

A regular meeting of the Carrboro Board of Aldermen was held on March 13, 1984 at 7:30 p.m. in the Board Room, the regular place of meeting.

Present and presiding:

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE MINUTES OF FEBRUARY 28 AND MARCH 7, 1984 BE APPROVED WITH ANY NECESSARY CORRECTIONS. VOTE: AFFIRMATIVE ALL

REQUESTS TO SET PUBLIC HEARINGS

(1) Conditional Use Permit Request/Orange Federal Savings & Loan

Orange Federal Savings & Loan has re-applied for a conditional use permit which will allow construction of a banking facility with a drive-in window on a 0.44-acre parcel located on the northwest corner of the intersection of West Weaver Street and Oak Avenue.

The administration requested that a public hearing be scheduled for March 27, 1984.

(2) Temporary Street Closing Request/Carrboro Fourth of July Celebration

The Carrboro Recreation and Parks Department has requested the temporary closing of Laurel Avenue for Wednesday, July 4, 1984 from 9:00 a.m. to 10:30 p.m. to accommodate the town's Annual Fourth of July Celebration.

The administration requested that a public hearing be scheduled for March 27, 1984.

(3) Town Code Amendment Prohibiting the Selling of Goods or Solicitation of Business from Persons Driving Motor Vehicles on Certain Streets

Alderman White requested that a public hearing be scheduled for March 27, 1984.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY ZONA NORWOOD THAT THE REQUESTED PUBLIC HEARINGS BE SET. VOTE: AFFIRMATIVE ALL

ESTABLISHMENT OF BOND TASK FORCE

The Board of Aldermen at its worksession held on March 7, 1984 recommended adoption of a resolution establishing a Bond Task Force.

The administration recommended adoption of the attached resolution establishing this task force.

The following resolution was introduced by Alderman White and duly seconded by Alderman Anderson.

A RESOLUTION ESTABLISHING A BOND TASK FORCE

WHEREAS, the Board of Aldermen is aware of needs within the town for capital improvements that cannot be financed through ordinary revenue sources; and

WHEREAS, the Board believes it would be useful to establish a citizen task force to evaluate these long-range capital needs and alternative sources of financing such capital improvements;

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

Section 1. A Bond Task Force is hereby established, composed of seven members appointed by the Board of Aldermen. All members of the task force shall be residents of the town. In making appointments to this task force, the Board shall consider including at least one member to represent the Planning Board, one member to represent the Transportation Advisory Board, one member to represent the Carrboro Businessmen's Association, one member from the banking/financial community within the town, one member to represent minorities of the town, and two members to represent the public at large. The Board shall also appoint two aldermen to participate in the meeting of the task force and to act as a liaison with the Board. Staff assistance to the task force shall be provided by the Town Manager, Town Attorney, and Finance Director.

Section 2. The Bond Task Force shall: (1) make itself knowledgeable about the town's current and long-range financial needs; (2) determine possible capital projects; (3) consider the feasibility of the issuance of bonds and/or other financing methods; (4) report its findings and make recommendations to the Board of Aldermen; (5) participate in a program of public education concerning project needs and financing; and (6) perform any other duties assigned by the Board of Aldermen.

Section 3. The initial meeting of the task force shall be arranged by the Town Manager. At that initial meeting, the task force shall select a chairman and establish a meeting schedule to accomplish its assigned tasks by the deadline set in Section 4.

Section 4. The Bond Task Force shall make every effort to complete its work and report back to the Board of Aldermen by May 8, 1984.

Section 5. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 13th day of March, 1984:

Ayes: Garrett, Anderson, Caldwell, Boone, White, Norwood

Noes: None

Absent or Excused: None

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).

This was a continuation of the public hearing held on February 28, 1984.

Rick Snyder, attorney for the developer, was sworn in. Mr. Snyder stated that the dispute between the owner and developer of this property had met today and resolved all the matters of dispute between them and the transfer of title of this property is scheduled for Thursday at which time all the suits and counter-suits will be dismissed.

Mike Levine, attorney for the property owner was sworn in. Mr. Levine reinforced Mr. Snyder's comments concerning the settlement of the title to this property.

Greg Shepard, Zoning Administrator, reviewed the project proposal and stated that the town had received a letter from the developer stating that they would apply for annexation into the Carrboro town limits as each phase of the project is completed.

Mr. Shepard also stated that a letter had been received from N.C. D.O.T. stating that N.C.D.O.T. should have typical cross section recommendations for Smith Level Road completed by April, 1984. At a

later point in time N.C.D.O.T. will be providing additional information to include traffic zone socio-economic data on population and employment and some assumptions on transit ridership and vehicle occupancy rates.

Mr. Shepard reviewed again the recommendation from the various town boards and pointed out which ones had been included on the development plans.

Bill Bunch, representing McQuire Properties, owners of The Villages, was sworn in. Mr. Bunch expressed the concern of his client that the residents of The Villages will be unable to have proper ingress and egress during the construction of the sewer line and also expressed their concern that they would not be given an opportunity to view the plans for Rock Haven before the project is constructed.

