

A regular meeting of the Carrboro Board of Aldermen was held on April 23, 1985 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	Joyce Garrett
	Doug Anderson
	Hilliard Caldwell
	John Boone
	Jim White
	Zona Norwood
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE MINUTES OF APRIL 16, 1985 BE APPROVED. VOTE: AFFIRMATIVE ALL

CHARGE ISSUED TO NEW PLANNING BOARD MEMBER

The Town Clerk issued a charge to Aferdita Segal, a recent appointee to the Planning Board.

CONNECTOR ROADS POLICY

The Connector Roads Policy sets forth specific objectives that will guide the staff and the Transportation Advisory Board in formulating a Connector Roads Plan that addresses those areas of Carrboro currently under development.

The Board of Aldermen at its worksession held on April 16, 1985 requested that a public hearing be set for May 7, 1985 to receive citizen comments on the Connector Roads Policy.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SCHEDULED FOR MAY 7, 1985. VOTE: AFFIRMATIVE ALL

DOWNTOWN AND COMMERCIAL REZONING

The administration requested that the Board of Aldermen set a public hearing for May 21, 1985 to consider the revised Downtown and Commercial Rezoning Plan that was presented during the Board's worksession on April 16, 1985.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SCHEDULED FOR MAY 21, 1985. VOTE: AFFIRMATIVE ALL

REPORT FROM FIRE PREVENTION COMMITTEE

The Fire Prevention Committee presented its report to the Board of Aldermen at its worksession held on April 16, 1985. The Committee recommended that residential sprinkler systems not be mandatory, but recommended that the Board of Aldermen pursue special legislation which would authorize the Town of Carrboro to require sprinkler systems in certain commercial buildings.

The Board of Aldermen requested that the Town Attorney prepare the necessary special legislation to accomplish the objectives recommended by the Fire Prevention Committee.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE TOWN ATTORNEY BE DIRECTED TO SUBMIT THIS SPECIAL LEGISLATION TO THE TOWN'S LEGISLATIVE DELEGATION FOR INTRODUCTION. VOTE: AFFIRMATIVE ALL

SPECIAL LEGISLATION REQUIRING SPRINKLERS IN ALL BUILDINGS 50 FEET OR MORE IN HEIGHT

In 1981 the Town of Carrboro received special legislation to allow adoption of an ordinance requiring sprinkler systems in all occupancies 50 feet or more in height that were constructed within the town limits. The administration recommended that the Board of Aldermen authorize the Town Attorney to submit special legislation which would authorize the town to require that all buildings 50 feet or more in height located within the town's planning district be sprinkled.

The Board of Aldermen at its worksession held on April 16, 1985 concurred with the administration's recommendation.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE TOWN ATTORNEY BE DIRECTED TO SUBMIT THIS LEGISLATION TO THE TOWN'S LEGISLATIVE DELETATION FOR INTRODUCTION. VOTE: AFFIRMATIVE ALL

CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/CREST STREET APARTMENTS

Orange Builders has applied for a conditional use permit which would allow construction of 15 townhouse units on a 2.52-acre site located on the north side of the terminus of Crest Street. The property is zoned Residential-7.5 and is identified as Tax Map 94, Block A, Lot 16.

This public hearing was continued from the March 25, 1985 meeting of the Board of Aldermen.

Greg Shepard, Zoning Administrator, stated that the administration was recommending approval of the permit with the following conditions:

- 1) That a typical foundation planting plan specifying plant types, number, planting size and mature size 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.
- 2) That a railroad tie border be constructed around the proposed volleyball court.
- 3) That a catch basin be installed in the northwestern corner of the parking area with provisions to pipe the stormwater around the northern end of the proposed building.

Mr. Shepard stated that the Appearance Commission was recommending approval of the permit with the following conditions:

- 1) That any signs to be used within the project be made of routed or/or painted wood and be externally lit.
- 2) That any existing trees noted to remain on the site should be replaced if lost due to construction or related activities. Replacement of trees for those lost should be at least 2" in caliper size and of similar species as those lost.

Diana Woolley, Chairman of the Planning Board, stated that the Planning Board was recommending approval of the permit subject to the staff's recommendations.

Cindy Wolfe, the developer's engineer, stated that the developer had no problems with any of the recommended conditions.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED. 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 a typical foundation planting plan specifying plant types, number, planting size and mature size 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.
- 4) That a railroad tie border be constructed around the proposed volleyball court.
- 5) That a catch basin be installed in the northwestern corner of the parking area with provisions to pipe the stormwater around the northern end of the proposed building.
- 6) That any signs to be used within the project be made of routed and/or painted wood and be externally lit.
- 7) That any tree noted to remain on the site plan should be replaced if lost due to construction or related activities. Replacement of trees for those lost should be at least two inches in caliper size and of similar species as those lost.

VOTE: AFFIRMATIVE ALL

Diana Woolley stated that the Planning Board would like to perform a study of the drainage problems in town and requested the Board's permission to use the services of the public works and planning staffs and the town's consulting engineer.

It was the consensus of the Board to refer this matter to the Board of Aldermen's next worksession.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/SOMERSET PLACE

Talmark Development has applied for a conditional use permit which would allow construction of 16 apartments on a 120,060 square foot lot located at 606 North Greensboro Street. The

property is identified as Tax Map 97, Block B, Lot 20 and is zoned Residential-7.5.

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

- 1) That the proposed fire hydrant be installed and in working condition prior to the framing of any building located further than 500 feet from an existing fire hydrant.
- 2) That a standard four-foot sidewalk be provided along the property's frontage on North Greensboro Street.
- 3) That a plat be prepared and recorded dedicating an additional 10 feet of right-of-way along the property's frontage on North Greensboro Street.

