A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 22, 1988 at 7:30 p.m. in the Board Room of Town Hall.

Present and presiding:

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

# APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JUDITH WEGNER THAT THE MINUTES OF MARCH 1 AND MARCH 15, 1988 BE APPROVED. VOTE: AFFIRMATIVE ALL

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## PRESENTATION ON MANUFACTURED HOUSING

Mr. Michael Marlow, representing the N.C. Manufactured Housing Institute, presented a slide show on manufactured housing in addition to information on 1987 legislation adopted by the N.C. General Assembly.

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# CONDITIONAL USE PERMIT MODIFICATION/COBBLESTONE SUBDIVISION

Helen Waldrop, the town's zoning administrator, stated that Allenton Realtors have applied for a conditional use permit modification that would allow the addition of a requested sewer easement to previously approved plans for the Cobblestone Subdivision located off of Hillsborough Road. The parcel is identified as Tax Map 108, Lots 8 and 8A and is zoned R-R and R-20.

Ms. Waldrop stated that the Board of Aldermen at its meeting of March 15, 1988 delayed action on this matter in order to give the developer an opportunity to amend his site plan to reflect the required open space. Ms. Waldrop stated that the developer had amended his site plan to solve the conflict between the Land Use Ordinance open space requirements and the requested sewer easement for Phase III of this subdivision and the administration recommended approval of the revised modification.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JUDITH WEGNER THAT THE CONDITIONAL USE PERMIT MODIFICATION BE APPROVED. VOTE: AFFIRMATIVE ALL

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## CONDITIONAL USE PERMIT MODIFICATION/FIRST CITIZENS BANK

Helen Waldrop, the town's zoning administrator, stated that First Citizens Bank had requested a conditional use permit modification which would allow architectural revisions and an additional drive-up aisle. The bank is to be located at 205 West Main Street and is zoned B-1(g). A conditional use permit was granted by the Board of Aldermen on June 25, 1985, a one-year extension was granted on June 23, 1987, and the conditional use permit will expire on June 23, 1988. Ms. Waldrop stated that the current modification includes alterations to the original architectural style of the building, the addition of a third drive through window and a reduction in floor area from 2,800 sq. ft. to 1,955 sq. ft. Ms. Waldrop stated that the administration recommended approval of the modification with the removal of Conditions #5,7,8 and 12 of the original conditional use permit.

Dan Leonard, Chair of the Appearance Commission, stated that the Appearance Commission recommended approval of the modification with the condition that if the existing persimmon trees along Main Street are not located within the proposed driveway areas, that they be retained and incorporated within the landscape plan. Mr. Leonard stated that the majority of the Appearance Commission members were disappointed with the revised architectural plans for the proposed bank building - that the original plans were of a higher aesthetic quality than the currently proposed plans.

Jack Smyre, representing The John R. McAdams Company, presented the proposed building plans for the bank and stated that the developer supported the Transportation Advisory Board recommendations and that their recommendations had been included in the revised site plan. Mr. Smyre spoke against retaining the persimmon trees on the site. Mr. Smyre also spoke against Condition #11 of the original conditional use permit, which states that any sign proposed for the project not be internally lit.

Jim Dunlop, the town's transportation planner, stated that the Transportation Advisory Board recommended approval of the modification as presented, with the deletion of Conditions #5,7,8 and 12 of the existing permit, as these conditions have been addressed on the site plan. In addition, the applicant be requested to install a bike rack on the site. Mr. Dunlop stated that the outlet to Laurel Avenue would not hurt the site.

Art Kopcsak, Vice-President of Engineering and Facilities for First Citizens Bank, stated that the letters only in their proposed sign would be lit during hours of darkness. Mr. Kopcsak stated that the original building cost had turned out to be too expensive and that is why the current architectural plans were being proposed.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT THIS MATTER BE POSTPONED UNTIL APRIL 19, 1988 TO ALLOW THE DEVELOPER FURTHER DISCUSSION ON THE BUILDING ARCHITECTURE WITH THE APPEARANCE COMMISSION. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (MARSHALL, GURGANUS, CALDWELL)

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# FINAL PLAT APPROVAL/WEATHERHILL POINTE, PHASES 1 AND 2

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Helen Waldrop, the town's zoning administrator, stated that Wells Management Group, Inc. had requested final plat approval for Phases 1 and 2 of the Weatherhill Pointe Subdivision located on the east side of Westbrook Drive at Berryhill Drive. The Board of Aldermen granted a conditional use permit on February 24, 1987. Ms. Waldrop stated that the administration recommended approval of the final plat with the following conditions:

1. That prior to signing of the final plat, an appropriate bond amount be posted for the streets. The amount is to be approved by the Public Works Director.

