

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 22, 1994 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Michael Nelson
	Randy Marshall
	Hank Anderson
	Frances Shetley
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE MINUTES OF FEBRUARY 8, 1994 BE APPROVED. VOTE: AFFIRMATIVE ALL

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**PROCLAMATION ISSUED**

Alderman Gist read a proclamation proclaiming March as Mental Retardation Awareness Month.

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**CHARGES ISSUED TO NEW BOARD APPOINTEES**

The Town Clerk issued charges to Andy Cohen, a recent appointee to the Planning Board, and Eddie Ellis, a recent appointee to the Parks and Recreation Commission.

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**INTRODUCTION OF GIRL SCOUTS**

Roy Williford introduced Emily Williford and Heather Sidley, with Girl Scout Troop 1007, who were attending the Board's meeting to learn how government works.

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**INTRODUCTION OF NEW EMPLOYEE**

Roy Williford, Planning Director, introduced Keith Lankford, the town's new Zoning Administrator.

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**REQUEST TO RESET PUBLIC HEARING/CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/BEL ARBOR SUBDIVISION**

The Board of Aldermen at its meeting on February 8, 1994 continued the public hearing on a conditional use permit request for the Bel Arbor Subdivision to tonight's meeting. The applicant for this conditional use permit requested that continuation of this public hearing be postponed until March 1, 1994 due to a conflict with tonight's meeting. The administration requested that continuation of this public hearing be rescheduled for March 1, 1994.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THE PUBLIC HEARING BE CONTINUED UNTIL MARCH 1, 1994. VOTE: AFFIRMATIVE ALL

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/VIRGINIA POLLITZER**

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford stated that Virginia Pollitzer and Michael Hughes have applied for a conditional use permit that would allow the construction of 26 single-family units on 16.16 acres of land located north of the Cates Farm Subdivision and south of the Wexford Subdivision. Mr. Lankford presented overhead slides of the proposed site plan and answered the Board's questions concerning the project.

Alex Zaffron, Chair of the Transportation Advisory Board, was sworn in. Mr. Zaffron explained the TAB's recommendation concerning the extension of Ahren Drive to Wyndham Drive.

Roy Williford, Planning Director, was sworn in. Mr. Williford stated that the town staff was not in favor of extension of Ahren Drive to Wyndham Drive because only eight lots will be served by Ahren Drive, the extension would result in more paved surface and could possibly mean more fill and loss trees. Mr. Williford stated that the town staff was also concerned about safety at the Ahren Drive/Wyndham Drive intersection.

Mike Hughes, representing Virginia Pollitzer, was sworn in. Mr. Hughes stated that the grade on Ahren Drive/Cates Farm Road would be less than 10%. The clearing for the sewer and water line between Ahren Drive and Wyndham Drive would be much less than for a road extension. Mr. Hughes stated that the developer would request that four-way stops be installed at Cates Farm Road and Autumn Drive, and that it might not be a good idea to install pathway from Ahren Drive to Wyndham Drive.

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

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

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN 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 prior to final plat approval, the town staff and the Town Attorney approve the homeowners documents and notations on the plat.
4. That the applicant set aside recreation area versus open space area and that the applicant add a minimum of 10% of the total recreational points for play apparatus for children under the age of 12. That the applicant clarify the point system calculation by stating each item, land area for each, and the actual specification of facilities within each.
5. That the applicant construct the road connection to the Wexford Subdivision in a "T" intersection designed for a stop at Stafford Drive and Autumn/Charleston Drive.
6. That OWASA must approve the water/sewer system proposal made by the applicant on January 26, 1994.
7. That Ahren Drive, which is a logical continuation from Cates Farm Road, be named Cates Farm Road; likewise, Charleston Drive should be renamed to Autumn Drive. This matter will need to be addressed prior to final plat approval of this subdivision and the surrounding subdivisions.
8. That the applicant subdivide the property in accordance with the revised drawing dated January 28, 1994.
9. That the applicant submit a petition for voluntary annexation of the entire tract prior to final plat approval; and that the developer be encouraged to indicate in advertisements that this development is located in the Town of Carrboro.

10. That the applicant consider installation of pathways with no barriers to block access that in the future may be connected to an integral system of pathways within the contiguous open space surrounding this property; and that the applicant provide recreation facilities on site rather than payment-in-lieu.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY FRANCES SHETLEY THAT THE TAB'S RECOMMENDATION THAT THE ORIGINAL PLANS AS SUBMITTED WHERE AHREN DRIVE CONNECTS CHARLESTON DRIVE TO SOUTH WYNDHAM DRIVE RATHER THAN THE REVISED PLANS THAT SHOW AHREN DRIVE AS A CUL-DE-SAC BE APPROVED. (MOTION DIED FOR THE LACK OF A SECOND.)

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY JACQUELYN GIST THAT A CLEARED, PRIVATE PEDESTRIAN ACCESS EASEMENT BE PROVIDED FROM THE CATES FARM ROAD CUL-DE-SAC TO WYNDHAM DRIVE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY MICHAEL NELSON THAT AS STREETS ARE CONSTRUCTED, THAT STREET NAME SIGNS BE INSTALLED; THAT IF ANY STREETS ARE PROPOSED TO BE EXTENDED IN THE FUTURE, THAT SIGNS BE ERECTED INDICATING THE FUTURE EXTENSION; AND THAT BIKELANES BE MARKED AS SOON AS STREETS ARE CONSTRUCTED. VOTE: AFFIRMATIVE ALL

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

Mike Hughes presented an alternative proposal for this property showing a colonial village subdivision design containing 40 lots.

