

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 26, 1996 at 7:30 P.M. in the Town Hall Board Room.

Present and presiding:

| | |
|-------------------|-------------------|
| Mayor | Michael Nelson |
| Aldermen | Hank Anderson |
| | Jay Bryan |
| | Jacquelyn Gist |
| | Diana McDuffee |
| | Hilliard Caldwell |
| | Alex Zaffron |
| Town Manager | Robert W. Morgan |
| Town Attorney | Michael B. Brough |
| Deputy Town Clerk | James E. Spivey |

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY ALEX ZAFFRON TO APPROVE THE MINUTES OF MARCH 19, 1996. VOTE: AFFIRMATIVE ALL.

FARMERS' MARKET

Alex Hitt, representing the Carrboro Farmers' Market, thanked the Board of Aldermen, town staff, and the Carrboro citizens for making the grand opening of the new Carrboro Farmers' Market an unqualified success.

LANDFILL SITE

Erwin Gutzwiller commended the Board of Aldermen for its efforts in attempting to find a location for the landfill other than site OC-17. Mr. Gutzwiller also acknowledged that the grand opening of the Carrboro Farmers' Market was an unqualified success.

ISSUANCE OF CHARGE

The Deputy Town Clerk issued a charge to Annabelle Wehmann, a recent appointee to the Parks & Recreation Commission.

MODIFICATION OF AGENDA

Due to the Recall Election, it was requested that the agenda be modified and that the Board of Aldermen review only the conditional use permit request.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY JACQUELYN GIST THAT THE AGENDA ITEMS, OTHER THAN THE CONDITIONAL USE PERMIT REQUEST, ON THE MARCH 26, 1996 AGENDA BE MOVED TO THE BOARD'S APRIL 02, 1996 AGENDA. VOTE: AFFIRMATIVE ALL.

CONDITIONAL USE PERMIT REQUEST/CAROLINA SPRING SENIORS APARTMENT COMPLEX

This was a public hearing to review an application for a conditional use permit which would allow development of a 124-unit apartment complex for affordable seniors' housing on a 9.43-acre parcel located on the north side of West Poplar Avenue between Old Fayetteville Road and the Highway 54 Bypass.

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford explained the proposed site plan and stated that the town staff was recommending approval of the conditional use permit with conditions.

Jerry Lohla, with the First Centrum Corporation, was sworn in. Mr. Lohla thanked the staff and the Board of Aldermen for expediting the review process for this application. Mr. Lohla explained that the proposed project is intended to be partially financed by the use of tax credits administered by the North Carolina Housing Finance Agency. Mr. Lohla distributed and explained an itemized list of additional on- and off-site costs that may lessen the chances of this project receiving funding from the North Carolina Housing Finance Agency. He explained that without appropriate financing, the project may not become a reality.

Jack Haggerty, Appearance Commission Chair, was sworn in. Mr. Haggerty requested that the Appearance Commission's recommendations be amended to include the requirement that the landscape plan be sent back to the Appearance Commission for review.

Ellen Perry, TAB Chair, was sworn in. Ms. Perry presented the recommendations of the TAB.

Kathy Buck, a resident of Old Fayetteville Road, was sworn in. Ms. Buck addressed the Board regarding the proposed plantings for the project, the proposed placement of the entrance/exit driveway of the project, the proposed locations of picnic tables and gazebos, and requested that the speed limit on Old Fayetteville Road be changed from 45 MPH to 35 MPH. Ms. Buck voiced her support of the proposed project and suggested that the landscape plan be returned to the Appearance Commission to review.

Ken Moore, resident of Old Fayetteville Road, was sworn in. Mr. Moore addressed the Board regarding the location of the tree-save zone of the project, suggested the addition of 10-20 shade trees around the building which would provide shade for the residents of the proposed project, suggested saving the grove of walnut trees, and requested that the entrance/exit driveway be moved. Mr. Moore suggested that the lawn maintenance agreement for the project not require "mowing and blowing" when the landscape does not require it.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY JAY BRYAN THAT:

