A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 21, 1989 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

Jay Bryan

Judith Wegner (arrived at 9:30 p.m.)

Town Manager

Town Clerk
Town Attorney

Robert Morgan Sarah C. Williamson Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JAY BRYAN THAT THE MINUTES OF FEBRUARY 14, 1989 BE APPROVED. VOTE: AFFIRMATIVE ALL

REQUEST TO AMEND LAND USE ORDINANCE TO PROVIDE FOR HOME OCCUPATIONS IN THE CORPORATE TOWN ZONE

Nancy Zaffron, a resident of 402 N. Greensboro Street, requested the Board consider amending the Land Use Ordinance to allow for home occupations in the corporate town zone in order for her to operate a catering business out of her home.

It was the consensus of the Board to refer this matter to the town staff for a recommendation.

STATEMENT FROM ROLAND WRENN

Roland Wrenn, a member of the Cemetery Commission, read a statement speaking in favor of the Board's request to add an out-of-town seat to the Cemetery Commission.

PUBLIC HEARING/LLOYD/BROAD STREET COMMUNITY DEVELOPMENT BLOCK GRANT CLOSE-OUT

James Harris, the town's special projects coordinator, stated that this was a public hearing to receive citizen comments on program performance for the Lloyd/Broad Street Community Development Block Grant project.

Joe Parrish thanked the Board for the improvements to this area.

Carolyn Strowd, a resident of Broad Street, thanked the town for the fine improvements to the area.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

AMENDMENT TO TOWN CODE TO AUTHORIZE THE APPOINTMENT OF ONE NON-RESIDENT MEMBER TO THE CEMETERY COMMITTEE

Pursuant to direction from the Board of Aldermen, the Town Attorney prepared an amendment to the Town Code which would authorize the appointment of one non-resident member to the Cemetery Committee.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE TOWN CODE TO AUTHORIZE THE APPOINTMENT OF ONE NON-RESIDENT MEMBER OF THE CEMETERY COMMITTEE," BE ADOPTED. VOTE: AFFIRMATIVE SIX, ONE ABSENT (WEGNER)

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL THAT ROLAND WRENN BE NOMINATED FOR THE NON-RESIDENT SEAT ON THE CEMETERY COMMISSION. VOTE: AFFIRMATIVE ALL

CONDITIONAL USE PERMIT AMENDMENT/SPRING VALLEY SUBDIVISION

Helen Waldrop, Zoning Administrator, stated that Steve Olson of Prairie Development, had requested an amendment of the conditional use permit granted in February, 1984, which would allow the combination of Lots 67-71, 49-58, 82-93 and 74-81 in Phases 2 and 3 and the conversion of two open space areas in front of Lots 49-58 in Phase II and Lots 100-102 in Phase III to right-of-way.

Ms. Waldrop stated that the administration recommended approval of the request.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE REQUEST BE APPROVED. VOTE: AFFIRMATIVE ALL

REQUEST FOR FINAL PLAT APPROVAL/SPRING VALLEY SUBDIVISION

Helen Waldrop, Zoning Administrator, stated that Steve Olson of Prairie Development, had requested final plat approval for the revised lots and right-of-way areas on the previously amended conditional use permit plans.

Ms. Waldrop stated that the administration recommended approval of the request.

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

REQUEST FOR CONDITIONAL USE PERMIT EXTENSION/BOLIN FOREST

Helen Waldrop, Zoning Administrator, stated that Ron Wells for Wells Management Group, had requested an extension of the conditional use permit granted July 22, 1986 for Phases II - IV of Bolin Forest. Ms. Waldrop stated that the administration recommended a one-year extension of the conditional use permit.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL THAT THE ONE-YEAR EXTENSION BE GRANTED. VOTE: AFFIRMATIVE ALL

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ORANGE COUNTY PROPOSED TEXT AMENDMENTS AFFECTING DEVELOPMENT IN THE RURAL BUFFER

Ann Weeks, the town's senior planner, stated that the town had received a package of proposed amendments to the text of the Orange County Zoning and Subdivision Ordinance, in addition to a proposed Environmental Impact Statement Ordinance, for review and comment under the terms of the Joint Planning Agreement.

