

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 19, 1991 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
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael Brough

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY FRANCES SHETLEY THAT THE MINUTES OF FEBRUARY 12, 1991 BE APPROVED. VOTE: AFFIRMATIVE ALL

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**CHARGE ISSUED TO NEW BOARD APPOINTEES**

The Town Clerk issued "charges" to Catherine Peele, a recent appointee to the Transportation Advisory Board and to James Kempe, a recent appointee to the Parks & Recreation Commission.

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**PUBLIC HEARING SET/LAND USE ORDINANCE TEXT AMENDMENT/OWASA EASEMENTS**

The administration requested that a public hearing be set for March 12, 1991 to consider an amendment to the Land Use Ordinance requiring OWASA to obtain conditional use permit approval for the construction or replacement of water and sewer lines. In addition, the administration recommended that a Memorandum of Understanding be developed with OWASA to provide an administrative procedure for referring OWASA construction projects to the Board of Aldermen for review and approval.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT A PUBLIC HEARING BE SET FOR MARCH 12, 1991. VOTE: AFFIRMATIVE ALL

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**DOWNTOWN PARKING COMMITTEE REPORT**

David Summer, Chair of the Downtown Parking Committee, presented a report on the Committee's findings relating to parking in the downtown area. Mr. Summer stated that the Committee made the following recommendations:

1. That free parking should be continued in its present state;
2. That the town staff and Downtown Development Commission explore the possibility of purchasing land for municipal parking in the context of an appropriate use plan which embraces the future parking and development needs of Carrboro and direct the DDC and town staff to continue to seek ways to bring private parties together to maximize their mutual parking assets;
3. That park and ride lots be located on developed properties on the peripheral tracts of town to take advantage of the town's bikeway system; and
4. That a well-developed use plan be formulated.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT THE PARKING COMMITTEE'S REPORT BE ACCEPTED AND THAT THE TOWN STAFF AND DOWNTOWN DEVELOPMENT COMMISSION BRING BACK A RECOMMENDED

IMPLEMENTATION PLAN FOR THE BOARD OF ALDERMEN'S CONSIDERATION WITH SPECIAL ATTENTION TO THE PARKING COMMITTEE'S RECOMMENDATION #2.  
VOTE: AFFIRMATIVE ALL

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SPRING VALLEY HOMEOWNERS' REQUEST FOR DEDICATION OF STREETS

Chris Peterson, the town's Public Works Director, stated that the Spring Valley Homeowners' Association had requested the dedication of the following streets to the Town of Carrboro: Spring Valley Road, Rock Spring Court (cul-de-sac), Rock Spring Court, Waterside Drive (one-way portion), and Creekview Circle. Mr. Peterson stated that Spring Valley Road, Rock Spring Court (cul-de-sac), Rock Spring Court, Waterside Drive and Creekview Circle do not meet the town's street standards. Therefore, the administration recommended that the town continue its current policy of not accepting streets unless they meet town standards.

Greg Shepard, a resident of Waterside Drive, stated all of the streets within the Spring Valley Subdivision have a 60-foot right-of-way, they have site triangle areas, storm drainage structures meet town standards, they have an 8" base with 2" of asphalt, they have underground utilities, no on-street parking, and two common parking areas are provided. Mr. Shepard stated that core samples of the streets will be provided upon request by the town.

Kurt Robins, a resident of 508 Waterside Drive, presented a copy of the Powell Bill and stated that the administrator of the Powell Bill had told him that two-way street must average 16 feet in width and that a one-way street must average 8 feet in width to receive Powell Bill standards. Mr. Robins stated that the streets in the Spring Valley Subdivision do not deviate substantially from the town's standards and requested that the town accept them. Mr. Robins stated that since these are private streets, the Police Department cannot enforce speed limits and respond to calls for animal control. Mr. Robins stated that the Homeowners' Association would retain responsibility for the lake and dam.

