

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, August 25, 1992 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 JAY BRYAN THAT THE MINUTES OF AUGUST 18, 1992 BE APPROVED WITH CORRECTIONS. VOTE: AFFIRMATIVE ALL

PROCLAMATION ISSUED

Mayor Kinnaird read a proclamation proclaiming September 5th through 13th Black Dollar Week in the Town of Carrboro.

EXECUTIVE SESSION

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS A MATTER CONCERNING ATTORNEY/CLIENT PRIVILEGE. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/ORANGE-CHATHAM COMPREHENSIVE HEALTH SERVICES

Moses Carey has applied for a conditional use permit that would allow construction of a 10,200 square foot building to accommodate the Orange-Chatham Comprehensive Health Services, Inc. The property is located at 400 Lloyd Street and is zoned CT. The parcel is identified as part of Tax Map 93, Block E, Lot 1.

Mike Brough explained that the town may have an interest in a portion of the property where the proposed Health Center is to be located and asked that the Board of Aldermen not issue the conditional use permit for this project until next week's meeting in order to give him the opportunity to review this matter.

Helen Waldrop, the town's Zoning Administrator, was sworn in. Ms. Waldrop presented slides of the existing site and the proposed site plan for this project. In addition Ms. Waldrop presented the conditions recommended by the town staff.

Bill McKenzie, Chair of the Appearance Commission, was sworn in. Mr. McKenzie explained the Appearance Commission's recommendations concerning the dormers and the overhang on the building.

Ken Redfoot, an architect for Hakan and Corley, was sworn in. Mr. Redfoot stated that the overhang on the building would be an additional expense to the project.

Alex Zaffron, Chair of the Transportation Advisory Board, was sworn in. Mr. Zaffron gave the TAB's recommendations for this project.

Sally Efird, Vice-Chair of the Planning Board, was sworn in. Ms. Efird gave the Planning Board's recommendations for this project.

Moses Carey, the applicant, was sworn in. Mr. Carey asked the Board not to reduce the size of the proposed building for appearance concerns because it would cause the project to be unfeasible. Mr. Carey asked for the Board's favorable action on this project.

Mac Fitch, the current property owner, was sworn in. Mr. Fitch stated that he had not been able to obtain written documentation from the railroad to use its right-of-way for parking.

Mr. Parrish, was sworn in. Mr. Parrish spoke against the extension of Lloyd Street to Greensboro Street and expressed his concern over the congestion at the intersection of Lloyd and Main Streets.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT IF THE APPLICATION IS GRANTED, THE PERMIT SHALL BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Zoning Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
3. That a handicapped ramp be added in front of the main entrance to accommodate drop-off.
4. That "the future addition" and the parking that is needed for the addition be approved by the Board of Aldermen prior to issuance of a building permit for the addition.
5. That the parking stops be relocated within each space so that they provide a 3.5 foot vehicle overhang.
6. That a new easement document for the sanitary sewer easement which has been relocated be executed prior to construction plan approval.
7. That the Appearance Commission have an opportunity to review any future changes or additions to this project and that the dormers along the eastern facade be brought down closer to the edge of the roof in order to break even further the horizontal line of this elevation. That the vent lattice be a square lattice rather than the diagonal pattern, and that the building have a minimum overhang of 1 foot on all rake ends.
8. That a curb cut/handicapped ramp be included at the south end of the sidewalk onto the roadway to provide access.

It was the consensus of the Board to delay voting on adding these conditions or issuing the conditional use permit until September 1st in order for the Town Attorney to prepare a report on the town's possible interest in a portion of this property on which the health center is to be located.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THIS PUBLIC HEARING BE CONTINUED TO SEPTEMBER 1, 1992. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE ORDINANCE AMENDMENT CHANGES THE PROVISIONS GOVERNING SIGNS

Julia Trevarthen, the town's Senior Planner, stated that this was a public hearing to consider amendments to the Land Use Ordinance which address regulation of temporary signs or banners advertising recurring sales or specials, regulation of sandwich board signs, changing the regulations governing arm signs, and removing all regulations governing political signs except a provision banning their placement on trees, utility poles, etc.

Ms. Trevarthen stated that the town staff recommended approval of the proposed amendment except for Section 2 of the ordinance which deals with the regulation of temporary signs for recurring sales or other events.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN THAT SECTIONS 1,3,4,5,8 AND 9 OF THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE

CARRBORO LAND USE ORDINANCE TO REGULATE TEMPORARY COMMERCIAL SIGNS, SANDWICH BOARD SIGNS, POLITICAL SIGNS, AND ARM SIGNS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request that the town staff bring back to the Board a proposed text amendment dealing with sandwich board signs for businesses without street frontage.

