

A regular meeting of the Carrboro Board of Aldermen was held on July 10, 1984 at 7:30 p.m. in the Town Hall Board Room, the regular place of meeting.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	John Boone
	Jim White
	Zona Norwood
	Doug Anderson
	Joyce Garrett (arrived at 7:50 pm)
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Alderman	Hilliard Caldwell
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APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE MINUTES OF JUNE 26, 1984 BE APPROVED. VOTE: AFFIRMATIVE ALL

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PETITION REQUESTING REDEFINITION OF SINGLE-FAMILY RESIDENCE

Will Ward, President of the Webbwood Homeowner's Association, presented a petition requesting the Board of Aldermen to consider redefining the definition of a single-family dwelling to state a single-family dwelling may house no more than four unrelated persons.

The Board of Aldermen took no action on this request.

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PRESENTATION OF VISITORS ATTRACTION BROCHURE

Len VanNess, with the Chamber of Commerce, presented a revised Visitors Attraction brochure for Chapel Hill and Carrboro recently prepared by the Chamber of Commerce. Mr. VanNess stated that the revised brochure includes sites of interest in Carrboro.

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REQUEST FOR RECONSIDERATION OF PERSONNEL DIRECTOR AND ADMINISTRATIVE ASSISTANT TO TOWN MANAGER POSITIONS

Ms. Dana Baldwin, representing the Orange County Commission for Women, presented a resolution requesting the Board of Aldermen to reconsider its decision to eliminate the Personnel Director's position and the Administrative Assistant to the Manager's position.

The Board took no action on this request.

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CHARGES ISSUES TO NEW BOARD APPOINTEES

The Town Clerk issued charges to Steve Chandler, a recent appointee to the Planning Board and Dall Dixon, a recent appointee to the Appearance Commission.

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REQUESTS TO SET PUBLIC HEARINGS

(1) Conditional Use Amendment Request/Carr Mill Mall Office Building

Dr. J.W French and Patricia Ann French have applied for a conditional use permit amendment which would allow construction of a 35,280 square foot freestanding office and retail building, a 3,400 square foot storage building, and a 780 square foot addition to the southwest corner of the existing Carr Mill structure. The property is identified as Tax Map 93, Block A, Lot 14 and is zoned Business-1.

The administration requested that a public hearing be scheduled for July 24, 1984.

(2) UMTA Section 9A Grant Proposal

Prior to submitting a grant request to the Urban Mass Transit Administration (UMTA), the Board of Aldermen should hold a public hearing to inform the public and to provide an opportunity for public comment.

The administration recommended that the Board of Aldermen set a public hearing for July 24, 1984. The proposed grant request will include funds for transportation planning and for capital improvements at selected bus shelter sites.

(3) Community Development Block Grant Program

The Town of Carrboro has been awarded a total of \$71,875 in Local Option Community Development Block Grant funds since 1982. To date, the town has only programmed \$10,000 for improvements to Old Pittsboro Road and Alabama Avenue. In order to program the remaining \$61,875, the town must hold a public hearing and submit a revised application.

The administration recommended that a public hearing be set for July 24, 1984.

(4) Conditional Use Permit Request/Oakbridge Subdivision

White Oak Properties, Inc. of Raleigh, N.C. has applied for a conditional use permit which would allow construction of an architecturally integrated subdivision of 14 lots on a 3.32-acre site located on the south side of High Street. The property is identified as Tax Map 103, Block A, Lots 6 and 33, and is zoned Residential-10.

The administration requested that a public hearing be scheduled for July 24, 1984.

(5) Land Use Ordinance Amendment/Change in Right-of-Way Width for Local Roads

The administration requested that a public hearing be scheduled for July 24, 1984 to consider an amendment to the Land Use Ordinance changing the right-of-way width for local roads and streets from 60 feet to 50 feet, providing the streets have curb and gutter.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT PUBLIC HEARINGS BE SCHEDULED ON ITEMS ONE THROUGH THREE FOR JULY 24, 1984. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT PUBLIC HEARINGS BE SCHEDULED ON ITEMS FOUR AND FIVE FOR JULY 24, 1984. VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (WHITE)

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PUBLIC HEARING/BOND TASK FORCE REPORT/FRANKLIN STREET EXTENSION

The purpose of this public hearing was to inform the public on the Bond Task Force's report regarding the Franklin Street

Extension. Several alternative routes have been evaluated and were presented for public comment. This public hearing will enable the Board of Aldermen to determine which of the five alternatives should be included in a bond referendum.