Erwin Ray, a resident of the Spring Valley Subdivision, stated that most of the current residents of this subdivision did not purchase from the original developers.

It was the consensus of the Board to request that the town staff:

- a. Meet with representatives of the Homeowners' Association and the State Powell Bill Administrator to determine the improvements needed in order for the streets to meet Powell Bill funding;
- b. Determine the cost of bringing the streets up to town standards;
- c. Prepare a recommendation on what needs to be done to bring the streets up to town standards;
- d. Prepare cost estimates on bringing other private streets within the town up to town standards.

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PRELIMINARY DRAFT/POSSIBLE PROPERTIES FOR THE PROPOSED OFFICE AND OFFICE/ ASSEMBLY ZONING DISTRICTS

Julia Trevarthen, the town's Senior Planner, stated that pursuant to the Board's request, the town staff has prepared a preliminary list of properties which could be suitable for the proposed Office or Office/Assembly zoning districts. Ms. Trevarthen stated that the possible properties for the Office zoning district are: 610 Jones Ferry Road, 603 Jones Ferry Road, 100 Alabama Avenue, 524 Smith Level Road and 500 Smith Level Road. Ms. Trevarthen stated that the possible properties for the Office/Assembly zoning district are: 321 NC 54, the Odum tract located to the northwest of Highland Hills and east of the UNC-owned land surrounding University Lake, 900 Old Fayetteville Road, and 700 Old Fayetteville Road.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY JACQUELYN GIST THAT THIS MATTER BE REFERRED TO THE PLANNING BOARD, TRANSPORTATION ADVISORY BOARD, APPEARANCE COMMISSION AND DOWNTOWN DEVELOPMENT COMMISSION FOR CONSIDERATION OF COMBINATION BUSINESS AND RESIDENTIAL USES OF THESE PROPERTIES AND THAT GUIDELINES BE ESTABLISHED THAT WILL NOT FUNDAMENTALLY CHANGE THE RESIDENTIAL CHARACTER OF THESE AREAS WITH EMPHASIS BEING PLACED ON THE ARCHITECTURAL STYLE AND SIZE OF THE BUILDINGS AND THAT PEDESTRIAN AND TRANSPORTATION ISSUES BE ADDRESSED. IN ADDITION, THAT 500 SOUTH GREENSBORO STREET BE REMOVED FROM CONSIDERATION FOR REZONING. VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (CALDWELL, BRYAN, GURGANUS, MARSHALL)

Aldermen Caldwell and Gurganus requested that 524 Smith Level Road be removed from consideration for rezoning.

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**REPORT ON REGIONAL BIKE PLAN**

Sarah Burdick, the town's Transportation Planner, stated that the requests for proposals for a consultant to draft a proposal for a regional bike plan have been prepared and the Technical Coordinating Committee intends to proceed with solicitation of proposals. Ms. Burdick requested that the Board either oppose or endorse the idea of a Regional Bike Plan.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY FRANCES SHETLEY THAT THE REGIONAL BIKE PLAN BE ENDORSED, BUT THAT NO FUNDING BY THE TOWN OF CARRBORO BE APPROVED. VOTE: AFFIRMATIVE ALL

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**ADOPTION OF 1991 ACTION AGENDA**

It was the consensus of the Board to delay action on this matter until a later date.

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**MATTERS REFERRED TO AGENDA PLANNING COMMITTEE**

It was the consensus of the Board to request that the Agenda Planning Committee schedule the following items for discussion by the Board:

- a. Review of the Sign Ordinance
- b. Resolution on One-Gallon Flush Toilets
- c. Appointment to JOCCA Board of Directors
- d. Report from Alderman Shetley on OWASA meeting with Chapel Hill ref. water and sewer extensions, etc.

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MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY HILLIARD CALDWELL THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (MARSHALL, SHETLEY)

There being no further business, the meeting was adjourned.

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Mayor

*Sarah C. Williamson*  
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Town Clerk