

A regular meeting of the Carrboro Board of Aldermen was held on April 8, 1986 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	Tom Gurganus
	Hilliard Caldwell
	Doug Anderson
	John Boone
	Judith Wegner
	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 DOUG ANDERSON AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF APRIL 1, 1986 BE APPROVED. VOTE: AFFIRMATIVE ALL

CHARGES ISSUES TO ADVISORY BOARD MEMBERS

The Town Clerk issued charges to Andrew Dobelstem and David Ripperton, recent appointees to the Planning Board.

PUBLIC HEARING/VOLUNTARY ANNEXATION/TENNIS CLUB ESTATES, SECTION III

Roy Williford, Planning Director, stated that Weatherhill Limited Partnership had submitted a petition requesting the annexation of Section III of the Tennis Club Estates.

Mr. Williford stated that the administration recommended that the Board of Aldermen adopt an ordinance annexing this property.

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

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING TENNIS CLUB ESTATES, SECTION II", BE ADOPTED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/CONDITIONAL USE PERMIT/102 EAST MAIN STREET

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard stated that James L. Hodgins had applied for a conditional use permit which would allow retail, office, service and banking uses to be located in two existing buildings with a total of 4,590 square feet at 102 East Main Street. The lot is approximately 15,513 square feet and is zoned Business-1(c). The lot is identified as Tax Map 99, Block C, Lot 3.

Mr. Shepard stated that the administration was recommending approval of the conditional use permit with the following conditions:

1) That a bank walk-up window not be permitted on any facade of the existing structure where people using the facility would be standing in the public right-of-way or private vehicle accommodation area;

2) That the storm drainage pipe size and location of proposed storm drainage system be approved by the town's consulting engineer;

3) That a detailed landscape plan be approved by the town staff with courtesy review by the Appearance Commission;

4) That the parking, dumpster, curbing and planter areas be revised per town staff recommended drawing dated 4/4/86;

5) That the vehicle accommodation area base be 8-inch ABC stone, that the surface be 2-inch 1-2 asphalt, and that curbing be 18-inch traffic island curb; and

6) That three additional shade trees be provided for in the detailed landscape plan.

Andrew Dobelsteim, Chair of the Planning Board, was sworn in. Mr. Dobelsteim stated that the Planning Board recommended approval of the conditional use permit with all staff recommended conditions.

Jim Dunlop, Transportation Planner, was sworn in. Mr. Dunlop stated that the Transportation Advisory Board recommended that the traffic circulation be reversed from that recommended by the town staff because they felt that cars backing out of the first parking space would interfere with turning movements into the parking lot. Mr. Dunlop stated that the staff's recommended drawing dated 4/4/86 addressed the T.A.B.'s concerns as it deleted the first parking space.

Jim Hodgkin, applicant, was sworn in. Mr. Hodgkin stated that he supported the staff's recommended drawing dated 4/4/86 and the Appearance Commission's recommendation on tree plantings. Mr. Hodgkin stated that he will be sandblasting the facade of the building, will install new awnings and place a new roof on the building.

MOTION AS MADE BY JOHN BOONE AND SECONDED BY ZONA NORWOOD THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON 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 JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT 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 BANK WALK-UP WINDOW NOT BE PERMITTED ON ANY FACADE OF THE EXISTING STRUCTURE WHERE PEOPLE USING THE FACILITY WOULD BE STANDING IN THE PUBLIC RIGHT-OF-WAY OR PRIVATE VEHICLE ACCOMMODATION AREA.

4) THAT THE STORM DRAINAGE PIPE SIZE AND LOCATION OF PROPOSED STORM DRAINAGE SYSTEM BE APPROVED BY THE TOWN'S CONSULTING ENGINEER.

5) THAT A DETAILED LANDSCAPE PLAN BE APPROVED BY THE TOWN STAFF WITH COURTESY REVIEW BY THE APPEARANCE COMMISSION.

6) THAT THE PARKING, DUMPSTER, CURBING AND PLANTER AREAS BE REVISED PER TOWN STAFF RECOMMENDED DRAWING DATED 4/4/86.

7) THAT THE VEHICLE ACCOMMODATION AREA BASE BE 8-INCH ABC STONE, THAT THE SURFACE BE 2-INCH 1-2 ASPHALT, AND THAT CURBING BE 18-INCH TRAFFIC ISLAND CURB.

