

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 1, 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 JACQUELYN GIST AND SECONDED BY FRANCES SHETLEY THAT THE MINUTES OF AUGUST 25, 1992 BE APPROVED. VOTE: AFFIRMATIVE ALL

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

The Board of Aldermen at its meeting on August 25, 1992 continued this public hearing on a request to allow construction of a 10,200 sq. ft. building which would accommodate the Orange-Chatham Comprehensive Health Services.

Helen Waldrop, the town's Zoning Administrator, stated that the applicant had submitted an alternative plan for parking in the event the railroad right-of-way parking is not feasible.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE FOLLOWING CONDITIONS BE ATTACHED TO THE CONDITIONAL USE PERMIT:

- a. That a handicapped ramp be added in front of the main entrance to accommodate drop-off.
- b. 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.
- c. That the parking stops be relocated within each space so that they provide a 3.5 foot vehicle overhang.
- d. That a new easement document for the sanitary sewer easement which has been relocated be executed prior to construction plan approval.
- e. 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.
- f. That a curb cut/handicapped ramp be included at the south end of the sidewalk onto the roadway to provide access.
- g. That two (2) large shade trees be added at the southwestern corner of the northern lawn area of the site. All trees shown under the Duke Power easement shall meet Duke Power's height requirements and the town's Land Use Ordinance shading requirements for vehicle accommodation areas.
- h. That the total number of handicapped parking spaces be increased to five (5) and that a bike rack be included on the plans.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE CONDITIONAL USE PERMIT BE GRANTED, SUBJECT TO THE FOREGOING CONDITIONS. VOTE: AFFIRMATIVE ALL

Helen Waldrop, the town's Zoning Administrator, was sworn in. Ms. Waldrop stated that Steve Bondor had applied for a conditional use permit that would allow construction of a middle school with associated facilities on 40.6 acres. The parcel is identified as Tax Map 108, Lot 31A and is zoned R-20.

Ms. Waldrop presented slides of the existing site and overheads of the proposed site plan.

Roy Williford, the town's Planning Director, was sworn in. Mr. Williford pointed out the area that drains into the University Lake Watershed in addition to the direction of water flow from this property.

Sally Efird, Vice-Chair of the Planning Board, was sworn in. Ms. Efird stated that the Planning Board recommended that several bikepath accessways be provided onto the school campus--off Quail Roost Drive, Hillsborough Road, and Old Fayetteville Road. That these paths not be dual purpose (sidewalk/bikepath) that they not cross or interest parking lots or driveways. That the public bus stop and turn around be shown on the site plan. That the town pave Quail Roost Drive with lower cost mat and seal by the opening date of the school. And, that the bikepath crossing the property be designated as a 20' easement.

Dan Leonard, a member of the Appearance Commission, was sworn in. Mr. Leonard stated that the Appearance Commission recommended approval of the conditional use permit with the staff recommendations. In addition, that 15' poles (maximum) be used for lighting fixtures. That as many of the large trees on the site as possible be retained, that screening along Quail Roost be as submitted, that the plantings along the fence vary in the type of plant material, that the Appearance Commission have the opportunity to approve the detailed planting plan once it has been completed, and that the Appearance Commission have the opportunity to review the signage before it is placed on the site.

Ed Holland, an employee of the Orange Water and Sewer Authority, was sworn in. Mr. Holland stated that OWASA was requesting that the Board delay action on issuing this conditional use permit as OWASA was holding a public hearing on this matter on September 10, 1992.

Clymer Sease and Steve Bondor, architects with the firm of Greenhorn and O'Mara, were sworn in. Mr. Sease stated that they would prefer that the Board issue the permit tonight. Mr. Bondor stated that preliminary plans for this project were submitted to OWASA in April or May and that OWASA had indicated verbally that the school would need to tap onto the Old Fayetteville Road waterline. Mr. Bondor stated that enhanced landscaping plans will be submitted at a future time, and that the applicant has agreed to use 15' maximum lighting poles. Mr. Sease stated that this is a pilot energy school.

Richard Ellington, a resident of 109 Bruton Drive, was sworn in. Mr. Ellington stated that he feels the school system has "put the cart before the horse" since construction of the school depends on approval of the bond issue in November. Mr. Ellington questioned whether a cost benefit analysis had been done for this 40 acre site and questioned the suitability of this site for a school and its impact on the surrounding neighborhoods. Mr. Ellington requested that the school system give the town top priority for use of its facilities for the town's recreation programs.

Marty Mandell, a resident of Pine Street, was sworn in. Ms. Mandell requested that solar energy be used in the proposed school buildings and that they be environmentally sound.

Jane Sharp, a resident of Chapel Hill, was sworn in. Ms. Sharp urged that the school be built as energy efficient as possible, recommended that the Green Light program be used, and encouraged the use of occupant sensors for the lights.