2. That in accordance with Condition #10 of the Conditional Use Permit, the proposed 100-year floodplain be noted on the final plat.

3. That payment in lieu for active recreation in the sum of \$3,058.24 be made prior to signing of the plat.

4. That prior to signing of the final plat, that building envelopes be added to the plan in accordance with the conditional use permit modification plan approved by the Board of Aldermen on March 1, 1988.

Ron Wells, representing Wells Management Group, questioned wither the required building envelopes would cause future legal problems.

Mike Brough stated that there should not be any title problems as a result of indicating the building envelopes on the final plat.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT THE FINAL PLAT BE APPROVED WITH THE FOUR CONDITIONS RECOMMENDED BY THE TOWN STAFF. VOTE: AFFIRMATIVE ALL

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# 1988-89 TRANSPORTATION IMPROVEMENTS PROGRAM PRIORITY LIST

Jim Dunlop, the town's transportation planner stated that each year, the N.C. Department of Transportation solicits proposals for highway improvements from jurisdictions throughout the state for inclusion in the state's Transportation Improvements Program (TIP). The Board of Transportation will hold a series of public hearings during May and June to gather information on state transportation needs.

Mr. Dunlop presented a proposed priority list of highway project needs for the Town of Carrboro for 1988-89. (See Town Clerk's project needs for Carrboro.

MOTION WAS MADE BY RANDY MARSHALL THAT THE PRIORITY LIST AS PROPOSED BY THE ADMINISTRATION BE APPROVED. (MOTION DIED FOR THE LACK OF A SECOND.)

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY HILLIARD CALDWELL THAT THE PRIORITY LIST BE APPROVED AS RECOMMENDED BY THE TRANSPORTATION ADVISORY BOARD, WHICH WOULD INCLUDE THE WIDENING OF ESTES DRIVE TO THREE LANES FROM THE TOWN LIMITS TO NORTH GREENSBORO STREET AND BIKE LANES. IN ADDITION, THAT LANGUAGE BE ADDED TO URBAN #4 TO INCLUDE SIDEWALKS AND PROVISIONS FOR BICYCLE TRAVEL ON LAUREL RIDGE PARKWAY. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (BRYAN, MARSHALL)

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# REQUEST FOR USE OF TOWN HALL FACILITIES

Mr. Morgan stated that the town had received an informal request for use of the Town Hall board room for Magistrate's Court. The request was for use of the board room two days per week for Magistrate's Court. Magistrate's Court is currently held in the Town Hall board room on Monday of each week.

Mr. Morgan stated that the administration was seeking direction from the Board on this request.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY FRANCES SHETLEY THAT THE MAYOR BE REQUESTED TO SEND A LETTER TO JUDGE PEELE INFORMING HIM THAT THE BOARD WISH TO DECLINE THE REQUEST FOR EXTENDED USE OF TOWN HALL FOR MAGISTRATE'S COURT AND ASKING FOR ASSISTANCE IN CLEARING UP CURRENT PROBLEMS WITH THE MAGISTRATE'S COURT. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GURGANUS)

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## REQUEST FOR RENEWAL OF FARMERS' MARKET AGREEMENT

Mr. Morgan stated that the town had received a letter from the Board of Directors of the Carrboro Farmers' Market requesting to renew the agreement between the farmers and the town and to approve amendments to the operating rules. Mr. Morgan stated that the administration recommended approval of a five-year renewal of the agreement with the Chapel Hill-Carrboro Farmers' Market, Inc. and approval of the amendments to the market's operating rules.

Ken Dawson, Secretary of The Chapel Hill-Carrboro Farmers Market, Inc., spoke in favor of renewing the agreement between the farmers and the town.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY HILLIARD CALDWELL THAT THE FIVE-YEAR AGREEMENT WITH THE CHAPEL HILL-CARRBORO FARMERS' MARKET, INC. AND THE AMENDMENTS TO THE MARKET'S OPERATING RULES BE APPROVED. VOTE: AFFIRMATIVE ALL

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

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ND Mayor

Sarah C. Williamoon