

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 22, 1997 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 OF SALVADOR DALI PRINT**

Elizabeth and Cyril Boisson presented Joe Fearington with a Salvador Dali print, which he won in a drawing as part of the Dali Exhibit held at Carrboro Town Hall. The Boissons thanked the town for the opportunity to have the showing at the town hall.

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**RESIGNATION FROM BOARD OF ALDERMEN**

Alderman Bryan announced his resignation from the Board of Aldermen effective June 6, 1997. Alderman Bryan stated that he and his family will be moving out of the Carrboro city limits.

Mayor Nelson requested that the Agenda Planning Committee schedule time on the May 6th Board agenda to discuss the process for filling Alderman Bryan's seat on the Board.

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**GRANT AWARD/NATIONAL ORGANIZATION ON DISABILITY**

Ellen Perry, the town's representative on the National Organization on Disability, informed the Board that the National Organization on Disability had awarded the Orange County Disability Awareness Council \$2,500.

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**REQUEST TO RENAME A PORTION OF AUTUMN DRIVE**

Richard Ellington, a resident of 109 Bruton Drive, reminded the Board that he had come to the Board in 1996 with information that there are duplicate street names for Autumn Drive--one in Barington Hills and one in Williams Woods. Mr. Ellington expressed concern about emergency personnel responding to the wrong address.

Roy Williford stated that the town had contacted the developer of Williams Woods about the name change, but he had declined changing the street name because his advertisements had been printed containing Autumn Drive. Mr. Williford suggested that when the street is accepted by the town, the town could change the street name.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JAY BRYAN TO NOTIFY THE DEVELOPER OF WILLIAMS WOODS OF THE TOWN'S INTENT TO RENAME THE PORTION OF AUTUMN DRIVE LOCATED IN WILLIAMS WOODS WHEN THAT STREET IS DEDICATED TO THE TOWN. VOTE: AFFIRMATIVE ALL

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**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO APPROVE THE APRIL 15, 1997 MINUTES. VOTE: AFFIRMATIVE ALL

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**RESOLUTION SUPPORTING TRANSIT 2001 COMMISSION'S RECOMMENDATIONS**

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Hilliard Caldwell.

**A RESOLUTION SUPPORTING  
TRANSIT 2001 COMMISSION'S RECOMMENDATIONS  
Resolution No. 51/96-97**

WHEREAS, the Carrboro Board of Aldermen supports the recommendations of Governor Hunt's Transit 2001 Commission regarding State funding for mass transportation; and

WHEREAS, the Carrboro Board of Aldermen supports the Transit 2001 Commission's recommendation that a menu of options be granted for local government transit funding approaches includes: rental vehicle gross receipts tax, vehicle registration surcharge, parking tax, local option sales tax, and land transfer fees, to allow flexibility to local governments in choosing options.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of April, 1997:

Ayes: Alex Zaffron, Hilliard Caldwell, Hank Anderson, Michael Nelson, Diana McDuffee, Jacquelyn Gist, Jay Bryan

Noes: None

Absent or Excused: None

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**PROCLAMATIONS ISSUED**

Alderman Caldwell read a proclamation proclaiming week of April 20-26, 1997 to be National Organ And Tissue Donation Awareness Week

Mayor Nelson read a proclamation Carrboro to be a Sri Chinmoy Peace City.

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/THE CEDARS AT BOLIN FOREST**

Frances Kovens, on behalf of BBK & Associates, has submitted a request for a conditional use permit application to allow the development of a 49-unit, architecturally-integrated subdivision location on 20.23 acres of land located adjacent to the intersection of North Greensboro Street and Bolin Forest Drive.

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford presented the plans for the proposed development and stated that the administration recommended approval of the conditional use permit with the following condition: That grading and drainage plans, complete with calculations for each cluster of lots be submitted to the Town Engineer for review and approval prior to the issuance of building permits for the subject lots.

Bob Anderson and Eric Chupp were sworn in.

Mr. Anderson gave a history on the property in question. Mr. Anderson distributed a map showing the density of adjacent property, and a map showing the area wide drainage for The Cedars. Mr. Anderson stated that there will be 47 additional units added to what is currently existing on this property. Mr. Anderson stated that there will be no construction traffic allowed on Bolin Forest Drive. Mr. Anderson stated that it was not economically feasible to have a construction entrance off of North Greensboro Street. Mr. Anderson presented a map showing the features of the proposed plan.

