

A Regular meeting of the Carrboro Board of Aldermen was held on September 6, 1988 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor  
Aldermen

Eleanor Kinnaird  
Randy Marshall  
Tom Gurganus  
Hilliard Caldwell  
Frances Shetley  
Judith Wegner  
Jay Bryan  
Robert W. Morgan  
Beth McFarland  
Michael B. Brough

Town Manager  
Deputy Town Clerk  
Town Attorney

APPROVAL OF MINUTES OF PREVIOUS MEETING: AUGUST 23, 1988

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE MINUTES OF THE AUGUST 23, 1988 BOARD MEETING BE APPROVED. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

PROCLAMATIONS ISSUED

Mayor Protem Caldwell issued a proclamation proclaiming September 2, 1988 Lillian W. Lee Day in Carrboro.

Mayor Kinnaird issued a proclamation proclaiming September 19, 1988 PTA Thrift Shop Day in Carrboro.

\*\*\*\*\*

REQUEST TO SET PUBLIC HEARING/TEMPORARY STREET CLOSING FOR THE CARRBORO 10K AND FUN RUN

The Carrboro Recreation and Parks Department has requested the temporary street closing of the 100 block of East Weaver Street, and the westbound lane of the 100 block of West Weaver Street from Greensboro Street to Oak Street on Sunday, November 6, 1988 from 12:45 p.m. to 4:00 p.m. to accommodate the Carrboro 10K and Fun Run. The administration recommended that a public hearing be set for September 20, 1988.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY RANDY MARSHALL THAT A PUBLIC HEARING BE SET FOR SEPTEMBER 20, 1988. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENTS TO MODIFY THE B-2 ZONE DESCRIPTION TO PROVIDE FLEXIBILITY IN ADMINISTERING THE DESIGN STANDARDS OF THAT ZONE

The public hearing held on August 23, 1988 to consider various options for Land Use Ordinance text amendments to provide for flexibility in administering the design criteria of the B-2 zone was continued in order for the Planning Board, Appearance Commission and Historic Preservation Task Force to review the options and make recommendations to the Board of Aldermen.

Ann Weeks, the Town's Senior Planner, stated that the Board had several options to consider. Ms. Weeks spoke on behalf of the Planning Board supporting the amended option three presented by the Historic Preservation Task Force.

Jane Hamborsky, the Chair of the Historic Preservation Task Force, explained to the Board the reasons for the amended option three.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT THE FOLLOWING ORDINANCE ADOPTED.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE  
TO PROVIDE A DEVIATION IN THE ROOF PITCH REQUIREMENTS  
APPLICABLE IN THE B2 ZONING DISTRICT

The Board of Aldermen of the Town of Carrboro ordains:

Section 1. Subsection 15-136(3)c.(ii) of the Carrboro Land Use Ordinance is amended to read as follows:

- (ii) The pitch of the roof shall have a minimum vertical rise of one foot for every five feet of horizontal run; provided that this requirement shall not apply to lots that have frontage on any street where, within the same lock as the property in question, at least 75% of the buildings (in place September 6, 1988) within the B-2 district that front along the same side of the street do not have roofs that comply with this pitched roof standard.

Section 2. All provisions of any former ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

VOTE:AFFIRMATIVE ALL

It was the general consensus of the Board that a listing of roof pitch characteristics of buildings located in the B-2 zone be included in the minutes.

ROOF PITCH CHARACTERISTICS OF BUILDINGS LOCATED ON PROPERTIES  
IN CARRBORO'S B-2 DISTRICT - SEPTEMBER 6, 1988

<u>Tax Map Reference</u>	<u>Roof Pitch Characteristic</u>
98.C.1	Flat
98.C.3	Pitched
98.C.4	Pitched
98.D.8	Pitched
98.D.7	Flat
98.E.1A	Flat
98.E.15	Flat
98.E.14	Pitched
98.F.1	Pitched
98.F.19	Pitched
98.F.18	Pitched
98.G.1	Pitched
98.G.18	Pitched
98.H.1	Vacant Property
98.N.1	Flat*
98.N.25	Flat
98.N.2	Pitched
98.N.3	Pitched
98.N.4	Pitched
98.N.5	Pitched
98.N.5A	Pitched
98.N.6	Vacant Property
98.N.7	Pitched
98.N.8	Pitched
98.N.9	Pitched
98.N.10	Pitched
98.N.11	Pitched
99.D.19B(part)	Vac. Prop/Pitched**

\*Currently has one flat-roofed building on it, and had another flat roofed building on it until that was torn down several months ago.

\*\*Farmer's Market property. Portion in the B-2 zone is vacant, other portion has a pitched roof structure on it.

\*\*\*\*\*

PUBLIC HEARING/VOLUNTARY ANNEXATION/QUARTERPATH TRACE

Ann Weeks, the Town's Senior Planner, stated that the developer of the Quarterpath Trace Subdivision has submitted a petition requesting the annexation of Quarterpath Trace into the Town's Corporate Limits. Ms. Weeks stated that the petition for annexation was a condition of the Conditional Use Permit granted by the Board of Aldermen.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT THE PUBLIC HEARING BE CLOSED. VOTE:AFFIRMATIVE ALL.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT AN ORDINANCE ENTITLED "AN ORDINANCE ANNEXING QUARTERPATH TRACE" BE ADOPTED EFFECTIVE SEPTEMBER 30, 1988. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

REQUEST FOR FINAL PLAT APPROVAL/FAIROAKS/PHASE 1C

Helen Waldrop, the Town's Zoning Administrator, stated that Westminster Company had requested final plat approval for Phase 1C of the Fair Oaks subdivision located on Hillsborough road.

