

A regular meeting of the Carrboro Board of Aldermen was held on May 20, 1986 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	Randy Marshall
	Tom Gurganus
	Hilliard Caldwell
	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 HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE MINUTES OF MAY 13, 1986 BE APPROVED. VOTE: AFFIRMATIVE ALL

CALVANDER ZONING

Ms. Elizabeth Shumaker, a resident of the Calvander area, spoke in favor of the town leaving the Calvander area zoned R-1 and urged that development in this area be restricted. Ms. Shumaker also spoke against the connector road proposed to run from Homestead Road to Hillsborough Road.

COMMENTS ON 1986-87 BUDGET

Mr. Doug Sharer, residing at 501 W. Poplar Avenue, presented information concerning the Town Manager's proposal to set aside \$35,000 in the 1986-87 budget as a contingency to cover short-falls in funding for the transit system. Mr. Sharer stated that based on the information that he had these funds would not be needed and stated that these funds might be used for other more pressing needs.

QUARTERLY REPORT/CEMETERY COMMISSION

Mr. Wallace Womble, Chair of the Cemetery Commission, presented a report on the activities of the Cemetery Commission. Mr. Womble stated that the Cemetery Commission was meeting every three months. Mr. Womble also stated that the Cemetery Commission had been responsible for having directional signs for both cemeteries installed along with on-site signs, and had had trees and bulbs planted at Westwood Cemetery. Mr. Womble stated that the Commission would like to have the fence replaced at the old cemetery, new maps of the cemeteries drawn, have curb, gutter and pavingd constructed at Westwood, and have the police departent patrol the old cemetery. Mr. Womble stated that the Commission would also like to have the town staff begin to keep records of individuals buried in the cemeteries.

QUARTERLY REPORT/DOWNTOWN DEVELOPMENT COMMISSION

Mr. Brett Sutton, Chair of the Downtown Development Commission, made a report on the activities of the Downtown Development Commission.

Mr. Sutton stated that the Downtown Development Commission had been meeting monthly. Mr. Sutton stated that the Commission was waiting to see the disposition of downtown

property before proceeding further with plans for downtown parking; the Commission is looking at new vendor spaces for the Farmers' Market along with possibly having an additional market in conjunction with the ArtSchool's new facility; and the Commission is currently working with the Transportation Advisory Board in formulating short-term and long-term solutions to the downtown traffic circulation problems.

PETITION TO PAVE CREST STREET

Chris Peterson, Public Works Director, stated that property owners on Crest Street have submitted a petition requesting that their street be paved under the town's special assessment policy. Mr. Peterson explained that the paving project would cost approximately \$10,118 with 60% of this cost being assessed to the property owners and 40% being borne by the town. Mr. Peterson stated that the upcoming budget does not contain funding for new street paving.

Mr. Peterson stated that the administration recommended adoption of a resolution stating the Board's intent to consider undertaking this project and setting a public hearing for June 10, 1986.

The following resolution was introduced by Alderman John Boone and duly seconded by Alderman Tom Gurganus.

PRELIMINARY RESOLUTION STATING THE BOARD'S INTENT
TO CONSIDER UNDERTAKING A STREET PAVING PROJECT
FINANCED IN PART BY SPECIAL ASSESSMENTS
Resolution No. 50/85-86

WHEREAS, the town has received a petition requesting Crest Street between Pleasant Drive and the end be improved in the following manner: street paving (20' width, 8-inch stone base, 2-inch 1-2 asphalt; and

WHEREAS, the Town Clerk has certified to this Board that said petition is sufficient in all respects, the same having been duly signed by at least a majority in number of the owners property abutting the street to be improved who reside on that street, who own at least a majority of the lineal feet of frontage on the street to be improved that is owned by persons who reside on that street;

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

Section 1. The Board hereby expresses its intent to pave Crest Street from Pleasant Drive to the end as described above.