Mr. Shepard stated that the Transportation Advisory Board was recommending approval of the permit with the condition that the public works director and zoning administrator review the radius of the island to ensure that town vehicles can safely negotiate the travel lanes.

Mr. Shepard stated that the Appearance Commission was recommending approval of the permit with the following conditions:

- 1) That red maples planted in front of the west side townhouse should be replaced by willow oaks.
- 2) That red maples should be placed along the western property line (behind the units on the west side of the site) and be planted 40 feet on center.
- 3) That any sign to be used in the project be made of routed/painted wood and externally lit.

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

- 1) That the proposed fire hydrant shall be installed and in working condition prior to the framing of buildings for Phase I.
- 2) That a standard four-foot sidewalk be provided along the property frontage on North Greensboro Street.
- 3) That a plat be prepared and recorded dedicating an additional 10 feet of right-of-way along the property's frontage on North Greensboro Street.
- 4) That the proposed triplex be located further to the northeast to allow a rock and gravel base retention pond between it and the quadraplex to the southeast.

Tom Talley, the developer, was sworn in. Mr. Talley stated that he had no problems with any of the proposed recommendations.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE 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 JOHN BOONE THAT

THE APPLICATION BE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) That the proposed fire hydrant shall be installed and in working condition prior to the framing of any building located further than 500 feet from an existing fire hydrant.
- 2) That a standard four foot sidewalk be provided along the property's frontage on North Greensboro Street.
- 3) That a plat be prepared and recorded dedicating an additional ten feet of right-of-way along the property's frontage on North Greensboro Street.
- 4) That the town's public works director and zoning administrator review the radius of the island to ensure that town vehicles can safely negotiate the travel lanes.
- 5) That red maples planted in front of the west side townhouse should be replaced by willow oaks.
- 6) That red maples should be placed along the western property line (behind the units on the west side of the site) and be planted forty feet on center.
- 7) That any sign to be used in the project should be routed/painted wood and be externally lit.

VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE ORDINANCE MAP AMENDMENT REQUEST/P.H. CRAIG PROPERTY, R-R to R-S.I.R.

Mr. P.H. Craig requested that two tracts of land owned by him containing approximately 72 acres and lying north of Estes Drive, east of Bolin Creek, and south of Seawell School be rezoned to R-S.I.R.

Jerry Davenport, the town's planner, pointed out the area proposed for rezoning. Mr. Davenport stated that the staff was recommending this property be rezoned to R-S.I.R. II with an understanding that the area, if developed near a density of 7.26 units per acre, will bear the burden of providing on that tract a cross-section of the connector road and the minor thoroughfare, and a bike and pedestrian path along the creek. Mr. Davenport stated that if the developer is not expected to be burdened with public facilities and amenities, then the administration would recommend that the property remain zoned R-R. Mr. Davenport stated that because of the large percentage of land that is judged unsuitable for development, this tract is unsuitable for densities above 7 units per acre. To allow such a density would mean that development on the developable portion of the tract would be in excess of 14 units per acre. Therefore, the administration would oppose zoning this tract R-S.I.R.

Diana Woolley, Chairman of the Planning Board, stated that the Planning Board was recommending that this property be rezoned to R-S.I.R.-II consistent with the recommendations of the planning staff.

Skip Moore, representing P.H. Craig, stated that the map drawn by the town's consulting engineer, Phil Post, does not show the true property lines, that the traffic problems on Estes Drive should be reduced by construction of I-40, that a housing mix is required by R-S.I.R. and the Board of Aldermen will be able to look at any specific project proposed for this property and make specific recommendations on that project, that this property has substantial front frontage, has a major sewer trunk line, water is available, and should be zoned consistently with surrounding properties. Mr. Moore requested that Mr. Craig's property be rezoned to R-S.I.R.

Phil Post, the town's consulting engineer, stated that 47% of the Mr. Craig's property is either within the floodplain or consists of railroad property with 53% of the property meeting the criteria for "best developable" land.

P.H. Craig presented a floodway and flood boundary map prepared by the U.S. Government. Mr. Craig requested his property be rezoned to R-S.I.R. to allow for the maximum flexibility in use of the land.

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

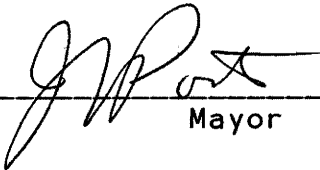
MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF CARRBORO TO CHANGE THE ZONING OF TWO PARCELS OF LAND OWNED BY P.H. CRAIG, CONSISTING OF APPROXIMATELY 72 ACRES, LYING NORTH OF ESTES DRIVE, WEST OF SEAWELL SCHOOL ROAD AND EAST OF BOLIN CREEK AND BEING FURTHER DESCRIBED AS LOTS 2A AND 4 ON MAP 30 OF THE ORANGE COUNTY TAX MAPS, FROM R-R TO R.S.I.R." BE ADOPTED. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (JIM WHITE, ZONA NORWOOD)

HEALTH INSURANCE FOR TOWN EMPLOYEES


Mr. Morgan requested that the Board consider continuing the health insurance coverage for town employees with Municipal Insurance Trust of North Carolina in 1985-86. Mr. Morgan stated that in order to avoid an eight percent increase in rates, the administration was recommending that the town elect to participate in MIT's pre-admission review plan.

It was the consensus of the Board to refer this matter to the Board's next worksession for consideration.

There being no further business, the meeting was adjourned.



Mayor



Town Clerk