A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 23, 1988, at 7:30 p.m. in the Board Room of Town Hall.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Randy Marshall
	Tom Gurganus
	Hilliard Caldwell
	Judith Wegner
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent: Alderman

#### Frances Shetley

## APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JAY BRYAN THAT THE MINUTES OF FEBRUARY 16, 1988 BE APPROVED. VOTE: AFFIRMATIVE ALL

### \* \* \* \* \* \* \* \* \* \*

# CHARGE ISSUED TO NEW BOARD APPOINTEE

The Town Clerk issued a "charge" to Melva Okun, a recent appointee to the Planning Board.

### \* \* \* \* \* \* \* \* \* \*

#### PUBLIC HEARING/JOINT PLANNING TRANSITION AREA ZONING ALTERNATIVES

Ann Weeks, the town's senior planner, stated that in order to implement the Joint Planning Agreement between Orange County, Chapel Hill and Carrboro, the Town must recommend to the County a zoning scheme for Carrboro's Joint Planning Transition Area. That zoning scheme will be considered along with Chapel Hill's proposed Transition Area Zoning at a joint Chapel Hill-Carrboro-County public hearing scheduled for April 13, 1988. The staff has developed three alternative zoning schemes for consideration by the Board. One of these schemes, or a variant, must be selected to send to the April joint public hearing.

Ms. Weeks explained the three alternative zoning schemes and stated that the administration recommended Transition Area Zoning Alternative #1 to the County.

Robin Lackey, Chair of the Planning Board, stated that the Planning Board recommended Transition Area Zoning Alternative #3 to Orange County for consideration at the joint public hearing.

Ms. Lackey stated that the Planning Board felt that all three alternatives were good and that the staff had taken into account the natural constraints of Bolin Creek. The four members of the Planning Board who voted for Alternative #3 would be happy to be characterized as people who are oriented toward and prefer to see development in single-family houses on neighborhood lots. The three members of the Planning Board who voted for Alternative #1 did not have any problems with the single-family houses on neighborhood lots, but felt concern over the fact that with no more density than that, you would be running the risk of urban sprawl and that there is a need to have more affordable housing and that it is more expensive to put in urban surfaces and land costs would be higher if there is less land there and that on balance Alternative #1 was better. Ms. Lackey stated that the

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JUDITH WEGNER THAT THE MARCH 8TH BOARD MEETING BE CANCELED. VOTE: AFFIRMATIVE ALL

#### \* \* \* \* \* \* \* \* \* \*

# MAIN STREET PROGRAM APPLICATION

The administration requested that the Board consider adoption of a resolution authorizing the Town Manager to work with officials from the Town of Chapel Hill and the Chapel Hill-Carrboro Downtown Commission to prepare an application for participation in the Main Street program.

Carol Drinkard, representing the Downtown Development Commission, spoke in favor of the proposed Main Street project.

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

## A RESOLUTION AUTHORIZING A MAIN STREET PROGRAM APPLICATION Resolution No. 36/87-88

WHEREAS, the Board of Aldermen of the Town of Carrboro is committed to public/private efforts to enhance and market the downtown area of Carrboro as a commercial/retail center characterized by a sense of community vitality, pedestrian orientation and attention to human scale; and

WHEREAS, the Board recognizes the value of preserving existing buildings; and

WHEREAS, the Board expresses its support for participation in the Main Street program in conjunction with the Town of Chapel Hill and the Chapel Hill-Carrboro Development Commission.

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

Section 1. The Board hereby authorizes the Town Manager to work with officials from the Town of Chapel Hill and the Chapel Hill-Carrboro Downtown Commission to prepare an application for participation in the Main Street program; commits the Town, subject to annual appropriation, to payment of \$7,500 annually for three years as its share of the anticipated program budget (based on a formula of 50% private sector funding; 37.5% Town of Chapel Hill funding and 12.5% Town of Carrboro funding); and authorizes the submission of the application on behalf of the Towns of Chapel Hill and Carrboro and the Chapel Hill-Carrboro Downtown Commission to the N.C. Department of Natural Resources and Community Development.

Section 2. The Board authorizes the Town Manager or the Mayor in lieu of the Manager, where required by program regulations, to act as the designated representative of the Town in connection with the application and to provide such additional information as may be required.

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 23rd day of February, 1988:

Ayes: Randy Marshall, Hilliard Caldwell, Eleanor Kinnaird, Judith Wegner 272

Noes: Tom Gurganus, Jay Bryan

Absent or Excused: Frances Shetley

\* \* \* \* \* \* \* \* \* \*

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT THE MEETING BE ADJOURNED. VOTE: AFFIRMATIVE ALL

la na Mayor

Williamon Clerk Town