Section 2. Sixty percent (60%) of the total cost of this improvement (not including the cost of paving at street intersections) shall be assessed against the properties that abut the Crest Street paving improvements at an equal rate per foot of frontage. However, when a project is undertaken along two sides of a corner lot, 75% of the frontage of the shorter side of such lot, up to a maximum of 125 feet, shall be exempt from assessment.

Section 3. The owners of property assessed shall, within thirty (30) days after publication of the notice that the assessment roll has been confirmed, either pay the full amount of the assessment in cash or notify the town of their election to pay the assessed amount in five annual installments with interest at the rate of six percent (6%) on the unpaid principal amount. If payment on an installment basis is chosen, the first installment with interest shall become due and payable on the date when property taxes are due and payable (September 1), and one subsequent installment and interest shall be due and payable on the same date in each succeeding year until the assessment is paid in full.

Section 4. A public hearing on all matters covered by this resolution shall be held on the 10th day of June, 1986 at 7:30 p.m. in the Carrboro Town Hall, 301 West Main Street, Carrboro, North Carolina.

Section 5. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote was duly adopted this 20th day of May, 1986:

Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Jim Porto, John Boone, Judith Wegner, Zona Norwood

Noes: None

Absent or Excused: None

SELECTION OF HISTORIC PRESERVATION TASK FORCE

The following individuals have expressed interest in being appointed to the newly established Historic Preservation Task Force:

1. Fritz Sonnichsen, 107 Lindsay Street
2. Jay Bryan, 301 Oak Avenue
3. Scott W. Simmons, 202 Oak Avenue
4. Catherine Peel, #4 Cedar Court Apartments
5. Ellen Sutton, 204 Maple Avenue
6. Jane Hamborsky, 205 Center Street
7. David Griffiths, 1403 N. Greensboro Street
8. Mary Cameron, 308 Lindsay Street
9. Crroll Kyser, 301 Oak Avenue

According to the proposal establishing the Historic Preservation Task Force, the task force shall consist of nine members, with at least one member being a businessperson or property owner from the commercial historic district and three members being residents or property owners from one of the residential historic areas.

All of the individuals requesting appointment are residents or property owners in residential historic areas with the exception of Catherine Peele and David Griffiths.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JUDITH WEGNER THAT THE NINE INDIVIDUALS REQUESTING APPOINTMENT BE APPOINTED AND THAT THE TASK FORCE MEMBERSHIP BE INCREASED TO ELEVEN, WITH THE TWO ADDITIONAL MEMBERS BEING APPOINTED ON JUNE 3, 1986. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board that task force not begin meeting until all appointments are made.

JOINT PLANNING AREA LAND USE PLAN

Roy Williford, Planning Director, presented the proposed joint planning land use map and explained that the administration's recommended resolution differed from the Planning Board's recommended resolution in that the Planning Board's resolution omits the word "deciduous" under item 3(a) and has a maximum density of six units per acre rather than eight under item 7.

Andy Dobelsteim, Chair of the Planning Board, presented the Planning Board's recommendations on the joint planning area land use plan.

Diana Woolley, a member of the Planning Board, presented a minority report from she and Jim Manor (also a member of the Planning Board) speaking in disagreement with the Planning Board's recommendation against rezoning areas in the Calvander area. Ms. Woolley stated that she would recommend approval of the Homestead Road Activity Node allowing a planned industrial park zone, a commercial and institutional zone, and a residential zone.

David Rudder, a resident of the Calvander area, pointed out that there is a 500' waiver on both sides of the arterials in this area which could allow additional densities under the natural constraint system.

Randy Danziger, a resident of the Calvander area, requested more information on the natural constraint system and requested that density be restricted to one unit per acre.

MOTION WAS MADE BY TOM GURGANUS THAT THE PLANNING BOARD'S RECOMMENDED RESOLUTION BE ADOPTED. MOTION DIED FOR THE LACK OF A SECOND.