Ms. Waldrop stated that staff recommended the approval of the plat with the following condition:

a. That prior to the signing of the plat by the Town, the applicant shall be required to make payment in lieu in the amount of \$24484.60 for deficient active recreation facilities.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT FINAL PLAT APPROVAL BE GRANTED SUBJECT TO STAFF CONDITION REQUIRING PAYMENT IN LIEU IN THE AMOUNT OF \$24484.60 FOR DEFICIENT ACTIVE RECREATION FACILITIES. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

ESTABLISHMENT OF CAPITAL IMPROVEMENT TASK FORCE

Robert Morgan stated that at the July 19, 1988 Board of Aldermen meeting the Board authorized the establishment of a citizens committee to identify and prioritize capital improvement projects. Mr. Morgan informed the Board that the administration had prepared a resolution for the establishment of the Task Force and recommended approval of the resolution.

Alderman Gurganus stated that he would like for the Board of Aldermen to appoint the members of this task force as opposed to the composition in the resolution. The Board also suggested that the date of the task force completion of work be changed to February 1, 1989 so that it's recommendations can be incorporated into the budget for FY '89-90.

The following resolution was introduced by Aldermen Tom Gurganus and duly seconded by Aldermen Randy Marshall.

**A RESOLUTION ESTABLISHING A  
CAPITAL IMPROVEMENTS TASK FORCE**  
Resolution No. 6/88-89

WHEREAS, the Board of Aldermen is aware of the many capital improvements needed for the Town;

WHEREAS, the estimated capital improvements cost far exceed the Town's immediate budgetary capacity;

WHEREAS, the formulation of a five (5) year Capital Improvements Program would be useful for establishing priorities for implementing capital improvements within the Town of Carrboro; and

WHEREAS, the Board of Aldermen believes it would be prudent to establish a citizens task force to evaluate these long-range capital needs and alternative sources of financing.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. A Capital Improvements Task Force is hereby established, composed of fourteen (14) members appointed by the Mayor and Board of Aldermen. Each member of the Board of Aldermen shall appoint two (2) representatives. All members of the Task Force shall be residents of the Town.

Section 2. The Capital Improvements Task Force shall: (1) Make itself knowledgeable about all capital improvement projects proposed in the Town's Capital Improvements Planning Program Guide as well as other capital improvement needs, if any; (2) Familiarize itself with the Town's current and long-range financial needs; (3) Project funding levels and sources which should be pursued by the Town over the next five years; (4) Select and prioritize all capital improvements to be funded by the Town over the next five (5) years; (5) Solicit and encourage public participation in selecting projects or in projecting levels and sources of funding; (6) Report its findings and make recommendations to the Carrboro Board of Aldermen; and (7) Perform any other related duties assigned by the Board of Aldermen.

Section 3. The initial meeting of the Task Force shall be arranged by the Town Manager. At that initial meeting, the Task Force shall select a chairman and establish a meeting schedule to accomplish its assigned tasks by the deadline set in Section 4.

Section 4. The Capital Improvements Task Force shall make every effort to complete its work and report back to the Board of Aldermen by February 1, 1989.

Section 5. 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 6th day of September, 1988.

AYES: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Eleanor Kinnaird, Frances Shetley, Judith Wegner, Jay Bryan.

NOES: None

ABSENT/EXCUSED: None

\*\*\*\*\*

CARR MILL BIKEWAY PROJECT

Mr. Morgan stated that the Board had directed the administration to study alternative's to the proposed bikeway project. Mr. Morgan told the Board that the administration had looked into an alternative and presented a cost figure. Mr. Morgan recommended that the Board give no further direction until this matter could be discussed in executive session.

\*\*\*\*\*

OWASA STAFF DRAFT DISCUSSION PAPER ON ORANGE COUNTY'S PROPOSAL TO SELL \$1,000,000 IN BONDS FOR RESERVOIR LAND ACQUISITION.

The Board of Aldermen received the report and directed their comments to Mr. Everette Billingsly, the Director of OWASA.

\*\*\*\*\*

HOUSE MOVING

It was the general consensus of the Board that the Town Manager and Town Attorney look into the feasibility of billing the house moving company that moved a house through Carrboro for the time required for police assistance.

\*\*\*\*\*

CANCELLATION OF BOARD MEETINGS

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT THE SEPTEMBER 27, 1988 BOARD OF ALDERMEN MEETING BE CANCELED. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY FRANCES SHETLEY THAT THE NOVEMBER 8, 1988 BOARD OF ALDERMEN MEETING BE CANCELED. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

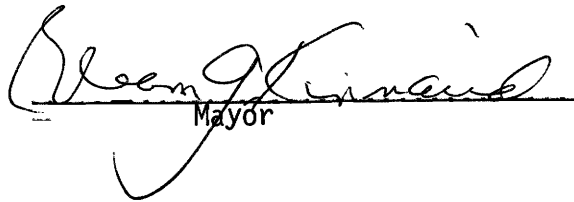
TOWN COMMONS REQUEST FOR BANK ACCOUNT TO BE SET UP TO RECEIVE DONATIONS

It was the general consensus of the Board that a full report from the Town Commons Committee be presented prior to opening an account for donations. The Board requested that the report be presented at it's September 20, 1988 meeting.

\*\*\*\*\*

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT THE BOARD ADJOURN TO WORKSESSION. VOTE: AFFIRMATIVE ALL.

  
Deputy Town Clerk

  
Mayor