8) THAT THREE ADDITIONAL SHADE TREES BE PROVIDED FOR IN THE DETAILED LANDSCAPE PLAN.

9) THAT BRADFORD PEARS BE PLANTED AT THE LOCATIONS INDICATED WITH STARS ON THE PLAN MARKED EXHIBIT A AND THAT WAX MYRTLES BE PLANTED WHERE INDICATED WITH DOTS ON EXHIBIT A.

VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/SOUTHERN CONNECTOR ROADS PLAN

Jim Dunlop, Transportation Planner, stated that on March 4, 1986, the Board of Aldermen approved the southern portion of the Connector Roads Plan. The public hearing held at that meeting was inadequately advertised. Therefore, tonight's public hearing would permit citizens to comment on the plan.

Mr. Dunlop reviewed the material submitted to the Board of Aldermen for consideration on March 4, 1986.

Ron Wells, developer of Weatherhill, spoke in support of this plan.

Robert Brown, a resident of Smith Level Road, requested that the Board negate its action on March 4, 1986. Mr. Brown stated that he felt the plan would prohibit property owners from maintaining open space because of the allocation costs. Mr. Brown stated that he felt this plan does not follow the connector roads policy as far as contours of roads. Mr. Brown stated that the property owners affected by this plan are not aware of the plan.

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 DOUG ANDERSON THAT THE SOUTHERN CONNECTOR ROADS PLAN BE ADOPTED. VOTE: AFFIRMATIVE ALL

JOINT PLANNING AGREEMENT

The Board of Aldermen at its meeting of April 1, 1986, approved a draft of the joint planning agreement and referred it to the Planning Board for its review and comments. The Board requested that the Planning Board present its comments on the agreement at tonight's meeting.

Andrew Dobelsteim, Chair of the Planning Board, presented the Planning Board's recommendations on the joint planning agreement (see Town Clerk's file of this meeting for a copy of these recommendations).

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT THE JOINT PLANNING AGREEMENT BE ADOPTED WITH THE FOLLOWING CHANGES:

1) THAT SECTION 2.6 A. BE REWRITTEN AS FOLLOWS: "PROPOSED AMENDMENTS TO THE ZONING MAP APPLICABLE TO THE JOINT PLANNING AREA SHALL BE REFERRED TO THE JOINT PLANNING ADVISORY COMMISSION (JPAC) AND TO THE GOVERNING BODY AND PLANNING BOARD OF EACH TOWN WITH RESPECT TO PROPOSALS AFFECTING EACH TOWN'S RESPECTIVE AREAS OF PRIMARY INFLUENCE.

ORANGE COUNTY SHALL ESTABLISH PROCEDURES TO ENSURE THAT JPAC AND THE TOWN'S GOVERNING BODIES AND PLANNING BOARDS HAVE A REASONABLE OPPORTUNITY TO COMMENT ON PROPOSED AMENDMENTS BEFORE THE BOARD OF COMMISSIONES MAKES A FINAL DECISION."

2) THAT SECTION 3.1 A. BE REWRITTEN AS FOLLOWS: "A JOINT PLANNING ADVISORY COMMISSION CONSISTING OF SIX MEMBERS IS ESTABLISHED. THE COMMISSION SHALL HAVE THE FOLLOWING COMPOSITION:

2 ORANGE COUNTY PLANING BOARD MEMBERS
2 CHAPEL HILL PLANNING BOARD MEMBERS
2 CARRBORO PLANNING BOARD MEMBERS

COMMISSION MEMBERS FROM EACH OF THE THREE JURISDICTIONS SHALL BE APPOINTED BY THE RESPECTIVE GOVERNING BOARDS OF THOSE JURISDICTIONS. IF ONE OR MORE OF THE THREE JURISDICTIONS CANNOT FIND TWO PLANNING BOARD MEMBERS WILLING AND ABLE TO SERVE, THE GOVERNING BODY OF SUCH JURISDICTION MAY APPOINT AS A MEMBER ANY RESIDENT OF THAT TOWN OR ITS EXTRATERRITORIAL PLANNING JURISDICTION."

VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GURGANUS)

HISTORIC PRESERVATION TASK FORCE

Mr. Morgan stated that the Board of Aldermen at its March 25, 1986 meeting requested that the charge for the Historic Preservation Task Force be rewritten. Mr. Morgan stated that he had met with Sherry Jones, Chairman, and Jay Bryan, member of the Historic District Subcommittee, and had reworked the charge for the new task force.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JOHN BOONE THAT THE PROPOSAL FOR THE ESTABLISHMENT OF A HISTORIC PRESERVATION TASK FORCE BE ADOPTED WITH THE FOLLOWING CHANGES:

1) THAT THE DEADLINE BE REWRITTEN AS FOLLOWS: "THE TASK FORCE WILL BE ASKED TO COMPLETE ITS WORK WITHIN EIGHTEEN MONTHS WITH STATUS REPORTS BEING MADE TO THE BOARD OF ALDERMEN AT LEAST EVERLY SIX MONTHS OR AT ANY OTHER REASONABLE INTERVALS."

2) THAT SUBSECTION E) OF THE CHARGE BE REWRITTEN AS FOLLOWS: "INFORM PROPERTY OWNRS WITHIN THE PROPOSED DISTRICTS BY PREPARING AND DISTRIBUTING MATERIALS, WITH THE HELP OF THE TOWN'S STAFF, ON THE DISTRICTS AND CONDUCT PUBLIC MEETINGS WITH PROPERTY OWNERS TO ANSWER QUESTIONS AND CONCERNS."

VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request the administration to proceed with advertisements for these positions.

PRESENTATION ON RESEARCH TRIANGLE REGION PUBLIC TRANSPORTATION STUDY

Dr. Gorman Gilbert, with UNC-CH, presented a brief report on the Research Triangle Region Public Transportation Study. Dr. Gilbert stated that the study would include Durham, Orange, and Wake Counties and would include graphics on past, current and future travel for the triangle area. Dr. Gilbert stated at he would like to make another report to the month in approximately one month on the progress of the study with a proposed completion date of late August, 1986.

COMMENTS FROM N.C.D.O.T./THOMAS F. LLOYD MILL VILLAGE HISTORIC DISTRICT NOMINATION

Mr. Morgan stated that the town had received a letter from Edison Johnson with the N.C. Department of Transportation, concerning the proposed Thomas F. Lloyd Historic District nomination. Mr. Morgan requested authorization to send a letter to the State Professional Review Committee presenting information on the thoroughfare plan for the area contained in the nomination.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY ZONA NORWOOD THAT THE TOWN MANAGER BE AUTHORIZED TO SEND THE LETTER TO THE STATE PROFESSIONAL REVIEW COMMITTEE. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (CALDWELL, GURGANUS)

RESOLUTION OF APPRECIATION/DOUG ANDERSON

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

A RESOLUTION COMMENDING DOUGLAS ANDERSON FOR HIS SERVICE ON THE BOARD OF ALDERMEN AND TO THE CITIZENS OF CARRBORO Resolution No. 43/85-86

WHEREAS, Doug Anderson has served as a member of the Carrboro Board of Aldermen with diligence, dedication and distinction since his induction in December, 1983; and

WHEREAS, Doug Anderson has given selflessly of his time and energies to the betterment of the community;

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

Section 1. The Board expresses its sincere gratitude and appreciation to Doug Anderson for the energy, enthusiasm, and creativity he has displayed during the past three years while serving on the Board of Aldermen on behalf of all the citizens of the Town of Carrboro.

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

Section 3. This resolution shall become effective upon adoption.

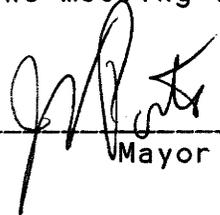
The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 8th day of April, 1986:

AYES: John Boone, Zona Norwood, Judith Wegner, Hilliard Caldwell, Jim Porto, Tom Gurganus

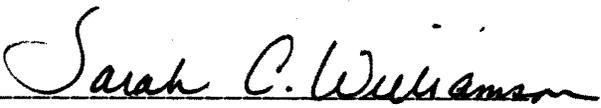
NOES: None

ABSENT OR EXCUSED: Doug Anderson

There being no further business, the meeting was adjourned.



Mayor



Town ~~Manager~~
Dirk