MOTION WAS MADE BY JOHN BOONE THAT THE STAFF'S RECOMMENDED RESOLUTION BE ADOPTED REMOVING THE ROGERS ROAD OFFICE-INSTITUTIONAL NODE. MOTION DIED FOR THE LACK OF A SECOND.

MOTION WAS MADE BY JUDITH WEGNER THAT THIS MATTER BE DEFERRED UNTIL MAY 27, 1986. VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (GURGANUS, BOONE, MARSHALL, NORWOOD)

It was the consensus of the Board that Section 3 be amended by deleting the words "an arterial" and substituting thereof the words "the Northern Loop".

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY ZONA NORWOOD THAT THE PLANNING BOARD'S RECOMMENDED RESOLUTION BE ADOPTED. (IT WAS REQUESTED THAT SEPARATE VOTES BE TAKEN ON:

- 1) THE PLANNING BOARD'S RECOMMENDATION CONCERNING TREES IN SECTION 3. VOTE: AFFIRMATIVE FOUR NEGATIVE THREE (PORTO, CALDWELL, BOONE)
- 2) THE PLANNING BOARD'S RECOMMENDATION CONCERNING DENSITY IN SECTION 7. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (MARSHALL, BOONE)
- 3) WHETHER TO INCLUDE THE ROGERS ROAD OFFICE-INSTITUTIONAL NODE ON ROGERS ROAD IN SECTION 2. VOTE: AFFIRMATIVE ONE, NEGATIVE SIX (MARSHALL, GURGANUS, CALDWELL, BOONE, WEGNER, NORWOOD)
- 4) ALL REMAINING SECTIONS OF THE RESOLUTION. VOTE: AFFIRMATIVE ALL

A RESOLUTION STATING THE TOWN OF CARRBORO'S
RECOMMENDATIONS ON THE JOINT PLANNING AREA
DRAFT LAND USE PLAN
Resolution No. 51/85-86

WHEREAS, the Town of Carrboro, Chapel Hill and Orange County intend to jointly plan for and regulate the land use activities in the "Joint Planning Area"; and

WHEREAS, the Town of Carrboro, as a participant in the joint planning process, intends to mutually adopt a "Joint Planning Area Land Use Plan"; and

WHEREAS, the Town has jointly conducted two public hearings to receive comments on the joint planning area draft land use plan.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES that the Town is receptive to the mutual adoption of a joint planning area land use plan which incorporates the following:

1. That the proposal for a commercial and industrial transitional node on Homestead Road be withdrawn and that the area be proposed for residential development.

2. That the proposal for an office-institutional node at Rogers Road be withdrawn and that the area be proposed for residential development.

3. That the constraint system proposed for determining permissible intensity of development be modified by limiting the constraint for vegetated areas to only areas whose vegetation is (a) mature and wooded, or (b) indicative of a wetland area. Also, that relief from the constraint system be allowed for land within 500 feet of the Northern Loop to allow additional densities to justify mass transit and that a wooded buffer be retained along all arterials.

4. That sewer lines be allowed in the University Lake Watershed; that government continue the present practice of having developers pay for and construct their own systems and that developments within the transition area be required to be served by public water and sewer service.

5. That a rural buffer be created around the Towns; that the buffer be characterized and attained through the retention of large tracts developed at low densities with cluster development, together with the preservation of the Duke Forest Lands with conservation uses.

6. That the local governments inventory lands which have aesthetic value or are environmentally sensitive; that lands that are particularly aesthetically pleasing and particularly environmentally sensitive be preserved.

7. That the suburban and urban residential designation on the Land Use Map be merged into one classification called "transitional residential" with the density to be determined on a tract-by-tract basis by applying capacity densities as worked out in the natural constraint system, with a maximum density of six (6) units per acre.

The foregoing resolution having been submitted to a vote, was duly adopted this 20th day of May, 1986.

There being no further business, the meeting was adjourned to a worksession.

James C. Williamson
Town Clerk

J. W. Punt
Mayor