

A regular meeting of the Carrboro Board of Aldermen was held on September 24, 1985 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	Doug Anderson
	Hilliard Caldwell
	John Boone
	Zona Norwood
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Aldermen	Jim White
	Joyce Garrett

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE MINUTES OF SEPTEMBER 17, 1985 BE APPROVED.
VOTE: AFFIRMATIVE ALL

CHARGE ISSUED TO NEW BOARD MEMBER

The Town Clerk issued a charge to Doug Aitken, a recent appointee to the Human Services Commission.

RESOLUTION OF APPRECIATION/CAROLYN W. WILLIAMS

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

A RESOLUTION COMMENDING CAROLYN W. WILLIAMS FOR
HER SERVICE TO THE CARRBORO RECREATION AND
PARKS COMMISSION
Resolution No. 15/85-86

WHEREAS, Carolyn W. Williams has served as a member of the Carrboro Recreation and Parks Commission since its creation; and

WHEREAS, Ms. Williams was instrumental in working with a private organization prior to the creation of the formal Commission soliciting funds for and organizing recreational activities in our community since 1967; and

WHEREAS, Ms. Williams served as Treasurer for the private recreation organization as well as Vice-Chairman of the Carrboro Recreation and Parks Commission for the majority of her term on the Commission; and

WHEREAS, Ms. Williams has been involved in and strongly supportive of recreation and parks in general, and deeply concerned for senior citizens and youth leisure opportunities in specific; and

WHEREAS, Ms. Williams has provided invaluable service to the recreation and park movement in the Town of Carrboro by her service for almost two decades.

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

Section 1. The Board expresses its sincere gratitude and appreciation to Carolyn W. Williams for her contributions to recreation and parks in our town.

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

Section 3. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 24th day of September, 1985:

Ayes: John Boone, Zona Norwood, Hilliard Caldwell, Doug Anderson

Noes: None

Absent or Excused: Jim White, Joyce Garrett

PROCLAMATIONS ISSUED

Mayor Porto issued a proclamation proclaiming the week of October 6th through 12th Fire Prevention Week, and a proclamation endorsing the sale of Buddy Popples by the veterans of foreign wars.

PUBLIC HEARING/TEMPORARY STREET CLOSING/WEAVER STREET

Richard Kinney the Recreation Director, stated that the Carrboro Recreation and Parks Department and The Pro Shop were requesting the temporary closing of the 100 block of East Weaver Street (adjacent to the Carr Mill Mall property) and the westbound lane of West Weaver Street from Greensboro Street to Oak Avenue on Sunday, November 3, 1985 from 1:30 p.m. to 3:30 p.m. to accommodate the Annual Carrboro 10K Road Race.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE PUBLIC HEARING BE CLOSED AS NO ONE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

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

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF
PART OF WEAVER STREET TO ACCOMMODATE THE
FOURTH ANNUAL CARRBORO 10K ROAD RACE
Resolution No. 16/85-86

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The following street shall be temporarily closed Sunday, November 3, 1985 from 1:30 p.m. to 3:30 p.m. to accommodate the Fourth Annual Carrboro 10K Road Race. This event is to be held in accordance with the permit issued by the Board of Aldermen pursuant to Article III of Chapter 7 of the town code:

- a. The 100 block of East Weaver Street; and
- b. The westbound lane of West Weaver Street from North Greensboro Street to Oak Avenue.

Section 2. The town administration shall install appropriate traffic control devices to give notice of the temporary traffic controls.

Section 3. No person may operate any vehicle contrary to the traffic control devices installed in accordance with Section 2 of this resolution.

Section 4. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 24th day of September, 1985:

Ayes: John Boone, Doug Anderson, Hilliard Caldwell, Zona Norwood

Noes: None

Absent or Excused: Jim White, Joyce Garrett

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/MERRITT MAJOR SUBDIVISION

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard stated that Mozzelle Merritt has requested major subdivision approval which would allow the creation of four lots from a 52-acre tract located on the west side of Smith Level Road at its junction with Damascus Church Road. The property is identified as Tax Map 119, Lot 7 and is zoned Residential-40 and Residential-80.

Mr. Shepard stated that the administration was recommending approval of the conditional use permit with the condition that the developer dedicate fifteen (15) feet of additional right-of-way along Smith Level Road and the final plat shall specify the new right-of-way line as forty-five (45) feet from the centerline of Smith Level Road.

Diana Woolley, Chairperson of the Planning Board, was sworn in. Ms. Woolley stated that the Planning Board was recommending approval of the conditional use permit with the condition that the final plat shall specify a 60-foot existing right-of-way for Damascus Church Road and that the staff's recommendation be stricken totally.

Frances Shetley, Chairperson of the Transportation Advisory Board, was sworn in. Ms. Shetley stated that the Transportation Advisory Board was recommending approval of the conditional use permit with the condition that the final plat specify a 60-foot existing right-of-way for Damascus Church Road and that the staff's recommendation be eliminated because it would tend to place an undue burden on the family property owners.

Billy Merritt, Mozzelle Merritt's son, was sworn in. Mr. Merritt requested that his mother not be required to dedicate the additional right-of-way along Smith Level Road until the property is developed.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE 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 DOUG ANDERSON THAT, YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY ZONA NORWOOD 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 THE DEVELOPER DEDICATE FIFTEEN (15) FEET OF ADDITIONAL RIGHT-OF-WAY ALONG SMITH LEVEL ROAD AND THAT THE FINAL PLAT SHALL SPECIFY THE NEW RIGHT-OF-WAY LINE AS FORTY-FIVE (45) FEET FROM THE CENTER-LINE OF SMITH LEVEL ROAD.

