

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 26, 1995 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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|---------------|---------------------|
| 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 HANK ANDERSON TO APPROVE THE MINUTES OF SEPTEMBER 19, 1995. VOTE: AFFIRMATIVE ALL

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**PROCLAMATION ISSUED**

Mayor Kinnaird issued a proclamation proclaiming October as Disability Awareness Month in the Town of Carrboro.

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**PUBLIC COMMENTS FROM CATES FARM AND WEXFORD SUBDIVISIONS/EXTENSION OF STRATFORD DRIVE**

The Board received comments from the residents of the Cates Farm and Wexford Subdivisions concerning the extension of Stratford Drive.

Bill Callahan, a resident of Cates Farm, thanked the Board for the opportunity to address the residents concerns about the extension of Stratford Drive.

Sandra Quinn, a resident of Cates Farm, addressed safety concerns. Ms. Quinn stated that there are 90 children in Cates Farm and 75 children in Wexford. Cates Farm Road currently has 18 driveways, Wexford has 34 driveways on Stratford Drive. The Town of Carrboro has estimated up to 8,000 car trips daily through these two residential neighborhoods. Ms. Quinn stated her concern that additional traffic on Stratford Drive will present a hazard to the children of these two neighborhoods and other residents. Ms. Quinn stated that with the opening of the new post office and the new elementary school, there will be even more traffic generated on Stratford Drive.

Susan Summer, a resident of Cates Farm, presented options for a solution to this situation which are: status quo, limited vehicular access (pedestrian traffic, bicycle traffic, emergency vehicles only with dispersal of traffic via Tramore Drive, Wyndham Drive and Rockgarden Drive). Ms. Summer spoke in favor of having limited vehicular access on Stratford Drive because it meets the town's objectives, meets Cates Farm's objectives, and meets the guidelines set by the town's connector road policy.

David Rooks, representing the Wexford Subdivision, stated that the town's interconnector road system makes sense, but the residents of Wexford are concerned that they are the first north/south connector to open up which will bear all the north/south traffic. Mr. Rooks stated that the residents of Wexford would like to have access to Stratford and Wyndham limited to emergency vehicles until other north/south connectors are constructed.

Mayor Kinnaird stated that she had received four letters from Carrboro residents speaking in favor of the Stratford Road extension.

Alex Zaffron, Chair of the Transportation Advisory Board, announced that the TAB would be discussing the Stratford Drive extension at its meeting on October 5, 1995.

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**42 PUBLIC HEARING/CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT  
REQUEST/ALTA SEASONS APARTMENTS**

This was a continuation of the September 19, 1995 public hearing to consider an application for a conditional use permit submitted by Deb Anderson of Paces Development Corp. which would allow for the construction of 236 apartment units on 16.37 acres located at 222 Old Fayetteville Road between Willow Springs Long Term Care Center and the Ramsgate Apartments.

Deb Anderson, representing Paces Development Corp., reviewed information presented to the Board on September 19, 1995. Ms. Anderson stated that in order to preserve a larger natural buffer between Fenway Park and Alta Seasons, Paces Development Corp. was proposing to revise the site plan to move Building 13 closer to Old Fayetteville Road by approximately 10 feet which would make the buffer between the apartment parking lot and Fenway Park parking lot 25 feet at its minimum and 35 feet at its maximum. In addition, Paces Development would install evergreen plant materials such as Wax Myrtle and Leland Cypress between the two sites to create a natural screen and enhance the existing buffer vegetation.

Marilyn Kille, a resident of Stoneybrook, stated that the rural, pastoral and agricultural qualities that have historically been Old Fayetteville Road and, in general, the watershed region, will be devastated if the Board approves the construction of the Alta Seasons apartment complex given its proposed location and lack of protective fencing or barriers.

**MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY FRANCES SHETLEY THAT, YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (GIST, BRYAN, NELSON)**

**MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON 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 provide 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 the applicant's original plan (Alternate "A") be approved.
4. That the applicant request annexation annexed prior to the issuance of the first certificate of compliance and occupancy.
5. That a public greenway access easement be granted to an average distance of 60 feet (except where 15 feet from a building) from the center line of all portions of Tom's Creek which are located on the site.
6. That one handicapped parking space be provided in each of the parking lots contiguous to Buildings 9 and 10 adjacent to sidewalks connecting to the picnic area behind these buildings as verbally agreed to by the applicant.
7. That the developer substitute another type of flowering tree for the proposed Yoshino Cherries since they are subject to disease.
8. That the catch basin method be used in the car wash, if OWASA does not object.
9. That a handicapped space be included in at least one of the covered garages.
10. That the handicapped units be moved from the north end of the complex to the area closer to the picnic area to go along with the moving of the handicapped spaces for that area.
11. That the internal sidewalk be continued from the playground area around to the picnic area sidewalk.

**VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (GIST, BRYAN, NELSON)**

**MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON**

That Building 13 and its parking lot be moved closer to Old Fayetteville Road by approximately 10 feet, which would make the buffer between the apartment parking lot and the Fenway Townhome parking lot 25 feet at its minimum and 35 feet at its maximum.