John Thomas, Chairman of the Bond Task Force, introduced the members of the Bond Task Force and presented a summary of the Bond Task report. (See Town Clerk's file of this meeting for a copy of this report.)

Jan Wynolst, residing on Aberdeen Court, expressed his concern that fund balance was being used to balance the town's budget for the past years and urged the Board not to authorize a bond issue for street improvements, but use excess budget funds to fund these street improvements.

Eleanor Kinnaird, residing at 207 W. Poplar Avenue, spoke against one-waying Main Street, and spoke in favor of bikeways.

Steve Rose, residing on Hanna Street, asked how notice was given to condominiums and apartment complexes of tonight's public hearing.

Mr. Morgan stated that the town staff was refused by many of the project owners to distribute notices of tonight's public hearing. Mr. Morgan stated that the town could have forced the issue, but it was felt that this would create a lot of community harmony. Some of the apartment complexes allowed the distribution of the notices, but most did not.

Elizabeth Anderson, residing on Maple Avenue, presented a petition from the residents of Maple Avenue opposing the Franklin Street Extension. The petition further stated that the proposed extension would concentrate too much traffic through one small part of Carrboro and encourage increased use of central Carrboro as a commuter route to Chapel Hill; it would discourage the use of the downtown area by pedestrians; it would render unlivable several established Carrboro neighborhoods and make the unsafe for children; and it would destroy residential property, including a number of valuable old mill houses.

Donnell Thompson, a resident of the Broad Street area, urged the Board to consider the long-time Carrboro residents and not cater to "tourists."

Ann Leonard, residing on Maple Avenue, spoke against the Franklin Street Extension.

William Gattis, a resident of the Carr Street area, spoke against the Carr Street alternative for the Franklin Street Extension.

Aubrey Harward, residing on Hillsborough Road, spoke against the Franklin Street Extension and the community improvements.

Peggy Alston, residing at 111 W. Carr Street, spoke in opposition to the Carr Street route of the Franklin Street Extension. Ms. Alston stated that there already exists a drainage problem at the end of Carr Street and it seems the proposed improvements would only increase this drainage problem. Ms. Alston further stated that a different arrangement of the left turns from Main Street onto Roberson Street would help alleviate some of the traffic problems on Main Street.

Jim Rumfelt, residing at 203 E. Carr Street, spoke against the Carr Street alternative for the Franklin Street Extension and urged the Board to consider improvements to the by-pass to encourage motorists to use that instead of going through downtown Carrboro to get to Chapel Hill.

Mazie Dixon, residing on Carr Street, spoke in opposition to the Carr Street alternative for the Franklin Street Extension.

Parker Reist, a property owner in Carrboro, spoke in opposition to the Carr Street alternative for the Franklin Street Extension. Mr. Reist spoke in favor of the Yaggy Property alternative.

Robin Lackey, residing on South Greensboro Street, spoke against the Franklin Street Extension, but spoke in favor of the proposed community improvements.

Paul Riggsbee, Manager of CCF, spoke against the Parker-Lloyd Street alternative for the Franklin Street Extension.

Richard Ellington, a member of the Bond Task Force, stated that the Bond Task Force felt tonight's public hearing and the hearing scheduled for July 11, 1984 were necessary to receive the citizens' input on whether to hold a bond referendum.

Wesley Egan, a property owner in Carrboro, suggested that the Board come up with one plan for the Franklin Street Extension to submit to the voters in November.

Ellen Sutton, a resident of Maple Avenue, spoke against the Franklin Street Extension and asked why one plan was not submitted rather than leaving the burden of selecting a route up to the voters.

