

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 28, 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 TOM GURGANUS THAT THE MINUTES OF MAY 21, 1991 BE APPROVED. VOTE: AFFIRMATIVE ALL

PRESENTATION OF PLACQUE TO DONNIE CLARK

Chief Swiger presented a placque to Mr. Donnie Clark for bravery above the call of duty displayed in April, 1991 when he discovered a fire and rescued two small boys from a house fire.

JONES FERRY ROAD/WILLOW CREEK SHOPPING CENTER TRAFFIC ISLAND

Roy Williford, Planning Director, presented four alternatives dealing with the proposed traffic island at the intersection of Jones Ferry Road and the Willow Creek Shopping Center for the Board's consideration.

Mayor Kinnaird stated that the Board had received a letter from Dean DeVillers, representing Woodbridge Apartments, and from Charlie Nelson, representing Carolina Cleaners, speaking in favor of DOT's proposal to install the traffic island with four lanes of traffic.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY RANDY MARSHALL THAT ALTERNATIVE #2 BE APPROVED (N.C. DOT'S PROPOSAL TO INCLUDE A TRAFFIC ISLAND AND FOUR LANES OF TRAFFIC ALONG WITH INSTALLATION OF A TRAFFIC SIGNAL AT THE SHOPPING CENTER'S LOWER ENTRANCE), THAT A BIKEPATH AND SIDEWALK BE INCLUDED AND THAT N.C. DOT BE REQUESTED TO STRONGLY CONSIDER THE INSTALLATION OF TRAFFIC SIGNAL AT THE INTERSECTION OF JONES FERRY ROAD AND OLD FAYETTEVILLE ROAD DUE TO THE BOARD'S CONCERN OVER TRAFFIC BACKING UP JONES FERRY ROAD TOWARD OLD FAYETTEVILLE FROM THE SHOPPING CENTER. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (KINNAIRD)

REPORT ON ANNEXATION POLICIES AND PROCEDURES

Roy Williford, Planning Director presented a report on annexation policies and procedures for the town.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT LETTERS BE SENT TO THOSE PROPERTY OWNERS WHOSE PROPERTY IS UNINCORPORATED BUT THAT IS ENCIRCLED BY THE TOWN'S CORPORATE LIMITS ("DOUGHNUT HOLES") INVITING THEM TO REQUEST VOLUNTARY ANNEXATION OF THEIR PROPERTIES BY THE END OF 1991. IN ADDITION, IF THE BOARD OF ALDERMEN DECIDES TO PURSUE SPECIAL LEGISLATION IN JANUARY, 1992 TO BRING THESE PROPERTIES INTO THE CORPORATE LIMITS, THAT A PUBLIC HEARING BE HELD PRIOR TO REQUESTING SUCH LEGISLATION. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (SHETLEY)

It was the consensus of the Board that Aldermen Marshall and Bryan would have the town staff draft the letter which would be sent to the "doughnut holes" property owners.

PRELIMINARY REPORT: DESIGN GUIDELINES FOR THE OFFICE/ASSEMBLY ZONING DISTRICT

Julia Trevarthen, the town's Senior Planner, presented a proposal for design guidelines for the Office/Assembly zoning district which are similar in scope to the design requirements which are a part of the office zoning district.

It was the consensus of the Board for the town staff to draft the necessary amendments to implement the design guidelines.

UPDATE ON CHAPEL HILL SMALL AREA PLANNING PROCESS

The administration provided an update on Chapel Hill's first Small Area Plan (the Southern Area), which is the area south of N.C. 54 Bypass and east of Smith level Road to the edge of Chapel Hill's Urban Services Boundary.

PRELIMINARY REPORT/B-3 CANOPY DESIGN GUIDELINES

Julia Trevarthen, the town's Senior Planner, presented a set of development guidelines designed to regulate the appearance of gas station canopies and attempt to make this type of development in the B-3 zoning district more compatible with the surrounding land uses.

It was the consensus of the Board for the town staff to draft the necessary amendments to implement the design guidelines.

REVOLVING LOAN FUND APPLICATION/TRIP AND RONA FRIED OVERHOLT

James Harris, the town's Community/Economic Development Officer, stated that the town had received an application from Trip and Rona Fried Overholt for a loan in the amount of \$35,000 from the Carrboro Revolving Loan Fund to open a new store in Carr Mill Mall. The store will sell environmentally sensitive products to the public, in addition to promoting environmental awareness and education. Mr. Harris stated that the Carrboro Revolving Loan Fund Review Board recommended approval of the loan with conditions.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE LOAN IN THE AMOUNT OF \$35,000 BE APPROVED FOR A TERM OF SEVEN YEARS AT 8% INTEREST WITH A BALLOON PAYMENT IN THREE YEARS, THAT THE SECURITY CONSIST OF A FIRST LIEN ON INVENTORY, FIXTURES, EQUIPMENT AND ACCOUNTS RECEIVABLE, WITH ADDITIONAL SECURITY COMING FROM THE APPLICANTS' PERSONAL SIGNATURES. VOTE: AFFIRMATIVE ALL

APPOINTMENT TO BOARD OF ADJUSTMENT

The Chair of the Board of Adjustment recommended that Rodney Wolfard be appointed to the vacant in-town seat on the Board of Adjustment.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT RODNEY WOLFARD BE APPOINTED TO THE BOARD OF ADJUSTMENT. VOTE: AFFIRMATIVE ALL

REMOVAL OF BARRICADE ON PATHWAY DRIVE BETWEEN SPRING VALLEY AND FAIROAKS SUBDIVISIONS

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY FRANCES SHETLEY THAT THE AGENDA PLANNING COMMITTEE SCHEDULE A PUBLIC HEARING TO RECEIVE CITIZENS COMMENTS ON WHETHER TO REMOVE THE BARRICADE ON PATHWAY DRIVE BETWEEN SPRING ALLEY AND FAIROAKS SUBDIVISIONS. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (CALDWELL, KINNAIRD)

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

Glenn J. Kinnaid
Mayor

Sarah C. Williamson
Town Clerk