Neal Mochel, Chair of the Transportation Advisory Board, was sworn in. Mr. Mochel stated that the TAB recommended that the walkway along the cemetery be constructed as soon as the project is begun for the protection of the children.

Eric Chump, representing Kovens Development Company, stated that the houses should range from 1,500 to 2,000 square feet and costs should range between \$175,000 to \$220,000. Mr. Chump pointed out the features of the proposed development.

Keith Lankford stated that the lower street will be a local street, and that both streets will be public streets.

Walt Martin, a resident of 705 Bolin Creek Drive, was sworn in. Mr. Martin expressed his concern about the fact that there will not be a construction entrance off North Greensboro St. Mr. Martin requested that the pedestrian path be turned into a hard surface. Mr. Martin requested that no deliveries be allowed during times when children are going to and from school. Mr. Martin requested that the developer be required to keep Bolin Forest Drive clean.

John Tappan, a resident of 501 Bolin Creek Drive, was sworn in. Mr. Tappan encouraged the construction entrance and requested that if fences are required around the catch basins, that they be black. Mr. Tappan also requested that the catch basins be inspected on a regular basis.

Larry East, a resident of 1545 Pathway Drive, was sworn in. Mr. East spoke on behalf of the residents of Phases 3 and 4 of Bolin Forest. Mr. East requested that the construction entrance be required off North Greensboro Street.

Diane Gray, a resident of 302 Forest Court, was sworn in. Ms. Gray stated that she is a certified playground equipment inspector. Ms. Gray stated that she had presented a copy of playground equipment regulations to Eric Chupp to use as a guide. Ms. Gray urged the developer and homeowners association to keep the playground properly maintained.

Eliza Potter, a resident of 105 Wild Oak Lane, was sworn in. Ms. Potter expressed concern about the safety of cars entering onto North Greensboro Street. Ms. Potter urged the Board to require the developer to provide the construction entrance onto North Greensboro Street. Ms. Potter also requested that a traffic signal be installed to slow traffic down on North Greensboro Street.

Linda Haac, a resident of 102 Millrock Court, was sworn in. Ms. Haac stated that there are currently traffic problems on North Greensboro Street.

Ellen Perry was sworn in. Ms. Perry requested that a cross walk be required on Stable Road and across Weathervane Drive.

Rick Tanner, a resident of Bolin Forest, was sworn in. Mr. Tanner stated that he is a hydrologist and that drainage basins have to be maintained to work. Mr. Tanner requested that the construction entrance onto North Greensboro Street be required.

Dave Otto was sworn in. Mr. Otto suggested that the construction entrance be put in as a dirt road.

**MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY ALEX ZAFFRON TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL**

**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 ALEX ZAFFRON THAT THE APPLICATION BE GRANTED 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 provided 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 grading and drainage plans, complete with calculations for each cluster of lots, be submitted to the Town Engineer for review and approval prior to the issuance of building permits for the subject lots.
4. That the developer shall require that no construction vehicles be allowed to park on Bolin Forest Drive during the construction of this project.

5. That the crepe myrtles shown on the plans be a mildew-resistant variety, and that the Norway Maples be replaced with Sycamores and Tulip Poplars.

6. That the plant list on Sheet LP-2 be modified as follows: Sycamore (*Platanus occidentalis*) and Tulip Poplar (*Liriodendron tulipifera*) be substituted for the Norway Maple (*Acer Platanoides*); the number of Callery Pears (*Pyrus calleryana*) be reduced; and, a diversity of species, including Golden Rain Tree (*Koelreuteria paniculata*), River Birch (*Betula nigra*), Sourwood (*Oxyndrum arboreum*), and mildew-resistant varieties of Crepe Myrtle (*Lagerstroemia indiac*), be installed in place of the Callery Pears which are to be removed.

