

A regular meeting of the Carrboro Board of Aldermen was held on April 16, 1985 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	John Boone
	Jim White
	Zona Norwood
	Hilliard Caldwell
	Joyce Garrett (arrived at 7:45)
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Alderman	Doug Anderson
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APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF APRIL 2 AND 9, 1985 BE APPROVED.
VOTE: AFFIRMATIVE ALL

CHARGES ISSUED TO NEW BOARD MEMBERS

The Town Clerk issued charges to Robert Edwards, a recent appointee to the Planning Board, and Steve Oglesbee, a recent appointee to the Board of Adjustment.

TRANSPORTATION IMPROVEMENT PROGRAM

The Board of Aldermen revised the proposed Transportation Improvement Program at its April 9th worksession and requested that a resolution be prepared authorizing its submission to the Transportation Advisory Committee of the Durham urbanized area.

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

A RESOLUTION AUTHORIZING THE SUBMISSION OF THE
TOWN OF CARRBORO'S FY'86 AMENDMENT TO THE
TRANSPORTATION IMPROVEMENT PROGRAM FOR
THE DURHAM URBANIZED AREA
Resolution No. 36/84-85

Be it resolved by the Carrboro Board of Aldermen that the Board hereby authorizes the Manager to submit the attached amendment to the Carrboro Transportation Improvement Program Highway Improvement Priorities to the Transportation Advisory Committee of the Durham-Chapel Hill-Carrboro Urbanized Area for inclusion in the area's Transportation Improvement Program.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 16th day of April, 1985:

Ayes: John Boone, Hilliard Caldwell, Jim White, Zona Norwood

Noes: None

Absent or Excused: Joyce Garrett, Doug Anderson

TRANSPORTATION PLANNING WORK PROGRAM

The Board of Aldermen reviewed the proposed Transportation Planning Work Program at its worksession held on April 9th and requested that a resolution be prepared which would authorize submission of the work program to the Transportation Advisory Committee of the Durham urbanized area.

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

A RESOLUTION AUTHORIZING THE SUBMISSION OF THE TOWN OF CARRBORO'S FY'86 PLANNING WORK PROGRAM ANNUAL ELEMENT FOR THE DURHAM URBANIZED AREA Resolution No. 37/84-85

Be it resolved by the Carrboro Board of Aldermen that the Board hereby authorizes the Manager to submit the attached Planning Work program to the Transportation Advisory Committee of the Durham-Chapel Hill-Carrboro Urbanized Area for inclusion in the area's Planning Work Program.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 16th day of April, 1985:

Ayes: John Boone, Hilliard Caldwell, Jim White, Zona Norwood

Noes: None

Absent or Excused: Joyce Garrett, Doug Anderson

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

Crossland Properties of Auburn, Alabama has applied for a conditional use permit modification which would allow redesign of the site layout and change in building type of the Highland Hills Apartments located west of Smith Level Road at the end of S.R. 1967. The property is identified as Tax Map 116, Lots 9 and 9A and is zoned Residential-S.I.R. (Suitable for Intensive Residential).

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard explained the proposed plans and stated that the administration was recommending approval of the application with the following conditions:

1) That fire hydrants shall be installed and in working condition prior to the framing of buildings for each phase.

2) That a pedestrian bridge crossing Morgan Creek shall be constructed at a point 150 feet west of the north-eastern property corner provided that an easement is obtained by the Town from the affected adjoining property owner.

3) That an annexation petition be submitted for approval prior to issuance of certificates of occupancy for each phase.

4) That the wording of note #7 on sheet 1 be revised to read as follows: "If bus service becomes available to the development, two bus stops, shelters and related facilities shall be provided by the owner at locations specified by the Town and Chapel Hill Transit Authority provided the Town obtains approval by the N.C. Department of Transportation."

5) That if a sufficient number of trees are not retained or planted to meet the Street Tree requirement of Section 15-315 and the Shading requirement of Section 15-317 of the Land Use ordinance, supplemental plantings will be required using same size and type specified on the landscape plan.

6) That a detailed foundation planting plan be submitted for review and approval by the Town staff and courtesy review by the Appearance Commission prior to the issuance of a building permit.

7) That all areas designated on the site plan as "existing trees to remain" shall be protected by tree protection barriers during construction.

Diana Woolley, Chairman of the Planning Board, was sworn in. Ms. Woolley stated that the Planning Board was recommending approval of the application with the following conditions:

1) That fire hydrants shall be installed and in working condition prior to the framing of buildings for each phase.

2) That a pedestrian bridge crossing Morgan Creek shall be constructed at a point 150 feet west of the north-eastern property corner providing that an easement is obtained by the Town from the affected adjoining property owner.

