

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 26, 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
Town Attorney	Michael B. Brough

PRESENTATION BY BELLSOUTH

Kathy Hawkins with BellSouth, presented a framed copy of the cover of the 1996-97 phone directory.

REQUEST FOR TRAFFIC SIGNAL AT LLOYD/MAIN STREET INTERSECTION

Terry Carver, with the Lloyd Street Neighborhood Association, presented letters from his neighborhood association requesting that a traffic signal be installed the Lloyd/Main Street intersection.

The Board requested that these letters be forwarded to NCDOT with a request that a traffic signal be installed and asking that a meeting be set up for town officials to meet with NCDOT officials to discuss this matter.

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO APPROVE THE MINUTES OF NOVEMBER 19, 1996. VOTE: AFFIRMATIVE ALL

REQUEST TO CANCEL DECEMBER 3RD AND 24TH BOARD MEETINGS

The administration requested that the Board consider canceling its regular meetings scheduled for December 3 and 24, 1996.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO CANCEL THE DECEMBER 3 AND 24, 1996 MEETINGS OF THE BOARD OF ALDERMEN. VOTE: AFFIRMATIVE ALL

PROCLAMATION ISSUED

Mayor Nelson read a proclamation proclaiming December 1st as World Aids Day in the Town of Carrboro.

Alderman Anderson requested that copies of the proclamation be forwarded to the African- American churches in Carrboro and Chapel Hill.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/UNIVERSITY COMMONS CONDOMINIUMS

Scott Brunet, of Onsite Corporation, has applied for a conditional use permit to construct 72 condominiums in six separate, three-story buildings on a 17.162-acre tract of land located at 303 Smith Level Road. The property is located on the eastern side of Smith Level Road, just south of Morgan Creek and the Frank Porter Graham

Middle School, and is identified as Tax Map 122, Block B, Lot 18. The administration recommended approval of the conditional use permit with conditions.

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford presented the site plan for this project and stated that the administration recommended approval of the conditional use permit with the following conditions:

1. That the property owner submit a petition for annexation prior to construction plan approval.
2. That the requested deletion of 46 parking spaces be approved as authorized by Section 15-292 and 150-316(d) because of the tree loss which would result from the provision of such parking spaces. However, no parking shall be permitted in any portion of any designated fire lane throughout the site, and if parking routinely occurs within a fire lane, then the developer or the condominium homeowner association shall be required to add the parking spaces (or some portion thereof) which are authorized to be deleted. The developer will post adequate financial security to assure that this condition can be fulfilled within a year of the issuance of their last certificate of occupancy.
3. That the requested deviation to the play field requirement of Section 15-198(d) be approved as authorized by Section 15-202 because of the environmental damage, and tree loss that would result from the provision of such a field.
4. That the requested deviation to the children's play equipment of Section 15-196(f) be approved as authorized by Section 15-202 because of the nature of the proposed project's target market (i.e., college students) and the utility of the relatively small number of points required.
5. That the items noted in OWASA's letter dated October 29, 1996 be addressed prior to construction plan approval.
6. That all relevant cross easements and a joint maintenance agreement be recorded between this project and the property owner to the south (currently proposed as the UCC Living Center) prior to construction plan approval.
7. That the developer grant a public easement along Morgan Creek.

Roy Williford, the town's Planning Director, was sworn in. Mr. Williford stated that each additional lane of traffic allows approximately 6,000 trips per day.

Scott Brunet, the developer, was sworn in. Mr. Brunet gave a brief history of this proposed project. Mr. Brunet stated that they have 78% open space in the project, 49% undisturbed area, 52% tree save of 18" or greater, they will share a driveway with UCC Living Center, and they are providing 1,005 recreation points. Mr. Brunet presented a drawing of the proposed floor plan for the project, which will include four bedroom units with a bathroom for each bedroom. Mr. Brunet stated that there will be a homeowners association with monthly fees. Mr. Brunet stated that the handicapped units have been relocated at the request of the TAB. Mr. Brunet stated that he will provide 4.25 parking spaces per unit. Mr. Brunet stated that he is requesting a reduction to 4 parking spaces per unit or a total reduction of 18 parking spaces. Mr. Brunet stated that in principle he does not have an objection to the public easement along Morgan Creek to provide a walking trail. Mr. Brunet stated that hardy plank siding has to be replaced approximately every five years and would prefer to use vinyl siding.