7. That the developer make every effort to conceal from street view the utility meter bases and that HVAC units be located with an eye towards concealment and noise reduction to adjacent property.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JAY BRYAN THAT A PEDESTRIAN PATH LEADING FROM NORTH GREENSBORO STREET TO STABLE ROAD BE CONSTRUCTED WITH A SURFACE THAT IS COMPATIBLE WITH BICYCLE AND WHEELCHAIR USE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL THAT THE DEVELOPER BE REQUIRED TO ENSURE THAT ALL CONSTRUCTION TRAFFIC USE WEATHERVANE DRIVE, AND THAT WEATHERVANE DRIVE CONSIST OF A DIRT SURFACE UNTIL THE CONSTRUCTION OF PHASE 2, AND THAT THIS ENTRANCE BE GATED AT NIGHT. (MOTION WITHDRAWN)

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL THAT THE DEVELOPER CONTACT THE DIRECTOR OF TRANSPORTATION FOR THE CHAPEL HILL-CARRBORO CITY SCHOOL TO OBTAIN THE SCHOOL BUS SCHEDULE TO PREPARE A PLAN TO RESTRICT CONSTRUCTION TRAFFIC IN SUCH A MANNER AS TO ENSURE THE SAFETY OF CHILDREN GOING TO AND FROM SCHOOL. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY ALEX ZAFFRON THAT THE PREVIOUS CONDITION BE AMENDED TO STATE THAT THE PLAN BE SUBMITTED TO THE BOARD OF ALDERMEN FOR APPROVAL. VOTE: AFFIRMATIVE

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON THAT THE CONDITIONAL USE PERMIT BE GRANTED SUBJECT TO THE FOREGOING CONDITIONS. VOTE: AFFIRMATIVE

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#### **PUBLIC HEARING/STRATFORD DRIVE TRAFFIC CALMING DEVICES**

The Mayor and Board of Aldermen will receive public comment on the compromise proposal for traffic calming devices for Stratford Drive from the Wexford representatives.

Kenneth Withrow, the town's Transportation Planner, stated that the administration recommended that the Board adopt the compromise proposal as presented by the Wexford representatives with the following conditions:

1. That the town install a temporary "Fayetteville Choker" and the chicane as a traffic calming device, using barrels and cones in a configuration suitable to each design, and evaluate their effectiveness.
2. That the town and Stratford representatives agree through a memorandum of understanding to the cost of installation and maintenance of the traffic calming device(s) as proposed.
3. That the town authorize the staff and engineer to provide the least expensive, most cost effective design of the selected traffic calming device at the conclusion of the evaluation prior to construction of the device.
4. The Board of Aldermen will need to include funds to cover the cost for those improvements as part of the 1997-98 budget, and should consider a street assessment to recover the costs from those who are specifically benefited by the improvements.

Neal Mochel, Chair of the TAB, stated that the TAB recommended that the town utilize the "Fayetteville Choker" design as a traffic calming device; and temporarily station barrels and cones in a configuration suitable to that design. That when permanent construction has been approved by the Board of Aldermen, that a contracting company be hired by the town for that construction. That the town and Stratford Drive representatives agree through memorandum of understanding to the cost of installation, the scheduling of approvals, the flexibility in adopting traffic calming design, and maintenance of traffic calming device as proposed. And, that the town authorize the staff and engineer to provide the least expensive, most cost effective design of the "Fayetteville Choker" prior to both temporary and permanent construction of the device.

Bob Rodriguez, a resident of 216 Stratford Drive, expressed his desire that the Wexford residents continue to work with the town. Mr. Rodriguez requested a cost estimate for this project, that the town indicate what percentage the town would be willing to pay, and that all residents be given this information

Barbara Dentz, a resident of 203 Stratford Drive, expressed concern that the Fayetteville chokers will not reduce volumes of traffic. Ms. Dentz requested that the town reconsider a former town staff recommendation to the Board that if reasonable traffic management measures fail, that the town should temporarily barricade connections between Wexford and Cates Farm until other north/south connectors can be constructed.

Richard Tate, a resident of 213 Stratford Drive, expressed concern about the number of children in Wexford and Cates Farm and the increased traffic on Stratford Drive. Mr. Tate stated that he did not think the residents of Wexford will support the opening of the Stratford Drive connection until a second connection is constructed.

Lucy Gallo, a resident of 110 Stratford Drive, requested that the permanent chokers be constructed as quickly as possible after the trial period.

JoAnn Garvin, a resident of 106 Stratford Drive, suggested that developers be required to conform to the town's policies, i.e., the connector roads policy.

Allen Spalt, a resident of James Street, suggested that there be a map/plan showing the location of the proposed traffic control calming devices.

Ellen Perry recommended that the police department put together a pedestrian plan to ensure child safety.

Mr. Morgan stated that as soon as the town accepts the street, the barricade will be removed.

**MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL THAT THE FOLLOWING PROPOSAL FOR TRAFFIC CALMING DEVICES ALONG STRATFORD DRIVE BE APPROVED:**

1. That the town install one set of temporary chicanes or Fayetteville Choker on North Stratford and two sets of chicanes and/or Fayetteville Chokers on South Stratford using barrels and cones. These should be marked with signs that are appropriate for a residential neighborhood.
2. A painted crosswalk with pedestrian crossing signs should be added near the clubhouse.
3. Painted crosswalks and multi-way stops should be added at the Stratford/Tramore and Stratford/Autumn intersections.

Schedule to Monitor for Effectiveness

1. Inexpensive temporary devices (such as barrels) should be put in place for a period of three months when the road opens so that the Town can evaluate the effectiveness of these devices prior to permanent construction.
2. During the trial period traffic volumes and speeds along North and South Stratford Drive should be measured at least twice. These counts should be done at 30 days and at 60 to 90 days after the installation of temporary devices.
3. Permanent chicanes should be constructed within three months after the completion of the trial period if a safe, uniform traffic speed and an acceptable traffic volume have been established.
4. Traffic volumes and speeds along North and South Stratford Drive should be measured at least annually after the installation of permanent devices.

Additional Traffic Calming

The Town should consider installing additional chicanes or a traffic circle (as appropriate) or close Stratford Drive until a second connection is made to Homestead Road if any of the following occur:

- the 85th percentile speed exceeds 35 mph
  - the 85th percentile speed exceeds 30 mph, and the traffic volume exceeds 2000 trips per day
  - the traffic volume exceeds 2500 trips per day.
- That the Town and Stratford representatives agree through Memorandum of Understanding (MOU) to the cost of installation, and maintenance of the traffic calming device(s) as proposed.
  - That the town authorize the staff and engineer to provide the least expensive, most cost effective design of the selected traffic calming device at the conclusion of the evaluation prior to construction of the device.
  - The Board will need to include funds to cover the cost for those improvements as part of the 1997-98 budget, and should consider a street assessment to recover the costs from those who are specially benefited by the improvements.

VOTE: AFFIRMATIVE ALL

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WORKSESSION/STANDARDS FOR SWIMMING POOLS

The purpose of this item was for the Mayor and Board of Aldermen to receive requested information regarding pool safety requirements, and consider setting a public hearing on the proposed amendment for May 20, 1997.

Lisa Bloom-Pruitt, the town's Senior Planner, explained the proposed amendment.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO SET A PUBLIC HEARING FOR MAY 20, 1997. VOTE: AFFIRMATIVE

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REVIEW OF FLIGHT PATTERNS/HORACE WILLIAMS AIRPORT

The purpose of this item was to present a report regarding the flight patterns at Horace Williams Airport as requested by the Board of Aldermen at the 1997 Planning Retreat.

Roy Williford, the town's Planning Director, explained the flight patterns at Horace Williams Airport.

The Board received the report.

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DISCUSSION OF BOARD'S SUMMER BREAK SCHEDULE

The administration requested that the Mayor and Board of Aldermen discuss their summer break for 1997.

It was the consensus of the Board to take the month of July and the first week of August as the summer break for 1997

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REPORT ON ACQUISITION OF CARRBORO BAPTIST CHURCH PROPERTY

Mr. Morgan informed the Board that the town had received a signed option from Carrboro Baptist Church. The town has until June 21, 1997 to let the church know whether the town plans to purchase its property.

Mayor Nelson requested that the town staff assign proposed dates to the Proposal for Public Input previously approved by the Board for discussion on May 6, 1997.

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**AMENDMENT TO EASEMENT FOR AUTUMN WOODS APARTMENTS**

Mike Brough asked for the Board's authorization to have the Town Manager execute an amendment to the easement agreement between OWASA, CT Carrboro Limited Partnership and the Town of Carrboro for the Autumn Woods Apartments.

It was the consensus of Board to authorize the Town Manager to sign the amendment to the easement agreement.

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**REQUEST FOR PRESENTATION ON COMMERCIAL SPACE AVAILABILITY**

Mayor Nelson requested that the Town Manager's Office make a presentation to the Board on commercial space available in town, to include a plan for filling these spaces.

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**APPOINTMENTS TO JOINT ORANGE-CHATHAM INTERLOCAL WORK GROUP**

Mayor Nelson and Alderman Zaffron volunteered to serve as the town's representatives on the Joint Orange-Chatham Interlocal Work Group.

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MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO ADJOURN AT 11:27 P.M. VOTE: AFFIRMATIVE ALL

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Michael R. Nelson  
Mayor

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Town Clerk