

A regular meeting of the Carrboro Board of Aldermen was held on October 22, 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
	Hilliard Caldwell
	Doug Anderson
	Joyce Garrett
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:
Alderman John Boone

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF OCTOBER 15, 1985 BE APPROVED.
VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING

- (1) Land Use Ordinance Text Amendment/Receive-Only Earth Stations

The administration requested that the Board of Aldermen set a public hearing for November 12, 1985 to consider an amendment to the Carrboro Land Use Ordinance which would allow earth stations (satellite dishes) when used in conjunction with a dwelling unit as an accessory use.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT A PUBLIC HEARING BE SET FOR NOVEMBER 12, 1985.
VOTE: AFFIRMATIVE ALL

CONTINUATION OF PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT/SHELTERS FOR THE HOMELESS

Jerry Davenport, the town's planner, stated that the administration was requesting that the Board of Aldermen consider a proposed amendment to the Land Use Ordinance which would provide for shelters for the homeless. Mr. Davenport stated that this public hearing was continued from the October 1, 1985 meeting of the Board of Aldermen pursuant to the Planning Board's request.

Diana Woolley, Chairperson of the Planning Board, stated that the Planning Board was recommending approval of the proposed ordinance amendment with the following conditions: (1) Section 15-175.3(a) should be deleted (regarding the 300 foot setback); and (2) Section 15-175.3(b) and (c) should be added to stipulations/requirements for temporary homes for homeless.

Sue Baker, with the Interfaith Council, stated that she was in favor of the proposed ordinance as amended by the Planning Board.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY ZONA NORWOOD 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 JIM WHITE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE FOR SHELTERS FOR THE HOMELESS" BE ADOPTED, AS AMENDED BY THE PLANNING BOARD.
VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE ORDINANCE AMENDMENT/SEASONAL SALES

Jerry Davenport, the town's planner, stated that the administration was requesting that the Board of Aldermen consider a proposed amendment to the Land Use Ordinance to provide for seasonal sales of Christmas trees and pumpkins pursuant to a zoning permit in residential districts on lots with nonconforming commercial uses and in commercial districts.

Diana Woolley, Chairperson of the Planning Board, stated that the Planning Board was recommending approval of the proposed ordinance with the condition that reference to specific holidays be deleted from the ordinance.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY ZONA NORWOOD THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE FOR SEASONAL SALES OF CHRISTMAS TREES AND PUMPKINS IN CERTAIN DISTRICTS" AS RECOMMENDED BY THE ADMINISTRATION, BE ADOPTED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/DOWNTOWN AND COMMERCIAL REDEVELOPMENT PLAN/TEXT AMENDMENTS AND REZONINGS

Jerry Davenport, the town's planner, stated that this matter was before the Board of Aldermen for public hearing to decide whether to adopt, modify, or reject any or all of the downtown and commercial redevelopment plan, policies, and Land Use Ordinance text amendments.

Mr. Davenport presented a certificate of notice to property owners within 200 feet of the proposed rezoning to the Town Clerk. Mr. Davenport also explained the current plan stating that the major changes in this proposal included those dealing with building heights above 28 feet and with the zoning of parcels east of the railroad tracks. Mr. Davenport stated that the administration was recommending approval of the current proposal.

Sam Hunt, President of Hunt Electric, spoke against the zoning change to residential in Area CC and expressed concern that he would not be able to rebuild his business if it were destroyed.

Gene Strowd, owner of a lot at the rear of Hunt Electric in Area CC, expressed concern that his undeveloped lot would be undevelopable if the proposed zoning changes are adopted and requested that this area remain zoned as is.

Ray Allen Butler, owner of Butler's Garage, requested that his property remain as currently zoned and expressed concern that he would not be able to expand his business if the proposed zoning changes are adopted. Mr. Butler requested that his property be rezoned to M-1 to allow for expansion of his business.

Dougald McMillan, partner in Carrboro Station, spoke in support of downtown development, stated that the town should not allow industrial development in the downtown area, and expressed concern for the processes small businesses have to go through in order to obtain changes in their businesses.

Bill Birch, residing on West Carr Street, asked how this rezoning will affect the town hall ballfield and asked that areas in town be set aside for recreational activities. Mr. Birch requested that the Board keep an open mind to building a swimming pool on the town hall ballfield.

