

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 28, 1995 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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| Mayor | Eleanor Kinnaid |
| 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 MICHAEL NELSON TO APPROVE THE MINUTES OF NOVEMBER 21, 1995. VOTE: AFFIRMATIVE ALL

ORANGE COUNTY OPEN SPACE ORDINANCE

Marty Mandell, a resident of Pine Street, stated that the Orange County Board of Commissioners are considering flexible zoning and an open space ordinance. Ms. Mandell requested that the Board invite the county to present their plan to Carrboro and that Carrboro present its open space plan to the County Commissioners.

Alderman Bryan requested that the town staff contact Orange County to determine their time schedule for adoption of an open space ordinance and pass along the Board's request to review the proposed ordinance.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/OLD MILL VILLAGE

Bill Spang has applied for a conditional use permit on behalf of Duncan Yaggy which, if granted, would allow for the subdivision of an existing 20.155 acre tract into 91 lots with 31 accessory apartments for a total of 122 units.

The administration and the applicant requested that this public hearing be continued to December 12, 1995.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY MICHAEL NELSON TO CONTINUE THIS PUBLIC HEARING TO DECEMBER 12, 1995. VOTE: AFFIRMATIVE ALL

PRESENTATION OF AUDIT REPORT FOR FISCAL YEAR 1994-95

The purpose of this agenda item was to receive the audit report for the Fiscal Year 1994-95. The town's audit firm, Grant, Sullivan and Company presented the report.

Dewanda Dalrymple with Grant, Sullivan and Company presented the audit report for 1994-95 and answered the Board's questions concerning the audit.

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO AUTHORIZE SENIOR CITIZEN RESIDENTIAL COMPLEXES IN THE R-10 AND R-15 ZONING DISTRICTS WITH A CONDITIONAL USE PERMIT

The Board of Aldermen received public comment on a proposed amendment to the Land Use Ordinance that would authorize senior citizen complexes in the R-10 and R-15 zoning districts. This amendment, if approved, will respond to a recent request by the United Church of Christ Housing Committee/New Covenant Church of Chapel Hill to locate 40 units of HUD Section 202 housing and 40 units of HUD Section 232 Living Assistance Housing on property zoned R-10.

Roy Williford, Planning and Economic Development Director, explained the proposed amendment.

Rick Edens with the New Covenant Church, spoke in favor of the request.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HANK ANDERSON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO AUTHORIZE SENIOR CITIZEN RESIDENTIAL COMPLEXES IN THE R-10 AND R-15 ZONING DISTRICTS WITH A CONDITIONAL USE PERMIT." VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/REZONING REQUEST/DOT-N-DASH AND PUBLIC WORKS FACILITY

Gena C. Wicker has submitted a petition to rezone the Old Dot-N-Dash (Tax Map 122, Block A, Lot 1G from B-3 to OA. This property contains 0.4 acres and is part of a 8-acre B-3 zoning district. This B-3 zoning district also includes Carrboro's Public Works Facility and the NC 54 interchange with Smith Level Road. The administration recommended that a public hearing be set for December 12, 1995 and that this request be referred to the Planning Board for its review and recommendation.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY MICHAEL NELSON TO SET A PUBLIC HEARING FOR DECEMBER 12, 1995. VOTE: AFFIRMATIVE ALL

BUDGET AMENDMENT

The purpose of this agenda item was to amend the 1995-96 fiscal year budget to: (1) appropriate funds for prior year encumbrances; (2) transfer funds from non-departmental budget to the various departmental budgets to cover the two and one-half (2 1/2) percent across-the-board adjustments approved for the current year; (3) amend the Transportation Planning, Recreation Payments-in-Lieu, and Revolving Loan Funds to reflect new revenues and expenditures; (4) transfer funds from general fund contingency for the evaluation and appraisal of property as directed by the Board; and (5) transfer funds from street resurfacing reserves for the purchase of right-of-way necessary for improvements to the intersection of Greensboro and Estes Streets.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY MICHAEL NELSON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE 1996-97 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

DELIBERATION AND VOTE ON REZONING REQUESTS/NEW COVENANT CHURCH AND SCOTT BRUNET

The Board of Aldermen deliberated and voted on a proposal to rezone the entire area north of Culbreth Road and east of Smith Level Road. There are two petitioners, the United Church of Christ Housing Committee/New Covenant Church of Chapel Hill and Mr. Scott Brunet. The rezoning petitions include property owned by United Church Board of Homeland Ministries described as Tax Map 122, Block B, Lot 22 and property owned by Larry and Emma Atwater described as Tax Map 122, Block B, Lot 18. The zoning classification is currently R-10 for both properties.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JACQUELYN GIST TO DENY THE UNITED CHURCH OF CHRIST'S REQUEST TO REZONE THEIR PROPERTY FROM R-10 TO R-3. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY FRANCES SHETLEY TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE FOUR LOTS (APPROXIMATELY 17.36 ACRES IN SIZE) LOCATED ON SMITH LEVEL ROAD FROM R-10 (RESIDENTIAL, MINIMUM 10,000 SQUARE FEET PER DWELLING UNIT) TO R-7.5 (RESIDENTIAL, MINIMUM 7,500 SQUARE FEET PER DWELLING UNIT)." VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (NELSON, ANDERSON, GIST, BRYAN)

Scott Brunet pointed out that multi-family housing would produce less vehicular traffic than single-family housing and that none of his current apartments contain any school age children.

CONSTRUCTION OF SEWER LINES FOR NEWSOME SUBDIVISION

Roy Williford, Planning and Economic Development Director, stated that the developers of the Newsome Subdivision would like to proceed with the installation of the sewer line to the Newsome property through the

101
Barrington Hills Subdivision. Since the installation of this sewer line will be off-site and will not require the installation of any impervious surfaces, the staff recommended the developer be allowed to install the sewer line before the stormwater issues are resolved.

It was the consensus of the Board that the developer delay installation of the sewer line until the stormwater issues are resolved.

REQUEST FOR ADDITIONAL STOP SIGNS ON JAMES STREET

The Board referred the request from the residents of James Street for two additional stop signs to the town staff and requested that the Agenda Planning Committee schedule this item.

TRIANGLE TRANSIT AUTHORITY'S RECOMMENDATIONS FOR A REGIONAL TRANSIT PLAN

Alderman Nelson requested that the Agenda Planning Committee schedule a discussion of TTA's Recommendations for a Regional Transit Plan.

CONSTRUCTION NOISE/HOGAN FARMS SUBDIVISION

Alderman Bryan requested that the town staff investigate a complaint about construction noise coming from the Hogan Farms Subdivision and prepare a report on possible remedies.

REPLACEMENT OF TREES/CHRIS HOGAN

Mayor Kinnaird requested a status report on the replacement of trees by Chris Hogan.

STATE PUBLIC HEARING ON SCHOOL CAPITAL CONSTRUCTION

Alderman Bryan requested that the town staff determine the type of information the State is seeking for its December 12th public hearing on school capital construction, and pass along the town's concerns about schools.

PRESENTATION BY DR. TURNER ON PUBLIC HOUSING

Alderman Gist requested a presentation by Dr. John Turner on how the report on public housing recently presented to the Chapel Hill Town Council affects Carrboro's public housing.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN TO ADJOURN AT 9:07 P.M. VOTE: AFFIRMATIVE ALL


Town Clerk


Mayor