

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, June 2, 1998 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

- Mayor Michael Nelson
- Aldermen Hilliard Caldwell
- Jacquelyn Gist
- Diana McDuffee
- Allen Spalt
- Alex Zaffron
- Town Manager Robert W. Morgan
- Town Clerk Sarah C. Williamson
- Town Attorney Michael B. Brough

Absent:

- Alderman Hank Anderson

APPROVAL OF MINUTES

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO APPROVE THE MAY 26, 1998 MINUTES. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/ TOWN CENTER

The New Synergy Partnership, on behalf of the owners of the former Carrboro Baptist Church (The Town of Carrboro), has submitted an application for a conditional use permit to allow a combination use for an Office (Use 3.110), a Community Center (Use 6.140) and a Police Station (Use 13.100). The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit application. The administration recommended that the Board set the public hearing for June 23, 1998.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO SET A PUBLIC HEARING FOR JUNE 23, 1998. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request the Design Review Committee to suggest a process to choose a name for the Town Center.

REQUEST TO SET PUBLIC HEARING/VOLUNTARY ANNEXATION/PHASE III, LAKE HOGAN FARMS SUBDIVISION

Dale Redfoot, representing Lake Hogan Farms Development Company, LLC, has submitted a petition for annexation requesting that 26.08 acres located in the Lake Hogan Farms Subdivision be annexed into the town. The administration requested that a public hearing be set for June 23, 1998.

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

**A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER
THE ANNEXATION OF PHASE III OF
THE LAKE HOGAN FARMS SUBDIVISION
UPON THE REQUEST OF THE PROPERTY OWNERS
Resolution No. 46/97-98**

WHEREAS, the Town of Carrboro has received a petition from the owner(s) of 26.08 acres of the Lake Hogan Farms Subdivision requesting that their property be annexed into 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 June 23, 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 2nd day of June, 1998:

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

Noes: None

Absent or Excused: Hank Anderson

AUTHORIZATION FOR PAYMENT/UTILITY AUDITING

The purpose of this agenda item was to authorize the payment of \$6,103.37 to Johnson, Wilson and, Peard, Inc. for utility auditing services as a result of savings identified in the Town's utility bills.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO AUTHORIZE THE PAYMENT OF \$6,103.37 TO JOHNSON, WILSON AND PEARD, INC. FOR AUDITING SERVICES RENDERED. VOTE: AFFIRMATIVE ALL

CONTINUATION OF PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT/DRIVE-IN AND DRIVE-THROUGH WINDOWS

The Board of Aldermen continued its public hearing on a proposed Land Use Ordinance text amendment, which would limit businesses with drive-through windows.

Mayor Nelson stated that the TAB was recommending that drive-in windows only be allowed in the B-4 zone.

Alderman Caldwell brought to the Board's attention letters received from Eckerd's Drug and Gary Wallace speaking against the proposed ordinance.

Neal Mochel, Chair of the TAB, requested that the Board consider amending the land use ordinance to require five-foot sidewalks.

Mr. Mochel stated that the TAB would prefer not to have drive-in windows in Carrboro, but since the B-4 zone is not as pedestrian friendly as other business zones, they would recommend that they be allowed in that zone, but that strong performance standards be enacted that include: (1) limiting pedestrian entrances of those buildings that have drive-throughs to areas other than where the drive-through windows are located; (2) that separates the drive-through lane from the parking areas; (3) that clearly delineates crosswalks leading to the entrance of the business maintaining the drive-through from the businesses' parking area; and (4) that establishes minimum distances of businesses' entrances/exits from intersections. In addition, the TAB recommended that if drive-throughs are limited to B-4 zones, that the zoning of all undeveloped B-4 parcels be re-evaluated.

Mr. Mochel requested that if the Carrboro Plaza CUP is modified, that the TAB be given an opportunity to review those changes.

Ellen Perry spoke in favor of drive-in windows in the B-4 zoning district.

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JACQUELYN GIST TO CLOSE THE PUBLIC HEARING AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request the town staff to revise the ordinance and place it back on the agenda on June 9th.

PRESENTATION OF 1998-99 BUDGET RECOMMENDATIONS/HUMAN SERVICES COMMISSION

The Chair of the Human Services Commission presented its recommendations for funding requests from non-profit agencies providing services to Carrboro citizens.

