

A regular meeting of the Carrboro Board of Aldermen was held on May 27, 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 20, 1986 BE APPROVED. VOTE: AFFIRMATIVE ALL

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REQUEST FROM MR. A.C. BUSHNELL/OPENING OF SHEARON HARRIS NUCLEAR POWER PLANT

Mr. A.C. Bushnell requested the Board of Aldermen's adoption of a resolution petitioning the Nuclear Regulatory Commission and the North Carolina Utilities Commission to prevent the opening of the Shearon Harris nuclear power plant.

Michael Jones, attorney representing CP&L, requested that his client be given an opportunity to respond to questions raised by Mr. Bushnell and invited the Board of Aldermen and the town's citizens to visit the plant.

Alice Kennedy, residing at 203 Simpson Street, asked if Carrboro had an evacuation plan and requested to know if land values would decrease as a result of the opening of the nuclear power plant.

Jeff Hamilton, a Carrboro resident, asked if nuclear wastes could possibly run-off into Jordan Lake from this plant.

Kathy Newell, residing at 119-A Pine Street, asked about CP&L's safety record. Ms. Newell also asked if there is an historical procedure for outdated nuclear power plants.

Judith Silky, residing on Mulberry Street, asked what the cost would be to decommission Shearon Harris as opposed to converting it to a coal or natural gas facility.

Lyles Landsdale, residing at 105 Pleasant Drive, asked why the evacuation zone only extends 10 miles from the plant when a storm can move radiation to areas outside a 25-mile radius.

Leon Fink, residing at 102 Williams Street, asked when Shearon Harris would begin operations.

Bob White, residing at 109 Shelton Street, asked if CP&L could guarantee that there would never be a nuclear accident at Shearon Harris.

Ben Furr, representing CP&L, stated that the Nuclear Regulatory Commission will issue a license to open Shearon Harris before July 25, 1986. The N.C. Utilities Commission does not have any other approval in the licensing process. If Chatham County withdraws from the evacuation plan, the State of North Carolina could have to come up with an evacuation plan for them.

The following resolution was introduced by Alderman Judith Wegner and seconded by Hilliard Caldwell.

A RESOLUTION EXPRESSING THE BOARD OF ALDERMEN'S  
RESERVATIONS ON THE OPENING OF THE SHEARON HARRIS  
NUCLEAR POWER PLANT PENDING A HEARING TO CONSIDER  
THE OBJECTIONS VOICED BY CITIZENS AND THE RESPONSE BY  
CP&L TO THESE OBJECTIONS  
Resolution No. 51/85-86

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Carrboro Board of Aldermen wishes to advise the Nuclear Regulatory Commission and the North Carolina Public Utilities Commission that it has received significant public comments opposing the opening of the Shearon Harris Nuclear Power Plant and suggesting that such plant be converted to a facility using natural gas or coal as a fuel. Further, the Board wishes to advise these agencies that the Board shares the citizens' concern over these matters, but it has determined as a courtesy to CP&L and to provide further opportunity for public comment that it will continue a hearing on June 3, 1986 to allow more detailed discussion of these issues prior to taking more formal action on a proposed resolution opposing the opening of this nuclear power plant.

Section 2. 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 27th day of May, 1986:

Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell,  
Judith Wegner, John Boone

Noes: Jim Porto, Zona Norwood

Absent or Excused: None

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PUBLIC HEARING/ANNEXATION/PHASE III, SPRING VALLEY

Roy Williford, Planning Director, stated that Prairie Development, Ltd. has submitted a petition requesting the annexation of Phase III of the Spring Valley Subdivision, which contains 48 lots and approximately 11.5 acres.

Mr. Williford stated that the administration recommended adoption of the ordinance annexing this property into the Town of Carrboro.

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

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING SPRING VALLEY SUBDIVISION, PHASE III," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/ANNEXATION/FENWAY PARK SUBDIVISION

Roy Williford, Planning Director, stated that J. David Morris of Pika Developers had submitted a petition requesting the annexation of Fenway Park Subdivision, which contains 15 units and approximately 1.1 acres.

Mr. Williford stated that the administration recommended adoption of the ordinance annexing this property into the Town of Carrboro.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN

BOONE THAT THE PUBLIC HEARING BE CLOSED AS NO ONE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ZONA NORWOOD THAT THE ORDINANCE ENTITLED "AN ORDINANCE ANNEXING FENWAY PARK SUBDIVISION," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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CONDITIONAL USE PERMIT REQUEST/PHASE II, SOMERSET PLACE

Talmark Development Corporation has applied for a conditional use permit which would allow construction of 11 additional townhouse units in an architecturally integrated subdivision to be known as Somerset Place, Phase II.

