

A regular meeting of the Carrboro Board of Aldermen was held on June 11, 1985 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

Absent:

Alderman	Joyce Garrett
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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 4, 1985 BE APPROVED. VOTE: AFFIRMATIVE ALL

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REQUESTS TO SET PUBLIC HEARINGS

- (1) Voluntary Annexation Request/Phase II, Spring Valley Subdivision

Prairie Development, Ltd. has requested that the property described as Phase II of the Spring Valley Subdivision be annexed by the Town of Carrboro. This property is generally located north of Phase I of the Spring Valley Subdivision and contains approximately 10 acres.

The administration requested that a public hearing be scheduled for June 25, 1985.

- (2) Conditional Use Permit Request/Dickie Andrews Major Subdivision

Dickie Andrews has applied for a conditional use permit which would allow subdivision of a 43,100 square foot lot into five single-family lots located on the east side of Old Pittsboro Road. The parcel is identified as Tax Map 99, Block A, Lot 38 and is zoned Residential-7.5

The administration requested that a public hearing be scheduled for June 25, 1985.

- (3) Conditional Use Permit Request/Clifton Pendergrass Major Subdivision

Clifton Pendergrass has applied for a conditional use permit which would allow subdivision of a 15.4-acre tract into two lots located on the west side of Smith Level Road, south of the Rock Creek development (formerly Rock Haven). The subject tract and the Rock Creek tract were a part of the same parent tract. 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)

The administration requested that a public hearing be scheduled for June 25, 1985.

- (4) Conditional Use Permit Request/First Citizens Bank

First Citizens Bank has applied for a conditional use permit which would allow construction of a branch bank facility with drive-in windows at 205 West Main Street- a 34,499 square foot lot. The property is identified as Tax Map 98, Block M, Lot 10C and is zoned Business-1.

The administration requested that a public hearing be scheduled for June 25, 1985.

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

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FINAL PLAT APPROVAL/VILLAGE SQUARE, PHASE I

Greg Shepard, Zoning Administrator, stated that David Curl Building Associates, Inc. has requested final plat approval and authority to occupy Phase I of the Village Square Townhouse development located at 119 Fidelity Street. A conditional use permit was granted for this project on June 26, 1984. The property is identified as Tax Map 98, Block I, Lots 2 and 2B and Tax Map 102, Block D, Lot 28. The parcels are zoned Business-3.

Mr. Shepard stated that the Board of Aldermen could authorize both final plat approval and occupancy of residences in the subdivision with the provision of performance security satisfactory to the Board. Mr. Shepard stated that the developer had posted security with the town to cover incomplete site improvements, including recreation equipment, postal station, and partial landscaping with a total value of \$6,050.00.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT FINAL PLAT APPROVAL BE GRANTED AND OCCUPANCY BE AUTHORIZED. VOTE: AFFIRMATIVE ALL

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SELECTION OF ENGINEERING FIRM FOR OLD PITTSBORO ROAD RECONSTRUCTION PROJECT

Chris Peterson, Public Works Director, stated that the town advertised and received four proposals for the engineering services on the Old Pittsboro Road reconstruction project. Bids were submitted by Phillip Post & Associates, The John R. McAdams Company, Duane Stewart & Associates and Ezra Meir Associates, Inc. The highest bid was in the amount of \$13,505 and the lowest bid, submitted by Duane K. Stewart & Associates, was in the amount of \$5,500. Mr. Peterson stated that the administration was recommending that the bid submitted by Duane K. Stewart & Associates be accepted.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE BID SUBMITTED BY DUANE K. STEWART & ASSOCIATES IN THE AMOUNT OF \$5,500 BE ACCEPTED. VOTE: AFFIRMATIVE ALL

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AMENDMENTS TO CHAPTER 11 OF TOWN CODE

Mike Brough stated that he had been contacted by several of the Board members about a situation which exists in a couple places in town where individuals have bamboo being used as a fencing material or screening material on property lines and adjacent property owners are unhappy with this because the bamboo grows very fast and sends its roots out across the property line. Mr. Brough stated that the town does not presently have any ordinances dealing with this situation, and asked for the Board's guidance in this matter.

(Alderman Caldwell arrived at the meeting.)

Mr. Morgan stated that the current ordinance dealing with cleanup of property requires the permission of property owners for the town to clean it up. Mr. Morgan requested the Board's permission in preparing amendments to Chapter 11 of the Town Code in order to assist the town in enforcement of this ordinance.

It was the consensus of the Board to have the town staff, town attorney and Appearance Commission survey these

situations and bring back recommendations for the Board's consideration.

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There being no further business, the meeting was adjourned.

Sarah C. Williamson  
Town Clerk

J. P. [unclear]  
Mayor