Roy Williford stated that the curb and gutter provisions of the Land Use Ordinance would need amending to accommodate a colonial village design, there would be a problem with road rights-of-way widths unless the streets were private, and a lot of land would be disturbed in this type of design.

The information on the colonial village concept was presented as information only to the Board.

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[Alderman Nelson left the meeting due to illness.]

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT MICHAEL NELSON BE EXCUSED FROM THE MEETING. VOTE: AFFIRMATIVE ALL

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TRANSPORTATION ADVISORY BOARD'S REPORT ON SIDEWALKS

Kenneth Withrow, the town's Transportation Planner, stated that the Board of Aldermen directed the TAB to evaluate existing sidewalk conditions at its annual retreat. The TAB has reviewed the current sidewalk conditions as well as the current Sidewalk Policy and believes that changes can be made to the document. The TAB is requesting permission from the Board to review the Sidewalk Policy and make changes.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT THE TRANSPORTATION ADVISORY BOARD BE AUTHORIZED TO REVIEW THE SIDEWALK POLICY (TO INCLUDE A REVIEW OF SIDEWALK MATERIALS) AND MAKE RECOMMENDATIONS FOR CHANGES, VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

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AMENDMENT TO TOWN CODE/STOP AND THROUGH STREETS FOR SPRINGVALLEY SUBDIVISION

The administration recommended that the Board of Aldermen adopt an ordinance amending the Town Code to designate stop and through streets in the Springvalley Subdivision.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO TOWN CODE DESIGNATING STOP STREETS AND THROUGH STREETS," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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EVALUATION OF PLANNING RETREAT

The Board of Aldermen requested that an evaluation of the planning retreat be held following this year's retreat. The 1994 Planning Retreat was held on February 13 and 14, 1994 an evaluation was scheduled for tonight's meeting.

The Board requested that the starting time for the retreat remain at 12:00 noon on Sunday and ending at 6:30 p.m. and starting on Monday at 8:00 a.m. and ending at 3:00 p.m.; and that the 1995 Planning Retreat be scheduled for January 8 and 9, 1995 at the Aqueduct Conference Center. In addition, the Board requested that the town staff provide a Five-Year Plan with needs added to the status quo plan for the 1995 retreat.

Alderman Anderson voted affirmatively to place the following items on the 1994 Action Agenda and the Board assigned the following quarters:

- (i) annexation of doughnut holes (Q-3);
- (ii) unfunded mandates (Q-3);
- (iii) increasing fund balance (Q-2); and
- (iv) housing stipend for town employees (Q-2).

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APPOINTMENT TO HUMAN SERVICES COMMISSION

The chair of the Human Services Commission recommended that Rudolph Gregory be appointed to the Human Services Commission.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST THAT RUDOLPH GREGORY BE APPOINTED TO THE HUMAN SERVICES COMMISSION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

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IDENTIFICATION OF NEW PROGRAM INITIATIVES AND POLICY GOALS FOR 1994-95

The purpose of this item is to have the Board identify various programs and/or initiatives that it would like to consider as policy goals for the 1994-95 year. The administration will prepare cost estimates for these various items and present them to the Board on March 8th.

The Board identified the following items for the town staff to cost out for consideration in the 1994-95 budget:

- a. Community policing (establishment of substations)
- b. Extending benefits to domestic partners
- c. Paving and sidewalk for Quail Roost Drive
- d. Fire Department issues
- e. Maintenance of 54 Bypass Median
- f. Housing stipend for town employees
- g. Youth transportation
- h. Library
- i. Carrboro Day
- j. Youth coordinator
- k. Carrboro Art Group - \$500

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SEWER CONNECTION FOR THREE PROPERTIES ON HIGHWAY 54

Mayor Kinnaird requested that the town staff determine whether the request before OWASA to provide sewer connections to three properties on Highway 54 are the same properties that requested the town extend sewer to their properties.

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SISTER CITIES' DUES

Mayor Kinnaird stated that the Sister Cities Project has requested that the town assist them in the payment of their annual dues. The Board requested that the town staff determine when the dues need to be paid.

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MEETING WITH BOARD OF REALTORS

Alderman Bryan suggested that the Mayor meet with the Board of Realtors to express the Board's concern that developers of Carrboro developments are advertising that they are located in Chapel Hill. Alderman Gist stated that she would be interested in participating in the meeting also and requested that the meeting be held after 5:30 p.m.

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NORTHWEST AREA PLANNING WORK GROUP

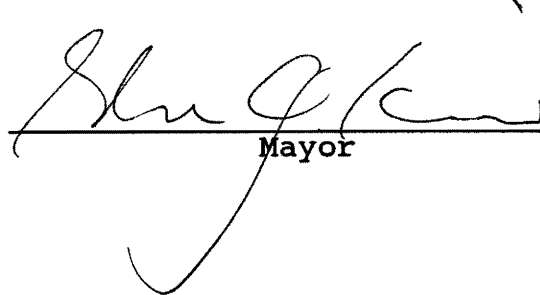
Alderman Bryan requested that the Town Manager report back to the Board on the work of the Northwest Area Planning Work Group relating to its discussion about use of the railroad.

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MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS LITIGATION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN THAT THE MEETING BE ADJOURNED AT 10:53 P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

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Mayor

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Town Clerk