

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 26, 1988 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Randy Marshall
	Tom Gurganus
	Hilliard Caldwell
	Frances Shetley
	Judith Wegner
	Jay Bryan
Town Manager	Robert W. Morgan
Deputy Town Clerk	Ellen Hughes
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JUDITH WEGNER THAT THE MINUTES OF JANUARY 19, 1988 BE APPROVED. VOTE: AFFIRMATIVE ALL

CHARGE ISSUED TO BOARD APPOINTEE

The Deputy Town Clerk issued a "charge" to Steven Small, a recent appointee to the Recreation and Parks Commission.

PROCLAMATION ISSUED

Mayor Kinnaird issued a proclamation proclaiming March 1, 1988 Junior League Day in Carrboro.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/SEATON DENTAL OFFICE

Helen Waldrop, the town's zoning administrator, was sworn in. Ms. Waldrop stated that Dr. Debra L. Seaton had applied for a conditional use permit that would permit a dental office to be located at 203 N. Greensboro Street. The parcel is identified as Tax Map 98, Block H, Lot 6 and is zoned B-1(c).

Ms. Waldrop stated that the administration recommended approval of the conditional use permit with the following conditions:

1. That paving stones be utilized for sidewalk purposes around the existing 22" post oak tree. The applicant shall make every effort to maintain the tree. If the tree dies within 2 years of completion of the sidewalk, the applicant shall be responsible for replacing the tree with a minimum 3" caliper tree of the same species.

2. That in order to minimize traffic hazards on North Greensboro Street, the driveway on that street shall be exit only. "Exit Only" signs shall be installed on both sides of the driveway.

Mayor Kinnaird stated that the Appearance Commission and Planning Board recommended approval of the conditional use permit with the staff conditions.

Steve Oglesbee, Chair of the Transportation Advisory Board, was sworn in. Mr. Oglesbee stated that the Transportation Advisory Board recommended approval of the conditional use permit with the following conditions:

1. That paving stones be utilized for sidewalk purposes around the existing 22" post oak tree. The applicant shall make every effort to maintain the tree. If the tree dies within 2 years of completion of the sidewalk, the applicant shall be responsible for replacing the tree with a minimum 3" caliper tree of the same species.
2. That the driveway on North Greensboro Street be closed, and the only entrance/exit be on Short Street. The need to delete this driveway is to reduce congestion on Greensboro Street.
3. That a bicycle rack of the applicant's choosing be located on the site.

Robert Morgan, Executive Director of the Downtown Development Commission, was sworn in. Mr. Morgan stated that the Downtown Development recommended approval of the conditional use permit with the staff recommended conditions.

Jim Dunlop, the town's transportation planner, was sworn in. Mr. Dunlop stated that the staff did not recommend that the drive on N. Greensboro Street because it was understood that the applicant wanted some access on Greensboro and the staff did not believe that closing the driveway completely was necessary as left turns and right turns out of the parking lot would not cause a problem although someone leaving the parking areas might have to wait to make a left.

Dr. Debra Seaton, the applicant, was sworn in. Dr. Seaton stated that her office would be a single-practitioner office with a hygienist with an expected 20 patients per day. It is anticipated that additional staff to consist a hygienist, at least one dental assistant, possibly two at a later point in time and a receptionist. Approximately one-third of the building will not be used at this time. Dr. Seaton stated that she did not have any problems with the exit only on N. Greensboro would have a problem closing the exit off completely. Dr. Seaton stated that she was very concerned about preserving the post oak tree.

Tom Seaton was sworn in. Mr. Seaton expressed concern that putting in the sidewalk will cause the loss of the post oak tree. In addition, paving of the parking area could cause loss of the large trees in that area.

John Musgrove, a resident of 118 Lantern Way, was sworn in. Mr. Musgrove stated that he did not feel there would be a traffic problem given the size of the proposed business. Mr. Musgrove also expressed concern over the possible loss of trees.