Roy Williford stated that the town's Master Park Plan asks for a public easement along creeks.

Greg Shepard, with Phil Post and Associates, was sworn in. Mr. Shepard commented on the proposed landscape plan.

Phil Post, with Phil Post & Associates, was sworn in. Mr. Post stated that he had worked closely with the town's engineer in formulating the plans for this project.

Ellen Perry, Chair of the TAB, was sworn in. Ms. Perry stated that the bicycle facility has not been addressed on the plans. Ms. Perry requested that a bicycle path be designated on the plans.

Maria Owens, a member of the Planning Board, was sworn in. Ms. Owens stated that the Planning Board feels this is a good in-fill project. Ms. Owens stated that this is a small project and does not feel the crime problems at larger projects will occur in this project. Ms. Owens stated that she feels the tot lot should be included in the project. Ms. Owens stated that she would like to see as many trees as possible saved.

Ed Bawmgarter, a resident of the Berryhill Subdivision, was sworn in. Mr. B stated that there are residents living in the existing trailers on this property. Mr. Bawmgarter expressed concern about his property valuation with a dormitory located across the street from his home. Mr. Bawmgarter questioned where the proposed improvements to Smith Level Road will be located. Mr. Bawmgarter expressed concern about the lack of buffer fronting Smith Level Road, questioned whether the town would want to locate a dormitory next door to a senior's housing project, and requested that the Board delay action on this project until the scope of the project can be explained to the residents of Berryhill Subdivision.

Mayor Nelson asked that the town engineer present a report on this project.

Alderman Zaffron asked that the town staff comment on whether a sidewalk along Smith Level Road could be funded with STP funds and whether the town could require the developer to make a payment in lieu for construction of a sidewalk following the widening of Smith Level Road; that the town staff comment on the TAB's recommendation that the bike lane be installed along the emergency easement; and that the agreed upon conditions be included on the site plans.

Alderman Bryan requested that the town staff re-look at the screening requirements along Smith Level Road.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY TO CONTINUE THIS PUBLIC HEARING UNTIL DECEMBER 17TH. VOTE: AFFIRMATIVE ALL

PRESENTATION OF AUDIT REPORT FOR FISCAL YEAR 1995-96

The purpose of this agenda item was to receive the audit report for the 1995-96 Fiscal Year. Dewanda Dalrymple with Dalrymple and Grant, presented the report.

Larry Gibson, the town's Assistant Town Manager, stated that there have been problems with Orange County's MIS system. Mr. Gibson stated that the comments made by the auditors concerning recommendations are being taken seriously.

Alderman Bryan requested that the town staff prepare a status report to the Board on its efforts to resolve the problems with Orange County's computer system.

BUDGET AMENDMENT

The purpose of this agenda item is to amend the 1996-97 fiscal year budget to: (1) appropriate funds for prior year encumbrances; (2) amend the Transportation Planning Fund to reflect new year's grant funding; (3) transfer funds from general fund contingency for the evaluation and appraisal of property as directed by the Board; and (4) recognize \$750 in contributions from the family of Gregg Ireland for the purchase of an indoor/outdoor scoreboard for the Town's youth athletic programs.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'96-97 BUDGET ORDINANCE AND PROJECT ORDINANCES." VOTE: AFFIRMATIVE ALL

HILLSBOROUGH ROAD IMPROVEMENTS

Alderman Zaffron requested that the town staff contact Joseph St. Jean to let him know of the adjustments in the plans for the Hillsborough Road improvements project.

UNC LAND USE PLAN

Alderman Bryan requested that the Town Manager forward a letter to the UNC Board of Trustees requesting an opportunity for the town to present its comments on the UNC Land Use Plan.

TELEVISIONING CHAPEL HILL HIGH SCHOOL ARTS EVENTS

Alderman Bryan requested that the Cable T.V. Committee investigate the possibility of televising cultural arts events at Chapel Hill High School on cable t.v.

ROAD EXTENSION SIGNS

Alderman Bryan requested that the town staff check conditional use permit compliance with "road to be extended in the future signs."

DOWNTOWN PARKING SIGNS

Mayor Nelson requested that the town staff install "P" signs indicating the availability of the South Greensboro Parking Lot.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN TO ADJOURN TO CLOSED SESSION TO DISCUSS ACQUISITION OF PROPERTY AT 10:32 P.M.. VOTE: AFFIRMATIVE ALL

Michael R. Neha
Mayor

Town Clerk