Eleanor Kinnaird, residing at 207 W. Poplar Avenue, spoke in favor of reinstating the ballfield at town hall, requested height restrictions along Weaver Street and in the B-2 zone

and requested that the 100 block of Main Street, the Station Restaurant, and Maple Street be made historic districts.

Jay Bryan, residing on Oak Avenue, expressed concern for the proposed building height limits in the B-1(c) and B-1(g) zones and stated that design guidelines need to be enforceable and well thought out by knowledgeable people. Mr. Bryan stated that he felt the proposed guidelines will be hard to enforce. Mr. Bryan also stated that the Historic District Subcommittee was not consulted when the proposed design criteria was drawn up. Mr. Bryan requested that the Board defer action on the commercial rezoning plan until the design criteria could be looked at more closely.

Judith Wegner expressed concern that the height limitations need to be addressed more carefully and requested that the Appearance Commission review the proposed design criteria. Ms. Wegner stated that she was not comfortable with the proposed manufacturing areas being located in the downtown and suggested that action on the proposed rezoning plan be deferred.

MOTION WAS MADE BY HILLIARD CALDWELL THAT THIS PUBLIC HEARING BE CONTINUED ON DECEMBER 10, 1985. (THIS MOTION DIED FOR THE LACK OF A SECOND.)

MOTION WAS MADE BY DOUG ANDERSON THAT THE PUBLIC HEARING BE CLOSED. (THIS MOTION DIED FOR THE LACK OF A SECOND.)

Sherry Jones, residing at 110 Elm Street, stated that the Historic District Subcommittee's report was put on the "back burner" by the administration until the commercial rezoning plan was adopted. Ms. Jones expressed concern that the downtown consultant's recommendations and the Historic District Subcommittee's recommendations were not incorporated in the commercial rezoning proposal.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JIM WHITE THAT THIS PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (NORWOOD)

MOTION WAS MADE BY JOYCE GARRETT AND SECONDED BY HILLIARD CALDWELL THAT NO ACTION BE TAKEN ON THE COMMERCIAL REZONING PROPOSAL AT THIS TIME. VOTE: AFFIRMATIVE FOUR, NEGATIVE ONE (ANDERSON)

PRESENTATION OF AUDIT REPORT FOR FY'84-85

Mr. James Speed, representing the town's audit firm, Deloitte, Haskins & Sells, presented the audit report for fiscal year 1984-85.

PARK AND RIDE LOT BID AWARD

Roy Williford, Planning Director, stated that the Town of Carrboro received two bids for the construction of a park and ride lot at the Plantation Plaza Shopping Center on October 17, 1985. Mr. Williford stated that due to the fact that both bids exceeded available funds for this project, the administration was recommending that both bids be rejected and the administration be authorized to readvertise for bids.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE BIDS BE REJECTED AND THE ADMINISTRATION BE AUTHORIZED TO READVERTISE FOR BIDS. VOTE: AFFIRMATIVE ALL

BUDGET REQUESTS FOR ARTSCHOOL AND ANIMAL PROTECTION SOCIETY

Don Casper, Assistant Town Manager, stated that the Human Services Commission had requested clarification permission to be relieved from reviewing the budget requests for the ArtSchool and the Animal Protection Society. Mr. Casper

suggested that a special nondepartmental line item be established for the ArtSchool appropriation and that the Animal Protection Society's budget request be included in the Police Department's budget.

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THE HUMAN SERVICES COMMISSION BE RELIEVED OF RESPONSIBILITY FOR REVIEWING THE APPROPRIATION REQUESTS FOR THE ARTSCHOOL AND THE ANIMAL PROTECTION SOCIETY AND THAT THE ADMINISTRATION BE INSTRUCTED TO SET UP A SPECIAL NONDEPARTMENTAL LINE ITEM FOR THE ARTSCHOOL BUDGET REQUEST AND THE BUDGET REQUEST FOR THE ANIMAL PROTECTION SOCIETY BE INCLUDED IN THE POLICE DEPARTMENT'S BUDGET. VOTE: AFFIRMATIVE ALL

VOTING PROCEDURE

Mayor Porto presented a letter from Ms. Catherine Peele requesting that the Board vote by raised hands in order that t.v. viewers may be able to determine how Board members vote on issues.

It was the consensus of the Board to begin voting by raised hands.

There being no further business, the meeting was adjourned.

Sarah C. Williamson
Town Clerk

J. Porto
Mayor