3) That an annexation petition be submitted for approval prior to issuance of certificates of occupancy for each phase.

4) That if a sufficient number of trees are not retained or planted to meet the Street Tree requirement of Section 15-315 and the Shading requirement of Section 15-317 of the Land Use Ordinance, supplemental plantings will be required using same size and type specified on the landscape plan.

Bruce Ballentine, the engineer for the developer, was sworn in. Mr. Ballentine explained the changes in the proposed plan from the previous plan of development.

Steve Chandler, a member of the Planning Board, was sworn in. Mr. Chandler stated that he voted against this proposal as a member of the Planning Board because the proposed project does not contain a variety of housing types.

Dick Baker, an abutting property owner to the proposed project, was sworn in. Mr. Baker expressed his concern over the need to preserve the quality of the stream, requested that the appearance of the hillside be maintained, and expressed concern over the additional traffic which will be generated onto Smith Level Road by this development.

Mary Jane Baker was sworn in. Ms. Baker suggested that the developer install french drains or another underground type of drainage system instead of using rip-rap.

MOTION WAS MADE BY JOHN BOONE 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 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 this permit shall be void and of no effect.

3) That fire hydrants shall be installed and in working condition prior to the framing of buildings for each phase.

4) That a pedestrian bridge crossing Morgan Creek shall be constructed at a point 150 feet west of the northeastern property corner provided that an easement is obtained by the Town from the affected adjoining property owner.

5) That the wording of note #7 on sheet 1 be revised to read as follows: "If bus service becomes available to the development, two bus stops, shelters and related facilities shall be provided by the owner at locations specified by the Town and Chapel Hill Transit Authority provided the Town obtains approval by the N.C. Department of Transportation.

6) That if a sufficient number of trees are not retained or planted to meet the Street Tree requirement of Section 15-315 and the Shading requirement of Section 15-317 of the Land Use Ordinance, supplemental plantings will be required using same size and type specified on the landscape plan.

7) That in addition to a detailed foundation planting plan, a landscape plan for the rip-rap area be submitted for review and approval by the Town staff and courtesy review by the Appearance commission prior to the issuance of a building permit.

8) That all areas designated on the site plan as "existing trees to remain" shall be protected by tree protection barriers during construction.

9) That bulldozed, or cleared areas within portions of the project designated as wooded/undeveloped areas be regraded and replanted with trees/vegetation similar to those that exist in the area.

10) That another type of tree, other than White Pines be used along the entrance road (due to the white pine's questionable durability in this region).

11) That any signs to be used in the project be made of routed and/or painted wood and be externally lit.

12) That any existing trees noted to remain on the site plan should be replaced if lost due to construction or related activities. Replacement trees for those lost should be at least 2" in caliper size and of similar species as those lost.

VOTE: AFFIRMATIVE ALL

13) That an annexation petition be submitted for approval prior to issuance of certificates of occupancy for each phase.

VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (GARRETT)

CONTINUATION OF PUBLIC HEARING/SPECIAL LEGISLATION CREATING ASSESSMENT DISTRICTS

The Board of Aldermen at its meeting of April 9, 1985 continued the public hearing on the portion of the proposed

special legislation dealing with the creation of assessment districts in order to receive additional citizen comments.

Mike Brough explained the proposed special legislation.

Bob Brown stated that he had talked with the majority of the property owners on Smith Level Road and all were against the proposed legislation. Mr. Brown stated that he thought tax increases should be across the board and not apply to specific areas of town, and that developers and the State should be required to make improvements to roads.

Howard Carol, residing on Yorktown Drive, spoke against the proposed legislation and stated that improvements to Smith Level Road would not directly benefit his property.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE AL

(The Board of Aldermen did not take any further action on this matter.)

SELECTION OF AUDITORS

State law and public accountability require an annual independent audit of the town's funds and accounts. Requests for proposals to perform this service were sent to 17 area firms. The staff has reviewed the responses, and recommends that the Board of Aldermen authorize the Town Manager to enter into a contract for audit services with Deloitte, Haskins and Sells.

Don Casper, Assistant Town Manager/Finance Director, stated that for the good of the town, it would probably be helpful in two years to try and go with a different audit firm since the town has used the services of Deloitte, Haskins & Sells for the last few years.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE ADMINISTRATION BE AUTHORIZED TO ENTER INTO A CONTRACT WITH DELIOTTE, HASKINS & SELLS TO PERFORM THE TOWN'S AUDITS FOR THE PERIODS ENDING JUNE 30, 1985 AND JUNE 30, 1986. VOTE: AFFIRMATIVE ALL

There being no further business, the meeting was adjourned.

Sarah C. Williamson
Town Clerk

J. P. [Signature]
Mayor