Ron Lozoff, developer, was sworn in. Mr. Lozoff stated that Columbia-Stuart would probably be developing Rock Haven and development will start fairly quickly because the sewer easement expires in April or May, 1984 if the project is not begun.

Mr. Lozoff stated that a construction schedule would be worked out with The Villages for installation of the sewer line in order that adequate access will remain available to The Villages residents.

Tom Helper, the developer's engineer, pointed out the phasing of the project.

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 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, 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 the developer work out with McQuire Properties, the owners of The Villages, a suitable schedule for ingress and egress of the residents of The Villages during the installation of the sewer line, so that access to all units remains available at all times.

(4) That bicycle lanes conforming to town standards be striped on both sides of Rock Haven Road with N.C. Department of Transportation approval.

(5) That the developer provide a bus shelter and turnout in such a location as is suitable to the Chapel Hill Transit Authority by the project's completion, (i.e., before occupancy permits are issued on the final phase).

(6) That the developer request voluntary annexation at the completion of each phase.

VOTE: AFFIRMATIVE ALL

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Weatherhill Limited Partnership has requested voluntary annexation of Phases III-A and III-B of Weatherhill into the town limits of the Town of Carrboro.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE PUBLIC HEARING BE CLOSED AS NO ONE WISHED TO SPEAK AND THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING PHASES III-A AND III-B OF WEATHERHILL," BE ADOPTED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR COMMUNITY REVITALIZATION

The N.C. Department of Natural Resources and Community Development will be accepting applications for community revitalization projects on or before April 16, 1984. This is the first of two public hearings which was being held for the purpose of explaining the intent of the grant program and for providing citizens the opportunity to comment on activities to be included in the grant application.

The administration recommended that a grant application be formulated for the revitalization of the Lloyd/Broad Street Neighborhood.

Roy Williford, Planning Director, stated that the administration is focusing on applying for community revitalization funds for the Lloyd/Broad Street area as applied for last year by strengthening the required documentation and by adjusting the alignment of the project area boundary. The administration is currently exploring: (1) the use of N.C. Housing Finance Agency Rehabilitation & Mortgage funds for improving housing conditions; (2) the improvement and possible extension of Broad Street to intersect with the proposed Franklin Street Extension; (3) the extension of Parker Street; and (4) the extension of water and sewer services where needed. Mr. Williford stated that the following agencies have expressed an interest in being included in the program and are currently being considered for their participation: (1) JOCCA; (2) Habitat for Humanity; and (3) Integrated Energy Systems.

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

APPOINTMENTS TO BOND TASK FORCE

MOTION WAS MADE BY JOYCE GARRETT AND SECONDED BY JIM WHITE THAT JOHN THOMAS BE NOMINATED TO SERVE IN AN AT LARGE CAPACITY. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT JIM WHITE BE NOMINATED AS A BOARD OF ALDERMEN REPRESENTATIVE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOYCE GARRETT THAT HILLIARD CALDWELL BE NOMINATED AS A BOARD OF ALDERMEN REPRESENTATIVE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT DAVID HODGE, WITH NCB BANK, BE NOMINATED AS REPRESENTATIVE OF THE BANKING/FINANCIAL COMMUNITY. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT MRS. DAZZIE LANE BE NOMINATED AS A REPRESENTATIVE OF THE MINORITIES. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY DOUG ANDERSON THAT WILLEM KOOLE BE NOMINATED AS THE PLANNING BOARD REPRESENTATIVE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT MIKE RIGGSBEE BE NOMINATED AS A REPRESENTATIVE OF THE CARRBORO BUSINESSMEN'S ASSOC. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY ZONA NORWOOD THAT JIM

STEVENSON BE NOMINATED AS AN AT LARGE REPRESENTATIVE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JIM WHITE THAT FRANCES SHETLEY BE NOMINATED AS THE TRANSPORTATION ADVISORY BOARD'S REPRESENTATIVE. VOTE: AFFIRMATIVE ALL

PARKING ON BLACKWOOD DRIVE

Alderman White stated that in response to the request of a resident of Blackwood Drive, the administration had conducted a survey of the residents of Blackwood Drive to see if they did or did not want parking on their street. The result of that survey showed that of the six residents of the street, five did want parking and one did not want parking along Blackwood Drive.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY DOUG ANDERSON THAT THIS MATTER BE REFERRED TO THE TOWN MANAGER, PUBLIC WORKS DIRECTOR AND POLICE CHIEF. VOTE: AFFIRMATIVE ALL

BUILDING MORATORIUM/SMITH LEVEL ROAD

Alderman Anderson asked the Town Attorney to research the matter of a possible moratorium on future construction along Smith Level Road until the road is upgraded.

EXECUTIVE SESSION

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS POTENTIAL LITIGATION, PURCHASE OF PROPERTY AND PERSONNEL. VOTE: AFFIRMATIVE ALL

There being no further business, the meeting was adjourned.

Sarah C. Williamson
Town Clerk

James V. Purdy
Mayor