

On September 27, 1983 the Carrboro Board of Aldermen authorized the administrator of the Orange County Regional Landfill to make an offer

of \$3,600 per acre for property known as the "Green" tract to be used as a future landfill site.

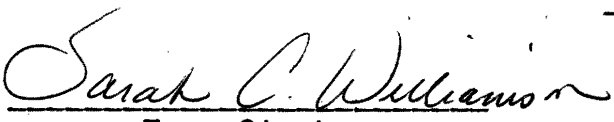
The administration recommended adoption of a resolution authorizing the sum of \$608,400 to be used to purchase this property.

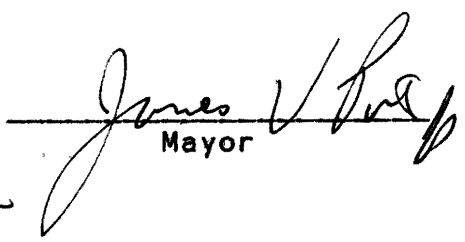
The following people spoke against the purchase of this land: James Gadson, Larry Reed, W.A. Scott, and Sally Council.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THIS MATTER BE REFERRED TO A SPECIAL MEETING OF THE BOARD OF ALDERMEN TO BE HELD ON WEDNESDAY, MARCH 7, 1984. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (NORWOOD, WHITE).

Alderman White requested that he be allowed to change his vote on the previous motion to an affirmative vote.

There being no further business, the meeting was adjourned.


Town Clerk


Mayor