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard presented the site plan for the proposed project and stated that the administration recommended approval of the conditional use permit with the following conditions:

1) That the gravel construction entrance should be removed, regraded and seeded prior to issuance of certificates of occupancy for Building G.

2) That the existing driveway curb cut at the construction entrance shall be removed and replaced with standard curb and gutter prior to issuance of certificates of occupancy for Building G.

3) That a standard four-foot concrete sidewalk shall be constructed for the distance of the property's frontage along North Greensboro Street.

4) That a plat shall be prepared dedicating an additional 10 feet of right-of-way (40 feet from the centerline) for the distance of the property's frontage along North Greensboro Street, and recorded prior to issuance of certificates of occupancy for Building G.

5) That easements for access, parking, storm drainage and refuse collection over the Phase I parcel be granted and recorded prior to the issuance of a building permit for Building E.

Tom Talley, the developer, was sworn in. Mr. Talley asked if the Fire Department would like for him to retain the construction entrance after the project is completed to be used as an emergency access.

Robert Swiger, Fire Chief, was sworn in. Chief Swiger stated that there was no need to retain the construction entrance as an emergency entrance.

John Musgrove, residing at 118 Lantern Way, was sworn in. Mr. Musgrove stated concern over the available parking and suggested that the developer might want to install speed bumps.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE PUBLIC HEARING BE CLOSED. 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 HILLIARD CALDWELL 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 HILLIARD CALDWELL 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 gravel construction entrance be removed, regraded and seeded prior to issuance of certificates of occupancy for Building G.

4) That the existing driveway curb cut at the construction entrance be removed and replaced with standard curb and gutter prior to issuance of certificates of occupancy for Building G.

5) That a standard four-foot concrete sidewalk be constructed for the distance of the property's frontage along North Greensboro Street.

6) That a plat be prepared dedicating an additional 10 feet of right-of-way (40 feet from the centerline) for the distance of the property's frontage along North Greensboro Street and be recorded prior to issuance of certificates of occupancy for Building E.

7) That easements for access, parking, storm drainage and refuse collection over the Phase I parcel be granted and recorded prior to issuance of a building permit for Building E.

8) That fence protection be provided at the tree drip-line for trees adjacent to Building D, Phase I, Building G, Phase II, and the south side of Building E, Phase II. That said fencing be in place prior to clearing operations. And, that said fencing be shown on all construction plans.

9) That a temporary sign be erected by the developer on North Greensboro Street warning northbound traffic that construction vehicles are entering the roadway.

10) That the trees in the area of the construction entrance be designated on the construction plan as trees to be saved.

11) That at least two trash receptacles be placed on the building site and that the developer be required to keep the site reasonably free of trash during construction.

VOTE: AFFIRMATIVE ALL

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#### TOWN CODE AMENDMENT/ADVISORY BOARD APPOINTMENTS

Several months ago, the Board approved in concept guidelines for selecting advisory board members. The Town Attorney has drafted a resolution which would officially adopt these guidelines. In addition, the Town Attorney has prepared an ordinance amending the Town Code to accomplish the objectives set out in the guidelines.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO TOWN CODE PROVISIONS RELATING TO MEMBERSHIP ON VARIOUS BOARDS AND COMMISSIONS", BE ADOPTED. VOTE: AFFIRMATIVE ALL

The following resolution was introduced by Alderman Hilliard Caldwell and duly seconded by Alderman Tom Gurganus.

A RESOLUTION ADOPTING GUIDELINES  
FOR THE SELECTION OF ADVISORY BOARD AND COMMISSION  
MEMBERS  
Resolution No. 52/85-86

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board hereby adopts the attached "Guidelines for Selecting Advisory Board and Commission Members". However, it is the Board's intention that, except to the extent that one or more of the guidelines is incorporated into the Town Code, the guidelines shall be used only to guide the exercise of the Board's discretion in making appointments and shall not otherwise be regarded as binding limitations on the Board's appointment authority.

Section 2. 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 27th day of May, 1986:

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

Noes: None

Absent or Excused: None

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APPOINTMENTS TO HISTORIC PRESERVATION TASK FORCE

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT VELCIE BARBEE BE APPOINTED TO THE HISTORIC PRESERVATION TASK FORCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY ZONA NORWOOD THAT ELEANOR KINNAIRD BE APPOINTED TO THE HISTORIC PRESERVATION TASK FORCE. VOTE: AFFIRMATIVE ALL

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There being no further business, the meeting was adjourned.

Sarah C. Williamson  
Town Clerk

J. W. Porto  
Mayor