

A regular meeting of the Carrboro Board of Aldermen was held on July 7, 1987 at 7:30 p.m. in the Board Room of Town Hall.

Present and presiding:

Mayor	James V. Porto, Jr.
Aldermen	Randy Marshall
	Hilliard Caldwell
	John Boone
	Tom Gurganus
	Judith Wegner
	Zona Norwood
Assistant Town Manager	Don Casper
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF JUNE 23, 1987 BE APPROVED.
VOTE: AFFIRMATIVE ALL

RESOLUTION COMMENDING SGT. MAJOR JULIUS W. GATES

The following resolution was introduced by Alderman John Boone and duly seconded by Alderman Zona Norwood.

A RESOLUTION COMMENDING SGT. MAJOR JULIUS W. GATES
Resolution No. 1/87-88

WHEREAS, a strong and free America depends upon the willingness of its citizens to defend the Constitution; and

WHEREAS, exemplary services in defense of the Country should be acknowledged; and

WHEREAS, Sgt. Major Julius W. Gates, born in Orange County, North Carolina, and raised west of Carrboro, has been appointed as Sgt. Major of the United States Army, the highest noncommissioned post in the Army.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Mayor and Board of Aldermen do hereby acknowledge this accomplishment and commend the patriotism and skill exhibited by Sgt. Major Julius Gates.

Section 2. A copy of this resolution shall be spread upon the official minutes of the Board of Aldermen and a copy shall be forwarded to Sgt. Major Gates.

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 7th day of July, 1987:

Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell, James V. Porto, Jr., John Boone, Judith Wegner, Zona Norwood

Noes: None

Absent or Excused: None

REQUESTS TO SET PUBLIC HEARINGS

(1) Land Use Ordinance Amendment/Subdivision Approval

The administration recommended that a public hearing be set for July 21, 1987, to receive citizen comments on proposed amendments to the Carrboro Land Use Ordinance dealing with approval of subdivisions. This amendment is being proposed as a result of a discrepancy in the ordinance concerning approval of minor subdivisions.

(2) Land Use Ordinance Text Amendment Permitting Nonsubstantive Editorial Changes to be Made Administratively

In the process of entering the Land Use Ordinance onto the town's computer system, the town staff has noticed many typographic, numbering and other nonsubstantive errors of an editorial nature. As the ordinance is currently written, a formal text amendment process must occur in order for such editorial changes to be made. After consultation with the Town Attorney, the town staff proposes the attached land use ordinance amendments to permit nonsubstantive changes to be made administratively.

The administration recommended that a public hearing be set for July 21, 1987 to receive citizen comments on the proposed amendments.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY RANDY MARSHALL THAT THE REQUESTED PUBLIC HEARINGS BE SET. VOTE: AFFIRMATIVE ALL

CONTINUATION OF PUBLIC HEARING/NORTHERN CONNECTOR ROAD PLAN - WEST OF COBBLESTONE

The Board of Aldermen at its meeting of June 23, 1987, continued this public hearing due to mail problems in notifying residents of the public hearing.

Jim Dunlop, the town's transportation planner, reviewed the proposal to extend Pathway Drive through Cobblestone to the northwest side of Rifflewood. Mr. Dunlop stated this extension would provide for another point of access to Hillsborough Road, dispersing traffic further north on Hillsborough Road. Mr. Dunlop stated that this connector was planned to meet the extension of Homestead Road.

Mr. Dunlop stated that the administration recommended that the Connector Roads Plan be amended to include the extension of Pathway Drive and a connection to Hillsborough Road.

Mayor Porto stated that the Transportation Advisory Board recommended that Pathway Drive be extended in the same manner as proposed in the Northern Connector Roads Plan extension as recommended by the TAB on October 2, 1986, and that the remainder of the plan be approved as originally presented.

Frances Shetley, a member of the Transportation Advisory Board, stated that she had voted against approval of the extension of Pathway Drive because she felt like this extension would be an intrusive on the Cobblestone and Rifflewoods developments.

Joe St. Jean, a resident of Rifflewoods, expressed concern that this extension is only a portion of a larger plan. Mr. St. Jean questioned the appropriateness of laying out a road plan before it is known what will be developed on the

property.

Susan Ferentino, a resident of 1 Riffelwoods, asked why it is necessary to have two connector roads so close together.

David Knight asked if the developer can put the proposed road in even if the alignment is not approved by the Board at this time.

Kathy Newell, a resident of Pine Street, suggested that the developer be asked what he plans to put on the property before the road is layed out.

John Horowitz, a resident of 104 Cobblestone, spoke against the proposed extension of Pathway Drive. Mr. Horowitz requested that if the road is put in place, that speed bumps and stop signs be installed to slow traffic.

Richard Ellington, a resident of 109 Bruton Drive, expressed concern that this road, formerly disapproved by the Board of Aldermen, is being approved in a piece mill manner. Mr. Ellington suggested the use of cul-de-sacs off Hillsborough Road for future developments rather than the proposed extension.

Mary Coffley, a resident of 2301 Pathway Drive, spoke in favor of having small roads and cul-de-sacs to encourage residential use, rather than using connector roads.

Paul Ferentino, a resident of 1 Rifflewoods, requested to know what the buffer would consist of between this proposed road and existing properties.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JUDITH WEGNER 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 TOM GURGANUS THAT THE PROPOSED EXTENSION OF THE NORTHERN CONNECTOR ROAD PLAN WEST OF COBBLESTONE BE DISAPPROVED. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (MARSHALL, PORTO, WEGNER)

VOLUNTARY ANNEXATION OF THE AMBERLY LANDS, ZONING OF AMBERLY LANDS, CONDITIONAL USE PERMIT/AMBERLY

The town has received a letter from Phil Szostak, the applicant for the Amberly development conditional use permit, requesting that the Board of Aldermen reactivate the public approval process for the Amberly development project, which has been redesigned to accommodate a community water and sewer system.