Mark Marcoplos was sworn in. Mr. Marcoplos encouraged energy efficiency for these buildings.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY JACQUELYN GIST THAT THIS PUBLIC HEARING BE CONTINUED UNTIL SEPTEMBER 15TH IN ORDER TO ALLOW OWASA TO HOLD A PUBLIC HEARING AND MAKE COMMENTS ON THIS PROJECT. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (MARSHALL, CALDWELL, GURGANUS)

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT CLARIFYING WHICH AGENCIES APPROVE INDIVIDUAL ON-SITE SEPTIC OR ALTERNATIVE DISPOSAL SYSTEMS

Julia Trevarthen, the town's Senior Planner, stated that this was a public hearing to consider amendment to the Land Use Ordinance which would clear up confusion among land use permit applicants concerning which agencies may approve individual on-site septic or alternative disposal systems for properties located in the University Lake Watershed. Ms. Trevarthen explained the proposed amendment and stated that the Planning Board recommended approval of the amendment.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO CLARIFY THE AGENCIES WHICH MAY APPROVE INDIVIDUAL ON-SITE SEPTIC OR ALTERNATIVE SEWAGE DISPOSAL SYSTEMS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE REGULATIONS CONCERNING AUTOMATIC TELLER MACHINES

Julia Trevarthen, the town's Senior Planner, stated that this was a public hearing to consider an amendment to the Land Use Ordinance dealing with automatic teller machines. Ms. Trevarthen explained the proposed amendment and stated that the Planning Board recommended approval of the amendment.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MAKE FREESTANDING AUTOMATIC TELLER MACHINES PERMISSIBLE USES IN CERTAIN DISTRICTS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

DONATION OF PROPERTY/711 NORTH GREENSBORO STREET

The Educational Foundation, Inc. has offered to give 0.78 acres of land located at 711 North Greensboro Street to the town. This land would be valuable to the town for use as a pedestrian/bikeway access, particularly to the Carrboro Elementary School. The administration recommended that the Board of Aldermen adopt a resolution expressing the town's appreciation to The Educational Foundation for donating this land to the town.

The following resolution was introduced by Alderman Randy Marshall and duly seconded by Alderman Jacquelyn Gist.

**A RESOLUTION EXPRESSING THE TOWN OF CARRBORO'S
APPRECIATION TO THE EDUCATIONAL FOUNDATION, INC.
FOR DONATING 0.78 ACRES OF LAND TO THE TOWN
Resolution No. 9/92-93**

WHEREAS, The Educational Foundation, Inc. has offered to give 0.78 acres of land (identified as 711 North Greensboro Street) to the Town of Carrboro; and

WHEREAS, this land would be valuable to the town for use as a pedestrian/bikeway access, particularly to the Carrboro Elementary School.

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

Section 1. On behalf of the Town of Carrboro and its citizens, the Board of Aldermen hereby expresses its sincere thanks and gratitude to The Educational Foundation for its generous donation to the Town.

Section 2. This resolution shall be entered into the official minutes of the Board of Aldermen and a copy thereof shall be delivered to The Educational Foundation.

Section 3. 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 1st day of September, 1992:

Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Eleanor Kinnaird, Frances Shetley, Jacquelyn Gist, Jay Bryan

Noes: None

Absent or Excused: None

OFFER TO PURCHASE A 20-FOOT BIKEWAY EASEMENT FROM BRETT AND JULIE WILLIAMS

Roy Williford, Planning Director, stated that in order to complete the easements needed for the bikepath between Jones Ferry Road and North Carr Street, a 20-foot easement will be needed across property owned by Brett and Julie Williams. The town made an offer to purchase the easement and Mr. and Mrs. Williams have verbally accepted the offer. Mr. Williford stated that the administration was recommending that the Board of Aldermen adopt a budget amendment transferring \$2,950 from the Capital Reserve for Bikepath Construction to the General Fund Bikepath Construction account. In addition, the administration requested that the Board authorize the manager to acquire a easement from Brett and Julie Williams.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'92-93 BUDGET ORDINANCE," BE ADOPTED, AND THAT THE MANAGER BE AUTHORIZED TO ACQUIRE THE EASEMENT FROM MR. AND MRS. WILLIAMS. VOTE: AFFIRMATIVE ALL

CANCELLATION OF SEPTEMBER 8TH BOARD MEETING

The administration recommended that the Board cancel its meeting scheduled for September 8, 1992 due to the lack of agenda items.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THE SEPTEMBER 8, 1992 MEETING OF THE BOARD OF ALDERMEN BE CANCELED. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (BRYAN)

LAND USE ORDINANCE TEXT AMENDMENT/VARIANCES FOR DEVIATIONS IN SETBACKS

Alderman Bryan requested that the Town Attorney prepare an amendment to the Land Use Ordinance which would allow flexibility in allowing deviations in setbacks for appearance-related items. It was the consensus of the Board to request the Town Attorney to prepare this amendment.

BIKE COUNT FOR CARR MILL BIKEPATH

Alderman Shetley requested that the Transportation Advisory Board be requested to perform a bike count for the Carr Mill Bikepath. It was the consensus of the Board to request the TAB to perform this bike count.

CONCERNS ABOUT OWASA

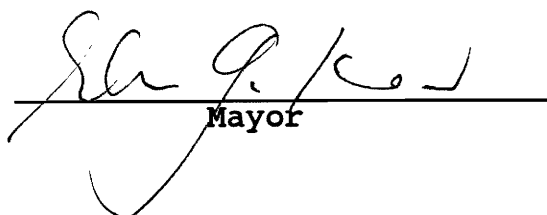
Mayor Kinnaird requested that the Board schedule a time to meet with the town's OWASA representatives to discuss concerns the Board has about OWASA.

ADVISORY BOARD RECOGNITION DINNER

It was the consensus of the Board to request that the Agenda Planning Committee plan this year's advisory board recognition dinner.

EXECUTIVE SESSION

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



Mayor

Town Clerk