Will Ward, a member of the Bond Task Force, stated that it had been suggested to him that Main Street and Weaver Street have two-way traffic with three lanes of traffic and changing the light at Weaver Street to have a continual flow of right lane traffic and blocking the exit from Carr Mill Mall. Mr. Ward also stated that it had been suggested to him that a developer purchase the 100 block of Main Street, destroy the existing buildings and construct a walk-in shopping mall.

Marsha Hawk, a resident of Maple Avenue, spoke against the Franklin Street Extension, spoke in support for the one-way pairing of Main Street and spoke in favor of creating a northern bypass.

Dr. J.W. French spoke against shutting off the entrance to Carr Mill Mall onto Main Street.

Sherry Jones, residing on Elm Street, stated that the buildings in the 100 block of Main Street are eligible for listing in the Historic Register so they should not be torn down. Ms. Jones spoke in opposition to the Main Street alternative for the Franklin Street Extension.

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#### FINAL PLAT APPROVAL/POPLAR WEST TOWNHOUSES-PHASES 3, 5 AND 6

Eastern Equities Development Group is applying for final plat approval for Poplar West Townhouses--Phases 3, 5 and 6. A conditional use permit was granted by the Board of Aldermen on April 26, 1983 to allow construction of 22 dwelling units in an architecturally integrated subdivision. The property is located at 502 West Poplar Avenue directly across from Lilac Drive, and is zoned Residential-10.

Greg Shepard informed the Board that the only condition the administration was recommending was that a performance bond or other security be required to insure that all site improvements will be completed within ten months. Mr. Shepard informed the Board that the developer had submitted the required security, therefore the administration was recommending approval of this final plat with no conditions.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE FINAL PLAT BE APPROVED WITH NO CONDITIONS. VOTE: AFFIRMATIVE ALL

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PURCHASE OF COPYING SERVICE

An analysis of costs indicate it would be more cost effective to purchase rather than continue leasing a copying machine. Accordingly, formal bids were requested as required by state statutes. The bids have been received and the administration requested permission to enter into a three-year contract with IBM for the purchase of an IBM Model 60 copier for a total purchase price of \$16,210.74.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE ADMINISTRATION BE AUTHORIZED TO ENTER INTO A THREE--YEAR CONTRACT WITH IBM TO PURCHASE A MODEL 60 COPIER FOR A TOTAL COST OF \$16,210.74. VOTE: AFFIRMATIVE ALL

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NON-DEPARTMENTAL CONTRACTS

The administration requested permission to enter into contractual agreements with various non-departmental agencies as provided for in the 1984-85 Budget Ordinance.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT THE ADMINISTRATION BE AUTHORIZED TO ENTER INTO CONTRACTUAL AGREEMENTS WITH THE VARIOUS NON-DEPARTMENTAL AGENCIES AS PER THE "ATTACHMENT A'S" PRESENTED BY THE ADMINISTRATION. (A copy of the Attachment A's are located in the Town Clerk's file of this meeting.) VOTE: AFFIRMATIVE ALL

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BUDGET AMENDMENT/FY'83-84 BUDGET ORDINANCE

The administration presented a budget amendment for the FY'83-84 budget ordinance which would transfer appropriated funds from the non-departmental contingency account to the Fire and Public Works Departments to meet underestimated expenditure requirements.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE FY'83-84 BUDGET ORDINANCE" BE ADOPTED. VOTE: AFFIRMATIVE ALL

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BUDGET AMENDMENT/FY'84-85 BUDGET ORDINANCE

The administration presented a budget amendment transferring funds from the non-departmental account to the various departments in order to distribute the cost-of-living increase authorized by the Board of Aldermen in the FY'84-85 budget ordinance.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE FY'84-85 BUDGET ORDINANCE", BE ADOPTED AS AMENDED (DELETING THE 6% COST OF LIVING INCREASE FOR THE MAYOR AND BOARD OF ALDERMEN). VOTE: AFFIRMATIVE ALL

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There being no further business, the meeting was adjourned.

Sarah C. Williamson  
Town Clerk

J. W. [Signature]  
Mayor