PUBLIC HEARING/VOLUNTARY ANNEXATION OF THE WEXFORD SUBDIVISION, PHASE I

This was a public hearing to consider a request from The Wexford Group, Inc. to annex Phase I of the Wexford Subdivision. The administration recommended adoption of the ordinance annexing the Wexford Subdivision, Phase I into the town limits effective August 31, 1992.

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

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING WEXFORD SUBDIVISION, PHASE I," BE ADOPTED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/VOLUNTARY ANNEXATION OF WEATHERHILL POINTE, PHASE III

This was a public hearing to consider a request from Scott Kovens to annex Weatherhill Pointe, Phase III. The administration recommended adoption of an ordinance annexing Weatherhill Pointe, Phase III into the town limits effective August 31, 1992.

[No one was present to speak on this matter.]

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN THAT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING WEATHERHILL POINTE, PHASE III," BE ADOPTED. VOTE: AFFIRMATIVE ALL

REPORT ON DOWNTOWN PARKING COMMITTEE RECOMMENDATIONS

James Harris stated that as a result of the work of the Downtown Parking Committee, the administration was recommending that the Board of Aldermen upfit the vacant lot between the Trading Post and the Post Office to accommodate 72 parking spaces. Mr. Harris requested that the Board allocate \$18,482.60 from the General Fund Balance to upfit the lot, pay for the lighting and this year's taxes. Any lease payment receipts would go to reimburse this appropriation from the fund balance.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS TO AUTHORIZE THE ADMINISTRATION TO LEASE THIS PROPERTY AND ALLOCATE \$18,482.60 FROM THE GENERAL FUND BALANCE TO UPFIT THIS LOT, TO PAY FOR LIGHTING AND PAY THIS YEAR'S TAXES WITH LEASE PAYMENT RECEIPTS REVERTING BACK TO THE GENERAL FUND BALANCE. VOTE: AFFIRMATIVE ALL

Mike Brough stated that he would bring back the lease agreement for the Board's review when the budget amendment transferring these funds from the General Fund Balance is brought back to the Board.

REPORT ON STORMWATER MANAGEMENT FOR THE SMALL PLANNING AREA

[This matter was postponed.]

APPOINTMENT TO TRANSPORTATION ADVISORY BOARD

The Chair of the Transportation Advisory Board recommended that Neal Moche be appointed to the vacant seat on the TAB.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY JACQUELYN GIST THAT NEAL MOCHEL BE APPOINTED TO THE TRANSPORTATION ADVISORY BOARD. VOTE: AFFIRMATIVE ALL

APPOINTMENT TO TRIANGLE FIXED GUIDEWAY GROUP

Alderman Shetley stated that the town had received a request from Triangle Transit Authority asking that the town appoint a representative to serve on the Triangle Fixed Guideway Study Group.

It was the consensus of the Board to request that the Town Clerk notify the current applicants interested in serving on the Transportation Advisory Board to determine their interest in serving on this work group in addition to advertising for this position.

FILLING OF POLICE CHIEF'S POSITION

Alderman Marshall requested a status report from the Manager on filling the police chief's position.

Mr. Morgan stated that the applications for this position closed on June 30, 1992 and that over 200 applications had been received, and that he was approximately 85% complete with the first round review of the applications.

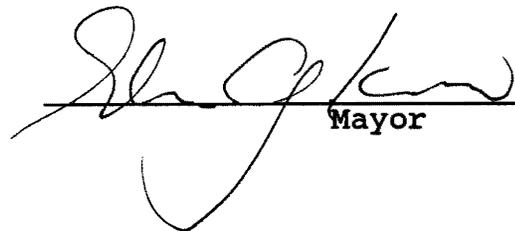
The Board urged the Manager to proceed with filling this position as soon as possible.

CRITIQUE OF LEADERSHIP-BASED BUDGET PROCESS

Alderman Bryan requested that the Manager schedule a time in September when the Board could critique the new budget process.

EXECUTIVE SESSION

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT THE BOARD ADJOURN TO EXECUTIVE SESSION AT 11:10 P.M. TO DISCUSS ACQUISITION OF PROPERTY. VOTE: AFFIRMATIVE ALL



 Mayor

 Town Clerk