

A worksession of the Carrboro Board of Aldermen was held on Tuesday, June 27 , 1996 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Hank Anderson
	Jay Bryan
	Hilliard Caldwell
	Jacquelyn Gist
	Diana McDuffee
	Alex Zaffron
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson

Absent:
Town Attorney Michael B. Brough

WORKSESSION/DISCUSSION OF DRAFT SMALL AREA PLAN FOR CARRBORO'S NORTHERN TRANSITION AREA

The Board of Aldermen discussed the draft Small Area Plan for the Northern Transition Area.

The Board agreed on the general principles outlined in the Draft Small Area Plan for the Northern Transition Area.

Alderman Caldwell expressed his desire to have farmland preservation in the plan.

Alderman McDuffee stated that the plan should be worded not to discourage farming.

Alderman Bryan suggested that small tracts of three to five-acres be set aside for small farms.

Jim Bateson, a member of the Small Area Planning Work Group, stated that if the town could give examples of what it has in mind for the commercial areas, it might help dispel some of the fears about the plan.

Alderman McDuffee questioned the impact of the proposed road alignments on properties.

Lisa Bloom-Pruitt stated that the proposed road alignments is a concept plan and it has not been determined what type roads they would be.

Alderman McDuffee suggested that the proposed ordinance encourage local roads.

Alderman McDuffee stated that it had been commented that there is too much area designated as commercial.

Lisa Bloom-Pruitt stated that a land suitability study was done to select the land for the mixed use village.

Alderman Anderson asked whether the employment campus concept was considered for inclusion in the plan.

Alderman Bryan suggested that the ordinance drafting committee specify requirements and standards for businesses.

Alderman McDuffee asked how stormwater management will be addressed.

Mr. Morgan sated that the Board in the past had agreed to analyze stormwater management on a development-by-development basis.

Alderman Zaffron stated that the Small Area Planning Work group stayed out of the engineering area.

Jim Bateson stated that the Bolin Creek is the most important environmental resource to protect and should be guarded. Mr. Bateson suggested buying up open space.

Mayor Nelson suggested that the Board look at some other villages to get an idea of what Carrboro wants.

Alderman Bryan suggested that the town staff prepare a list of villages that the Board could look at.

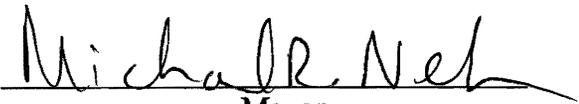
BARINGTON HILLS SEWER CONNECTIONS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY TO SEND A LETTER TO HOMESCAPE DEVELOPMENT COMPANY REQUESTING THAT THE DEVELOPER WAIVE HIS RIGHTS TO REIMBURSEMENT FOR THE COST OF CONNECTING 11 LOTS IN BARINGTON HILLS TO SEWER. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO ADJOURN TO CLOSED SESSION AT 9:37 P.M. TO DISCUSS PERSONNEL MATTERS. VOTE: AFFIRMATIVE ALL

COMPENSATION FOR TOWN MANAGER, TOWN CLERK, AND TOWN ATTORNEY

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO APPROVE TWO AND ONE-HALF PERCENT SALARY INCREASES FOR THE TOWN MANAGER AND TOWN CLERK EFFECTIVE JULY 1, 1996 AND TWO AND ONE-HALF PERCENT SALARY INCREASES FOR THE TOWN MANAGER AND TOWN CLERK EFFECTIVE JANUARY 1, 1997. IN ADDITION, THAT THE TOWN ATTORNEY'S COMPENSATION BE SET AT \$67,480 FOR FISCAL YEAR 1996-97. VOTE: AFFIRMATIVE ALL



Mayor

Town Clerk