Ms. Weeks stated that the administration recommended the Board review the proposed text amendments, the administration's comments, and Planning Board's comments and forward them to Orange County.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN THAT THE STAFF'S COMMENTS AND PLANNING BOARD'S COMMENTS BE FORWARDED TO THE ORANGE COMMISSIONES WITH THE REQUEST THAT THE PLANNING BOARD'S QUESTION: "IS THIS ORDINANCE INTENDED TO APPLY EVERYWHERE IN THE COUNTY, INCLUDING AREAS WITHIN THE CARRBORO AND CHAPEL HILL PLANNING JURISDICTIONS?", BE ANSWERED AS SOON AS POSSIBLE. VOTE: AFFIRMATIVE ALL

ESTABLISHMENT OF BOARD OF ALDERMEN BUDGET PRIORITIES

The Mayor and Board members offered the following items as budget priorities:

Alderman Gurganus - reduction in human services funding, construction of sidewalks.

Alderman Shetley - continuation of express bus, town hall space study, community center, bike paths. Alderman Shetley stated that she did not feel town funds should be used to enlarge the Carrboro Elementary School Gym.

Alderman Bryan - feasibility study of a municipal parking lot in downtown and town hall space study.

Alderman Caldwell - sidewalks, community center, town hall space study.

Alderman Marshall - town hall space utilization, longevity for town employees, continued negotiations with Chapel Hill-Carrboro City Schools to enlarge gym at Carrboro Elementary School for the town's recreation programs, establishment of Capital Improvements Plan, improvements in downtown circulation, municipal parking lot for downtown, membership in Public/Private Partnership.

Mayor Kinnaird - sidewalks, longevity for town employees, downtown circulation, municipal parking in downtown, express bus, bikepaths, town hall space study, library in town hall, community center.

Alderman Wegner - sidewalks, town hall space study, downtown parking, community center, Capital Improvements Plan reserve.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY HILLIARD CALDWELL THAT HUMAN SERVICES BE FUNDED BASED ON ONE CENT ON THE TAX RATE FOR 1989-90. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to have the Agenda Planning Committee schedule a meeting with the Human Services Commission in to receive their reactions on possible reductions to human service agencies beginning in Fiscal 1990-91.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY RANDY MARSHALL THAT A CAPITAL RESERVE BE ESTABLISHED OVER THE NEXT TWO YEARS TO

CONSTRUCT SIDEWALKS ON HILLSBOROUGH ROAD, MAIN STREET, NORTH GREENSBORO STREET AND W. POPLAR AVENUE. VOTE: AFFIRMATIVE ALL

JOINT PUBLIC HEARING TO CONSIDER THE PROPOSED IMPACT TAX LEGISLATION

Mr. Morgan stated that the Orange County Commissioners had suggested three dates in March to hold a joint public hearing on the proposed impact tax legislation.

It was the consensus of the Board to request that the Commissioners set March 30th as the date of the joint public hearing.

ORANGE COUNTY ASSEMBLY OF GOVERNMENTS MEETING

Mayor Kinnaird stated that due to adverse weather, the February 18th Assembly of Governments' meeting had to be canceled. Mayor Kinnaird stated that April 15th was being proposed as the rescheduled date.

It was the consensus of the Board to agree to reschedule the Orange County Assembly of Governments' meeting for April 15th.

REQUEST FOR EXECUTIVE SESSION TO DISCUSS LITIGATION

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY HILLIARD CALDWELL THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS LITIGATION. VOTE: AFFIRMATIVE ALL

There being no further business, the meeting was adjourned.

Mayor

Town Clerk