PUBLIC HEARING/MANAGER'S PROPOSED BUDGET FOR FISCAL 1998-99

The Board received citizen's comments on the Manager's recommended budget for Fiscal 1998-99. In addition, the town staff invited representatives from agencies who have submitted requests for funding that were not considered by the Human Services Commission to attend tonight's public hearing to make brief comments on their requests.

Julie Tomkovick, speaking on behalf of the Carrboro Business Association, spoke in favor of funding for additional Farmers' Market parking, downtown benches, construction of a Town Commons bandstand, installation of playground equipment on the Town Commons, and movies at the Town Commons. Ms. Tomkovick also spoke in favor of the development a marketing brochure for the town businesses, which would include a business list and map. Ms. Tomkovick stated that the next meeting of the Carrboro Business Association is scheduled for June 26th at 6:00 p.m.

Renee Porter of Blue Moon Antiques, presented a proposal in the amount of \$4,400 for the marketing brochure.

Alderman McDuffee suggested that the brochure be formatted so that it is easily updated, limiting the number of copies. Alderman McDuffee suggested that the Orange County Visitors Bureau be contacted to obtain guideline on the number of copies to be printed.

Alderman Spalt suggested that they contact the NC Bureau of Tourism to obtain guidance on the number of copies and that recycled paper be used.

Alderman Caldwell volunteered to serve as a liaison to the group developing this brochure.

Alderman Gist suggested that the business district consider a surcharge to pay for the business brochure.

Alex Hitt stated that the Farmers' Market would like to contribute up to \$5,925 to cover the town's estimated cost of stone and cross ties for the Laurel Street parking lot.

Robert Dowling, Director of the Orange Community Housing Corp. reiterated their request for the additional \$4,000 for the housing corporation in the 1998-99 budget.

DURHAM-CHAPEL HILL-CARRBORO 2025 TRANSPORTATION PLAN

The Durham-Chapel Hill-Carrboro Metropolitan Planning Organization is in the process of developing its long-range 2025 Transportation Plan. The Durham-Chapel Hill-Carrboro Transportation Advisory Committee has opened a 60-day comment period and requested those local governments receive a report on the 2025 Transportation Plan. The purpose of this item was for the Board of Aldermen to receive a report on the 2025 Transportation Plan from the Durham-Chapel Hill-Carrboro MPO staff during this public comment period. Tim Saunders, with the Durham-Chapel Hill-Carrboro MPO staff, welcomed comments from the Board of Aldermen and citizens of Carrboro on the Draft Goals and Objectives for the 2025 Transportation Plan. Mr. Saunders stated that the public comment period will end on June 9, 1998. Mr. Saunders stated that the public comment period remains open until July 10, 1998 on the Draft Socio-Economic Forecasts for the 2025 Transportation Plan.

INTERFAITH COUNCIL HOUSING SEARCH COMMITTEE

Alderman Gist stated that the Interfaith Council is losing its housing and requested authorization from the Board to work with the IFC in trying to locate new housing

It was the consensus of the Board to authorize Alderman Gist to serve as the town's representative on IFC's committee to locate housing.

REQUEST TO AMEND LAND USE ORDINANCE/WIDTH OF SIDEWALKS

Alderman Zaffron requested that the Agenda Planning Committee schedule a discussion on the TAB Chair's request to amend the land use ordinance to require that sidewalks be five-feet in width.

NAMING OF PTA THRIFT SHOP BIKEWAY

Alderman Zaffron requested that the Transportation Advisory Board consider naming the PTA Bikeway.

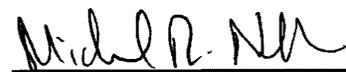
PRESENTATION ON WALKABLE COMMUNITIES CONFERENCE

Alderman Zaffron requested that the Agenda Planning Committee schedule a presentation on the Walkable Communities conference following the Board's summer break.

SMALL AREA PLAN FOR NORTHERN STUDY AREA

The Board requested that Mayor Nelson contact the Chair of the Orange County Board of Commissioners requesting that the Orange County Planning Board consider the Carrboro Small Area Plan at its meeting on June 3rd. In addition, the Board requested that Mayor Nelson forward a letter to Mayor Waldorf requesting that the Chapel Hill Town Council vote on the Small Area Plan at its meeting next week.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO ADJOURN THE MEETING AT 10:03 P.M. VOTE: AFFIRMATIVE ALL



Mayor



Town Clerk