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

Present and Presiding:

Mayor Aldermen James V. Porto, Jr.

Zona Norwood Jim White John Boone

Hilliard Caldwell Doug Anderson Joyce Garrett

Town Manager Town Clerk Town Attorney Robert W. Morgan Sarah C. Williamson 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 23, 1985 BE APPROVED. VOTE: AFFIRMATIVE ALL

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#### RESOLUTION OF APPRECIATION

The following resolution was introduced by Alderman Doug Anderson and seconded by Alderman John Boone.

A RESOLUTION COMMENDING ELLEN SUTTON FOR HER SERVICE ON THE CARRBORO PLANNING BOARD Resolution No. 38/84-85

WHEREAS, Ellen Sutton has served as a member of the Carrboro Planning Board with diligence and dedication from January, 1984 to March, 1985.

WHEREAS, Ellen Sutton has made a significant contribution to the work of the Planning Board;

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

Section 1. The Board expresses its sincere gratitude and appreciation to Ellen Sutton for her contribution to the Carrboro Planning Board.

Section 2. This resolution shall be spread upon the official minutes of the Board of Aldermen and a copy shall be delivered to Ellen Sutton.

Section 3. This resolution shall become effective upon adoption.

This resolution was unanimously adopted by the Carrboro Board of Aldermen the 7th day of May, 1985.

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## REQUESTS TO SET PUBLIC HEARINGS

(1) Voluntary Annexation Request/Phase I, Section 3/ Spring Valley Subdivision

Prairie Development, Ltd. has requested that the property described as Phase I, Section 3 of the Spring Valley Subdivision be annexed by the Town of Carrboro. This property is generally located north of the Webbwood Subdivision and contains approximately 2.4 acres.

The administration requested that a public hearing be scheduled for May 21, 1985.

(2) Conditional Use Permit Request/Mosswood

Greensboro Street Associates has applied for a conditional use permit which will allow construction of a combination of 51 single-family units and 119 multi-family units on a 29.8

acre site located on the north side of North Greensboro Street between Bolin Forest Drive and Morningside Drive. The parcel is identified as Tax Map 30, Lots 2 and 2C and is zoned Residential-S.I.R.-2 (suitable for intensive residential).

The administration requested that a public hearing be scheduled for May 28, 1985.

(3) Conditional Use Permit Request/Stone Creek Townhouses

David Morris and Tim Holleman have applied for a conditional use permit which would allow construction of 15 townhouse units in an architecturally integrated subdivision on a 1.1 acre parcel located on Highway 54 Bypass adjacent to the north side of the Harris Distributors property. This parcel is identified as Tax Map 114, Lot 17B and is zoned Residential-3.

The administration requested that a public hearing be scheduled for May 28, 1985.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE REQUESTED PUBLIC HEARINGS BE SET. VOTE: AFFIRMATIVE ALL

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## PUBLIC HEARING/CONNECTOR ROADS POLICY

At the request of the Board of Aldermen, a Connector Roads Policy has been developed. This policy outlines in broad terms the objectives that a Connector Roads Plan should achieve. The Transportation Advisory Board has reviewed and approved the attached policy.

The Board of Aldermen set a public hearing for tonight to solicit citizen comments on the proposed Policy.

David Bonk, the town's transportation planner, explained the proposed Connector Roads Policy and showed slides of examples of desirable and undesirable connectors roads in the triangle area.

Frances Shetley, residing on Hillsborough Road, spoke in favor of the proposed Connector Roads Policy and stated that, if approved, will provide convenient routes for neighborhoods to get to one another.

Steve Oglesbee, represented the Webbwood Homeowners Association, stated that his association was in very strong support of the Connector Roads Policy and urged the Board to adopt a connector roads plan.

Doug Sharer, residing at 501 W. Poplar Avenue, spoke in favor of the Connector Roads Policy and urged the Board to adopt a connector roads plan. Mr. Sharer also urged the Board to include in the policy language that would encourage construction of connector roads which would save as much existing vegetation as possible.

Gary Giles, residing on James Street, expressed his concern that existing neighborhoods will suffer if their particular streets are made connector roads and urged the Board not to make James Street a connector road.

Jay Bryan, residing on Oak Avenue, questioned why this plan was not being called a collector roads plan instead of a connector roads plan. Mr. Bryan asked that E. Poplar Avenue not be classified as a connector road. Mr. Bryan spoke in oppostion to offering developers additional incentives of increased densities to encourage construction of connector roads and suggested having bikeways on one side of the connector roads and sidewalks on the opposite side to reduce the widths of the roads.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE

THAT THIS PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request the administration to prepare a more concise version of the Connector Roads Policy for the Board's review at its next meeting.

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# CONDITIONAL USE PERMIT MODIFICATION REQUEST/FAIROAKS SUBDIVISION

The Westminister Company has applied for a conditional use permit modification for the purpose of revision to the approved phasing plan and clarification of three conditions on the approved conditional use permit granted by the Board of Aldermen on March 25, 1985.

Roy Williford explained the proposed changes.

Frances Shetley, Chairman of the Transportation Advisory Board, requested that the proposed revisions be referred back to the Transportation Advisory Board for its review.

Doug Sharer, a member of the Transportation Advisory Board, also requested that the Transportation Advisory Board be given an opportunity to review the proposed modifications.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY ZONA NORWOOD THAT THE REVISED PHASING PLAN AND THE REVISED CONDITION #10 BE APPROVED AND THAT THE REVISED CONDITIONS #14 AND #16 BE REFERRED BACK TO THE TRANSPORTATION ADVISORY BOARD FOR ITS REVIEW. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (BOONE)

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# RENTAL REHABILITATION PROGRAM "TENANT ASSISTANCE AND DISPLACEMENT POLICY

A Tenant Assistance and Displacement Policy is required as part of the town's Rental Rehabilitation Program. The administration recommended that the attached policy be adopted since the original resolution adopted on February 12, 1985 did not include such a policy due to required revisions.

Roy Williford, Planning Director, explained the Tenant Assistance and Displacement Policy.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE TENANT ASSISTANCE AND DISPLACEMENT POLICY BE APPROVED. VOTE: AFFIRMATIVE ALL

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### PRESENTATION OF MANAGER'S 1985-86 BUDGET

Mr. Morgan presented the Manager's proposed budget for 1985-86.

It was the consensus of the Board to request the Town Manager to present an overview of the proposed budget at the Board's next worksession.

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There being no further business, the meeting was adjourned.

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Mayor