- 1. The applicant shall submit a detailed stormwater management plan including specifications and stormwater flow calculations for approval by the Town's engineer prior to construction plan approval by the Town.
- 2. That any remaining items related to the provision of water and sewer to the site be resolved to the satisfaction of the Orange Water and Sewer Authority prior to construction plan approval.
- 3. That the applicant agree to resolve any other issues which may arise during construction plan approval, to the satisfaction of town departments and all outside review agencies.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JAY BRYAN THAT THE ROAD IMPROVEMENT REQUIREMENTS BE DELAYED IN AN EFFORT TO ASSIST THE DEVELOPER IN MEETING DEADLINE DATES OF THE NORTH CAROLINA HOUSING FINANCE AGENCY. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL THAT:

- 1. The area "F" foundation plantings will be in areas of both full sun, and fairly shady conditions. That the Crape Myrtle "Lagerstroemia indica" be restricted to the southern and western sides of the complex. Eastern Redbud trees "Cercis canadensis" can be used in lieu of the Crape Myrtles on the northern and eastern sides.
- 2. The Coastal Leucothoe's "Leucothoe axillaris" should be restricted to the northern and eastern sides of the complex. This is because Leucothoe's will not tolerate full sun.
- 3. Due to its height, the Glossy Privet "Ligustrum lucidum" should be eliminated or replaced with Japanese Boxwood "Buxus japonica".
- 4. The developer should not use the Russian Olive "Eleagnus augustifolia" in the sunny area "D" entryway. Instead Natchez Crape Myrtles would be excellent in this area.
- 5. The Leyland Cypress "Cupressocyparis leylandii" should be replaced with Wax Myrtle "Myrica cerifera". Wax Myrtle would also make a good screen for the dumpster.
- 6. A storage shed for storing gardening tools, would be a useful addition to the proposed gardens.

- 6. A storage shed for storing gardening tools, would be a useful addition to the proposed gardens.
- 7. Materials and colors of the siding, bricks and shingles should blend with what is already utilized in the area.
- 8. The garden plots should be scattered throughout the property.
- 9. That the gas meters be screened.
- 10. The retention basin should be landscaped.

VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE WALNUT TREE SHOULD BE SAVED AS PROPOSED AND IN COMPLIANCE WITH PARAGRAPH #6 OF KATHY BUCK'S MARCH 14, 1996 LETTER TO THE APPEARANCE COMMISSION. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY DIANA MCDUFFEE THAT A REASONABLE NUMBER OF TREES BE PLANTED TO SHADE THE SOUTHERN AND WESTERN SIDES OF THE BUILDING. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST:

- 1. That Zosyia grass should not be used, instead Common Bermuda grass is the best choice, due to its tolerance of heavy foot traffic, summer heat, low maintenance requirements, and it can survive with less water and fertilizer than Zosyia or a cool season grass like Fescue.
- 2. That hose bibs be installed on each side of the building to allow for watering of the gardens and landscape plantings. In addition, the hose bibs should be the anti-freeze types, and provide a concrete pad by the faucet to avoid the creation of a mud hole.

VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE DEVELOPER CONSIDER CAREFULLY THE RECOMMENDATIONS CONCERNING EXTENDING THE TREE-SAVE ZONE AND RELOCATING THE ENTRANCE/EXIT DRIVEWAY; AND MAKE AN EVALUATION AS TO WHETHER THESE THINGS CAN BE DONE. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY DIANA MCDUFFEE THAT THE LANDSCAPE PLAN BE SENT BACK TO THE APPEARANCE COMMISSION FOR REVIEW AND COMMENT PRIOR TO CONSTRUCTION PLAN APPROVAL. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL THAT THE NORTH LANE OF POPLAR AVENUE BE RESURFACED IN CONJUNCTION WITH ROAD IMPROVEMENTS, IF DEEMED NECESSARY BY THE TOWN'S PUBLIC WORKS DIRECTOR. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HANK ANDERSON THAT THE SPEED LIMIT ISSUE (CHANGE SPEED LIMIT FROM 45 MPH TO 35 MPH ON OLD FAYETTEVILLE ROAD) BE REFERRED TO THE TRANSPORTATION ADVISORY BOARD. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO GRANT THE CONDITIONAL USE PERMIT WITH SAID CONDITIONS. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HANK ANDERSON TO ADJOURN THE MEETING AT 9:58 P.M. VOTE: AFFIRMATIVE ALL

Michael R. Nelson
Mayor

Deputy Town Clerk