That the applicant install evergreen plant materials such as Wax Myrtles and Leland Cypress between this development and the Fenway Townhomes to create a screen and enhance the existing buffer vegetation.

**VOTE: AFFIRMATIVE ALL**

**MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON THAT THAT THE DEVELOPER'S PROPOSAL TO PRESERVE ADDITIONAL TREES DESIGNATED BY BLUE DOTS ON THE SITE PLAN, BE ACCEPTED AND THAT THE NUMBER OF PARKING SPACES BE REDUCED TO ACCOMMODATE THE SAVING OF THESE TREES. VOTE: AFFIRMATIVE ALL**

**MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL:**

1. That employees, agents of the developer or builders not be allowed to park under the shade of any of the trees designated to be saved.
2. That the developer substitute Eastern Red Buds for the Yoshino Cherries.
3. That the amount of grass area be reduced and replaced with natural areas that are mulched.
4. That the developer use lights that are 15 feet in height or lower.
5. That the apartment complex's signs have a "forest green" color for their backgrounds.
6. That the developer work with Appearance Commission as to the color of the brick for the project.
7. That the developer comply with the September 14, 1995 letter from Deborah Anderson with Paces Development Corporation, concerning the proposed recycling program for this project.
8. That the developer abide by the suggestions made by Wendy Wenck, member of the Appearance Commission, concerning the landscaping materials for this project.

**VOTE: AFFIRMATIVE ALL**

**MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE DEVELOPER'S ALTERNATIVE A BE REDUCED BY 10% IN DENSITY. (MOTION WITHDRAWN)**

**MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON TO APPROVE THE CONDITIONAL USE PERMIT, SUBJECT TO THE APPROVED CONDITIONS. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (GIST, BRYAN, NELSON)**

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**IMPLEMENTATION OF FIVE-YEAR CAPITAL IMPROVEMENTS PLAN**

Larry Gibson, Assistant Town Manager, reviewed the Carrboro Capital Improvements Plan as it pertains to Town Hall/Police Department space needs, and the purchase of land for the Homestead Road Park, a fire substation and a new Public Works Center.

**MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY RANDY MARSHALL TO ESTABLISH A SUBCOMMITTEE OF THE BOARD OF ALDERMEN CONSISTING OF MAYOR KINNAIRD AND ALDERMAN BRYAN TO WORK WITH THE TOWN STAFF TO PREPARE CRITERIA FOR SELECTION OF SUITABLE LAND FOR THE VARIOUS FACILITIES, AND AUTHORIZING THE TOWN STAFF TO IDENTIFY SUITABLE LAND AND BEGIN THE PROCESS OF SELECTING PROPERTY FOR PURCHASE. VOTE: AFFIRMATIVE ALL**

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**APPOINTMENTS TO DOWNTOWN DEVELOPMENT COMMISSION**

The Chair of the Downtown Development Commission recommended that Nathan Milian and Lydia Mason be appointed to the two vacant seats on the Downtown Development Commission.

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MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HANK ANDERSON TO APPOINT NATHAN MILIAN AND LYDIA MASON TO THE DOWNTOWN DEVELOPMENT COMMISSION. VOTE: AFFIRMATIVE ALL

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MEETING WITH OWASA

Aldermen Anderson and Gist volunteered to meet with officials of OWASA to address concerns regarding the proposed Memorandum of Understanding. The Board expressed its desire to have this meeting scheduled following the October 10th worksession with the town's OWASA representatives. Alderman Bryan requested that the Town Manager prepare a chronology on the history of the Memorandum of Understanding.

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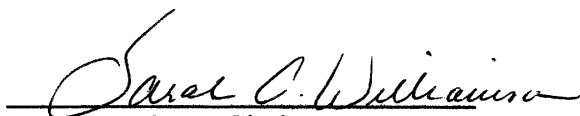
APPOINTMENT TO CHAPEL HILL/ORANGE COUNTY VISITORS BUREAU BOARD

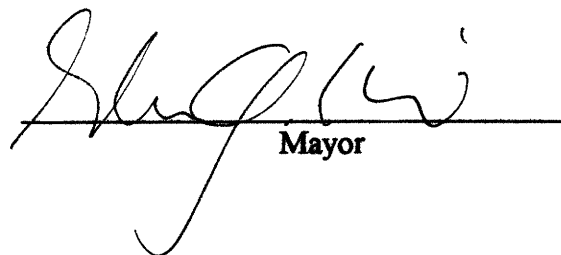
The Board expressed its desire to have Alderman Marshall re-appointed as the town's representative on the Chapel Hill/Orange County Visitors Bureau Board.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY RANDY MARSHALL TO ADJOURN TO CLOSED SESSION TO DISCUSS A MATTER INVOLVING ATTORNEY/CLIENT PRIVILEGE. VOTE: AFFIRMATIVE ALL

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Town Clerk

  
Mayor