

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 20, 1998 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

### COMMUNITY EVENT

Jake Lehrer informed the Board of a community dinner which is part of the Community Arts Festival Celebrating Black Culture. The dinner is to take place on Sunday, February 08, 1998 at 4:30 PM at the McDougale School Cafetorium. This affair is sponsored by Orange County Cultural Arts Group and the Carrboro Branch Library; tickets cost \$6 for adults and \$3 for children.

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### SOLID WASTE ISSUES

Roger Barr distributed information to the Board regarding a proposed \$6.00 per ton increase in the tipping fee for FY 1998-1999. The increase would increase the present \$35 fee to \$41. Mr. Barr also distributed information regarding obligatory fees that would probably exhaust landfill reserve fees.

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### APPROVAL OF MINUTES

**CORRECTION:** Allen Spalt's name should replace Frances Shetley's name as a Board member on the Minutes of the January 13, 1998 and January 06, 1998 Board of Aldermen meetings.

**MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO APPROVE THE JANUARY 13, 1998 MINUTES. VOTE: AFFIRMATIVE ALL**

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### REQUEST TO SET PUBLIC HEARING/VOLUNTARY ANNEXATION/WEXFORD, PHASE V

Timothy Holloman, President of The Wexford Group, Inc., has submitted a petition for annexation of Phase V of the Wexford Subdivision. The petition requests that 12.427 acres located at the intersection of Tramore and Wyndham Drives be annexed into the town. The administration requested adoption of a resolution which sets a public hearing date for February 3, 1998.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Hank Anderson.

**A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER THE ANNEXATION OF  
WEXFORD SUBDIVISION, PHASE V UPON THE REQUEST OF THE PROPERTY OWNERS  
Resolution No. 20/97-98**

WHEREAS, the Town of Carrboro has received a petition from the owner(s) of Phase V of the Wexford Subdivision requesting that their property be annexed to the Town of Carrboro; and

WHEREAS, the Town Clerk has certified that the petition requesting the annexation of this property is sufficient in all respects under G.S. 160A-31.

**NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:**

Section 1. The Board of Aldermen hereby accepts this petition and shall hold a public hearing on February 3, 1998 to consider the voluntary annexation of this property.

Section 2. The Town Clerk shall cause a notice of this public hearing to be published once in the Chapel Hill News at least ten (10) days prior to the date of the public hearing.

Section 3. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 20<sup>th</sup> day of January, 1998:

Ayes: Hank Anderson, Hilliard Caldwell, Diana McDuffee, Jacquelyn Gist, Michael Nelson, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: None

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**REPORT FROM SMALL AREA PLAN ORDINANCE DRAFTING COMMITTEE**

The purpose of this item was for the Mayor and Board of Aldermen to receive the recommendations of the Small Area Plan Ordinance Drafting Committee and to request Orange County to process Joint Planning Area agreement, plan, and map amendments, as well as zoning map and text amendments necessary to implement the recommended Facilitated Small Area Plan for Carrboro's Northern Study Area.

Jay Bryan, Chairman of the Small Area Plan Ordinance Drafting Committee, made the presentation to the Board of Aldermen. Mr. Bryan reviewed the charge to the Ordinance Drafting Committee. Mr. Bryan summarized the recommendations developed and proposed by of the Ordinance Drafting Committee. He explained that the timetable proposed for submitting these recommendations to Orange County has been met; however, due to Orange County personnel issues the proposed deadline date for submittal may be missed.

The Board received the report and had questions regarding:

1. A definition for "affordable housing".
2. The use of vague language in reference to mixed use developments.
3. "Incentives" verses "mandates" in regards to encouraging developers to use certain development strategies.
4. The rationale for the density percentages used in the proposed adjusted tract acreage scenario.
5. The implementation of "floating zone".
6. The issue of "base zoning".
7. The proposed "unit per acre cap".
8. Allowing more time for the Ordinance Drafting Committee to complete its work.

[NOTE: THIS LIST OF QUESTIONS IS NOT ALL-INCLUSIVE.]

Shirley Marshall addressed the Board stating that one of the objectives of the Joint Planning Agreement was to encourage and allow individual municipality jurisdictional control. Ms. Marshall encouraged the Board to submit as little as needed to Orange County for review and approval; doing this would limit micro-managing and foster the Joint Planning Agreement's objective of jurisdictional control.

Gene Bell, Acting Orange County Planning Director, addressed the Board stating that the Planning Department was presently dealing with personnel issues but would do whatever is necessary to continue the process. Mr. Bell also voiced agreement with Ms. Marshall's comment regarding limiting what is submitted to the County for review and approval.

Roy Williford, Planning Director, reviewed the Small Area Planning Ordinance Drafting Committee's calendar.

Michael Brough, Town Attorney, explained the amendment, Joint Planning Agreement Amendment; the ordinance, An Ordinance Amending the Official Zoning Map Applicable to the Town of Carrboro's Transition Area; and the resolution, A Resolution Amending the Joint Planning Area Land Use Plan.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE THAT THE BOARD OF ALDERMEN ENDORSES THE AMENDMENT ENTITLED, "JOINT PLANNING

AGREEMENT AMENDMENT", AND THE RESOLUTION ENTITLED, "A RESOLUTION AMENDING THE JOINT PLANNING AREA LAND USE PLAN"; AND RECOMMENDS THAT THESE TWO ITEMS BE FORWARDED TO ORANGE COUNTY TO BE PLACED ON THE AGENDA OF THE JOINT PLANNING PUBLIC HEARING SCHEDULED FOR APRIL 08, 1998. VOTE: AYES: 6 (Zaffron, Caldwell, Anderson, Nelson, McDuffee, Spalt); NOES 1 (Gist).

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AIRPORT ADVISORY COMMITTEE

Mayor Nelson informed the Board that the Town has been asked to make two appointments to the Airport Advisory Committee. The Board directed staff to advertise to get applications for the two requested appointments.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HANK ANDERSON THAT THE MEETING BE ADJOURNED AT 9:40 PM.

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James E. Spincy  
Deputy Town Clerk

Michael A. Nelson  
Mayor