MOTION WAS MADE BY TOM GURGANUS 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 JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT, YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL 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.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT PAVING STONES OR OTHER METHODS RECOMMENDED BY THE TOWN'S HORTICULTURIST SHALL BE UTILIZED FOR SIDEWALK PURPOSES AROUND THE EXISTING 22" POST OAK TREE. THAT THE APPLICANT SHALL CONSULT WITH THE TOWN'S HORTICULTURIST AND IF NECESSARY REDUCE THE SIDEWALK TO LESS THAN THE STANDARD WIDTH OR MODIFY THE SIDEWALK COMPOSITION IN ORDER TO SAVE SAID TREE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT THE HANDICAPPED PARKING SPACE SHALL BE PAVED OR OTHERWISE PREPARED SO AS TO ENSURE ADEQUATE AND SAFE ACCESS. THAT THE ANTICIPATED USE OF THE FACILITY AT THIS TIME AS AN OFFICE FOR THREE OR LESS PROFESSIONAL DENTAL PERSONNEL SPECIALIZING IN THE TREATMENT OF MEDICALLY COMPROMISED PATIENTS DOES NOT GIVE RISE TO A NEED OF TEN OR MORE PARKING SPACES AND THAT PAVING OF THE ENTIRE PARKING AREA IS NOT REQUIRED AT THIS TIME. IF AT A FUTURE DATE THE FACILITY IS USED BY MORE THAN THREE PROFESSIONAL DENTAL OR MEDICAL PERSONNEL AT ONE TIME, PAVING SHALL BE REQUIRED PRIOR TO OCCUPANCY BY SUCH ADDITIONAL PERSONNEL. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GURGANUS)

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT IN ORDER TO MINIMIZE TRAFFIC HAZARDS ON NORTH GREENSBORO STREET, THE DRIVEWAY ON THAT STREET SHALL BE EXIT ONLY. EXIT ONLY SIGNS SHALL BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (MARSHALL, SHETLEY)

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT 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. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT THE CONDITIONAL USE PERMIT BE GRANTED, SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENTS/RECREATION STANDARDS

Ann Weeks, the town's senior planner, stated as it is currently written, the Carrboro Land Use Ordinance does not address the question of what permits are required when a public-private partnership is involved in developing recreational facilities. In addition, the ordinance does not describe a community center. The attached Land Use Ordinance amendments would address these current shortcomings in the ordinance by defining a community center, changing the Table of Permitted Uses to recognize the potential for public-private ventures in recreational facility development, and requiring a conditional use permit for the development of new recreational facilities where public land and public investment would be involved. The ordinance also describes parking requirements for community centers along with "clean up" of Section 15-150(a) of the Land Use Ordinance.

Ms. Weeks stated that this public hearing had been scheduled by the Board of Aldermen for February 2, 1988, but had been advertised for public hearing for tonight's meeting.

Mike Brough recommended that the public hearing be continued until February 2, 1988.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT THE PUBLIC HEARING BE CONTINUED ON FEBRUARY 2, 1988. VOTE: AFFIRMATIVE ALL

MAJOR RETREAT TOPICS

Mr. Morgan stated that the Retreat Planning Committee met and decided to request each member of the Board to list those major

topic areas that he or she would want to have discussed at the February Planning Retreat. The Committee asked that this item be placed on tonight's agenda in order to allow each Board member to share his or her list of major topics.

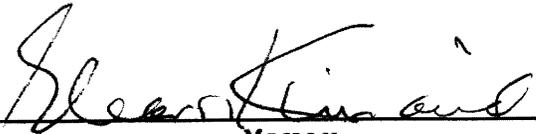
It was the consensus of the Board for each member to give his/her list of topics to the Town Manager by Friday, January 29th.

RE-ESTABLISHMENT OF PLANNING COMMITTEE

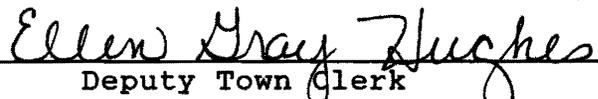
Mayor Kinnaird requested that the Board discuss whether the Planning Committee should be re-established to review the quarterly agenda calendar.

It was the consensus of the Board to re-establish the Planning Committee to meet on the last Wednesday of each month. The committee would consist of Aldermen Wegner, Bryan and Shetley.

There being no further business, the meeting was adjourned.



Mayor



Deputy Town Clerk