VOTE: AFFIRMATIVE TWO, NEGATIVE TWO (BOONE, CALDWELL) MAYOR PORTO CAST AN AFFIRMATIVE VOTE.

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT/MOBILE HOMES

The Board of Aldermen considered whether to amend the land use ordinance dealing with mobile homes. Two alternative proposals were presented for consideration--one prepared by the Planning Board, and the other by the administration.

Mike Brough explained the two proposals.

Diana Woolley, Chairperson of the Planning Board, stated that Planning Board felt the town should not restrict citizens from having the option of placing single-wide mobile homes in town. Therefore, the Planning Board was recommending the ordinance proposed by it.

Roy Williford, Planning Director, stated that the administration felt like double-wide mobile homes would be more compatible with existing single-family neighborhoods, and that is why the administration's proposal did not include the use of single-wide mobile homes.

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 HILLIARD CALDWELL AND SECONDED BY DOUG ANDERSON THAT THE PLANNING BOARD'S PROPOSAL BE ADOPTED. VOTE: AFFIRMATIVE THREE, NEGATIVE ONE (BOONE)

Mike Brough pointed out that this matter would require a second vote due to the fact that it did not receive the required vote for adoption on first reading.

CONDITIONAL USE PERMIT REQUEST/OAKBRIDGE

White Oak Properties, Inc. has requested that the Board of Aldermen issue the conditional use permit for the 19 townhouse-unit project known as Oakbridge.

Mike Brough pointed out that the Superior Court had ordered the issuance of this conditional use permit and that the Board should place the necessary conditions on the permit.

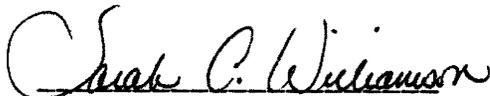
MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT THE CONDITIONAL USE PERMIT BE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

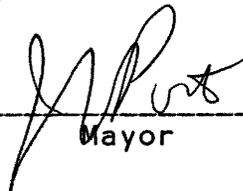
- 1) THAT THE DEVELOPER BE REQUIRED TO MAKE ANY OFF-SITE DRAINAGE IMPROVEMENTS THAT BECOME NECESSARY WITHIN ONE YEAR AFTER THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED, SUBJECT TO TO THE DEVELOPER ACQUIRING THE NECESSARY EASEMENTS, AND SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR.

- 2) THAT THE DEVELOPER SHALL BE REQUIRED TO PRESERVE AND MAINTAIN THE BAMBOO FENCE ALONG THE JENKINS' PROPERTY LINE.
- 3) THAT THE HOMEOWNERS' ASSOCIATION DOCUMENTS BE SUBMITTED, REVIEWED AND APPROVED BY THE TOWN ATTORNEY PRIOR TO THE SALE OF ANY LOT.
- 4) THAT THE STREET BE ASSIGNED A NAME THAT SHALL NOT DUPLICATE NOR BE PHONETICALLY SIMILAR TO EXISTING STREETS WITHIN THE TOWN'S PLANNING JURISDICTION, REGARDLESS OF THE USE OF DIFFERENT SUFFIXES.
- 5) THAT A 30-FOOT RADIUS BE REQUIRED AT THE POINT WHERE THE PRIVATE DRIVE CONNECTS WITH HIGH STREET.
- 6) THAT THE PEDESTRIAN EASEMENT TO WEST MAIN STREET BE DEVELOPED IN A MANNER CHOSEN BY THE DEVELOPER TO PROVIDE ACCESS BETWEEN WEST MAIN STREET AND THE DEVELOPMENT'S INTERNAL SIDEWALK SYSTEM.
- 7) THAT IN THE EVENT OF A FUTURE PEDESTRIAN EASEMENT TO HILLSBOROUGH ROAD, A SIMILAR PEDESTRIAN PATH BE INSTALLED BY THE HOMEOWNERS' ASSOCIATION.
- 8) THAT THE APPLICANT SUBMIT A DETAILED PLANTING AND LANDSCAPING PLAN TO THE STAFF AND APPEARANCE COMMISSION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 9) THAT THE APPLICANT SUBMIT A STORMWATER PLAN WITH DRAINAGE CALCULATIONS FOR REVIEW AND APPROVAL BY THE TOWN'S CONSULTING ENGINEER PRIOR TO INITIATION OF CONSTRUCTION.
- 10) THAT THE PROPOSED SIGN BE ROUTED OR PAINTED WOOD.
- 11) THAT THE FENCE ALONG THE ENTRANCE DRIVE AND SOUTHERN PROPERTY LINE BE SIX FEET IN HEIGHT AND CONSTRUCTED OF WOOD. THE FENCE ALONG THE NEVILLE'S PROPERTY LINE SHALL BE SIX FEET IN HEIGHT AND CONSTRUCTED OF CHAIN LINK. IF A DIFFERENT FENCING MATERIAL IS REQUESTED BY ADJOINING PROPERTY OWNERS, THE DEVELOPER MAY REQUEST MINOR MODIFICATION APPROVAL FROM THE ZONING ADMINISTRATOR.
- 12) THAT A FIRE HYDRANT BE INSTALLED AND WORKING BEFORE FRAMING OF ANY BUILDING BEGINS.

VOTE: AFFIRMATIVE ALL

There being no further business, the meeting was adjourned.


 Leah C. Williamson
 Town Clerk



 Mayor