The administration recommended that the Board of Aldermen consider the applicant's request to reopen discussions of the petitioned annexation, zoning and conditional use permit request; and, if the Board agrees to reconsider the annexation, that a public hearing be set for July 28, 1987.

Melva Okin requested that citizens be given an opportunity to review proposed plans before the public hearing.

Phil Szostak stated that final designs will be submitted to the town on July 9th.

Grace Copeland stated that she owns land abutting the Amberly land and stated that there was a small tract of land between her property and the Amberly land which currently does not have an owner and requested whether Amberly was including this tract as part of its property.

Jim Tatum, an attorney representing the developer, stated that his clients had not included this tract in calculations for density of the Amberly development, but that they were

proposing to file for ownership of the tract.

Jay Bryan urged the Board not to reopen the public hearing on this matter and questioned how the Board could set a public hearing on the conditional use permit before complete plans are submitted. Mr. Bryan also expressed concern that proper review could be given this project considering the short time period before the proposed public hearing date.

Richard Ellington expressed concern that two weeks is insufficient time to review this project. Mr. Ellington suggested that the town staff investigate OWASA's willingness to tap the Country Bakery onto the water system in light of the fact that they have refused to extend service to Amberly.

Jim Tatum stated that his client was requesting the Board of Aldermen reconsider this matter in light of the fact that the matter was formerly tabled by the Board rather than denied.

Robin Lackey, Chair of the Planning Board, requested that the Board consider delaying the public hearing in order to give the Planning Board more time to review the matter.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT ALL THREE ISSUED BE REMOVED FROM THE TABLE AND THAT PUBLIC HEARINGS BE SET ON ALL THREE ISSUES FOR JULY 28, 1987. VOTE: AFFIRMATIVE ALL

The Board requested that the town staff use all means available to notify citizens of these public hearings; requested that the town staff forward information as received to the Board of Aldermen; requested that information on this project be forwarded to the Orange County Planning Board for review; requested that the Environmental Management Commission's procedures for reviewing and approving community collection and treatment systems be prepared and made available to citizens as requested; and requested that the Board be given a status report on this project at its meeting on July 21, 1987.

DISPOSITION OF LOTS ACQUIRED UNDER LLOYD/BROAD C.D. PROJECT AND RECOMBINED STARLIGHT DRIVE LOT

James Harris, Community Development Coordinator, stated that as part of the Lloyd/Broad Street Community Development project application, the town stated it would provide six lots to Habitat for Humanity for low-income housing. The town acquired two vacant lots in the Lloyd/Broad Street C.D. area. In addition, with Board approval, the town has combined a town-owned lot on Starlite Drive with a remaining portion of a lot purchased for street improvements to create two buildable lots.

Mr. Harris the administration requested Board approval to advertise these lots for sale in accordance with G.S. 160A 268 and Section 4.144 of the Town Charter.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE ADMINISTRATION BE AUTHORIZED TO ADVERTISE FOR BIDS. VOTE: AFFIRMATIVE ALL

APPOINTMENT TO HISTORIC PRESERVATION TASK FORCE

The Historic Preservation Task Force recommended the appointment of Dickie Andrews to replace Jim Rumfelt on the Task Force.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JOHN BOONE THAT DICKIE ANDREWS BE APPOINTED TO THE HISTORIC PRESERVATION TASK FORCE. VOTE: AFFIRMATIVE ALL

BUDGET ORDINANCE AMENDMENTS

The 1987-88 adopted budget included funds in a reserve account to cover the 3% cost-of-living salary increases approved by the Board of Aldermen. The administration requests authority to transfer these funds from the reserve account to departmental budgets.

MOTION WAS MADE BY JOHN BOONE, AND SECONDED BY JUDITH WEGNER THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'87-88 BUDGET ORDINANCE" BE ADOPTED. VOTE: AFFIRMATIVE ALL

UPDATE ON MUNICIPAL AGREEMENT FOR STATE STREET PROJECTS

Mike Brough stated that he had forwarded the municipal agreement approved by the Board of Aldermen at its meeting on June 23, 1987 to D.O.T. and the Department of Transportation had proposed only very minor changes to that agreement. Mr. Brough stated that this agreement will be reviewed by the Board of Transportation at its meeting on July 9th.

UPDATE ON HOUSE BILL 1211

Mike Brough stated that House Bill 1211 dealing with town's contributing to State street projects, if approved, could cause the Town of Carrboro problems especially in regard to utilizing impact fees.

The Board requested the Town Attorney to contact the League of Municipalities to see if an exemption could be included in House Bill 1211 for town's with impact fee legislation.

MAIL DELIVERY

Mayor Porto stated he had sent a letter to Congressman Price requesting his assistance in resolving the postal mail routing and address problems in Carrboro. In addition, Mayor Porto stated that he had met with the current and past Carrboro Postmasters concerning these problems. Mayor Porto stated that he had requested that all of the land in the town's planning jurisdiction and transition area be included in Carrboro's postal delivery system. Mayor Porto stated that he had also requested that the issues involved in locating a new site for the Carrboro Post Office be resolved. Mayor Porto stated that Congressman Price was to meet with the district manager in Raleigh on these issues.

There being no further business, the meeting was adjourned.

[Signature]
Mayor
[Signature]
Town Clerk