

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, October 06, 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
Deputy Town Clerk	James E. Spivey
Town Attorney	Michael B. Brough

ABSENT

Alderman	Hank Anderson
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APPROVAL OF MINUTES OF PREVIOUS MEETING

Alderman Spalt cited an error in the Minutes of September 22, 1998; the pesticide consultant will be in the area during the week of October 12, 1998 instead of the October 21, 1998.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO APPROVE THE SEPTEMBER 22, 1998 MINUTES WITH REFERENCED CORRECTION. VOTE: AYES 6 (Zaffron, Caldwell, Nelson, McDuffee, Gist, Spalt); NOES 0; ABSENT/EXCUSED 1 (Anderson).

PROCLAMATION ISSUED

Mayor Nelson read a proclamation proclaiming the week of October 04 - 10, 1998 as Fire Prevention Week in the Town of Carrboro.

REQUEST TO CANCEL BOARD MEETINGS

The administration requested that the Board of Aldermen consider canceling its regular meetings scheduled for November 3rd and November 24th. November 3rd is Election Day and November 24th falls during the week of Thanksgiving.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO CANCEL THE NOVEMBER 03, 1998 AND NOVEMBER 24, 1998 BOARD MEETINGS AND SCHEDULE A MEETING FOR NOVEMBER 17, 1998. VOTE: AYES 6 (Zaffron, Caldwell, Nelson, McDuffee, Gist, Spalt); NOES 0; ABSENT/EXCUSED 1 (Anderson).

PUBLIC HEARING: ORDINANCE EXTENDING THE MORATORIUM ON THE PROCESSING OF SPECIAL AND CONDITIONAL USE PERMIT APPLICATIONS FOR DEVELOPMENTS ON PROPERTIES WITHIN THE NORTHERN STUDY AREA

The purpose of this item was to receive public comment on an ordinance to extend until either November 30, 1998 or December 31, 1998 the development moratorium that was established for the Northern Study Area on November 11, 1997.

Nicholas Didow, Chair of the Chapel Hill-Carrboro City Schools Board of Education, stated that the School Board was concerned regarding extending the development moratorium because of the impact an extension would have on the proposed middle school project. Mr. Didow, on behalf of the School Board, asked that the Aldermen consider two options if the development moratorium is extended for any amount of time. The two options proposed were: (1) exempt all public facilities development plans from the development moratorium and/or (2) allow the town manager to accept and evaluate development applications but do not approve any of the applications.

Mayor Nelson, Aldermen Zaffron and Spalt volunteered to serve on an oversight committee with School System representatives to discuss development plans for the new middle school.

Heidi Aycock, parent of a McDougle Middle School student, asked assistance from the Aldermen by allowing and/or assisting the School Board in the construction of the proposed new middle school.

Steve Scoggs, principal of McDougle Middle School, asked the Aldermen to be as expeditious as possible in allowing and/or assisting the School Board in the construction of the proposed new middle school.

Madeline Mitchell, parent of a McDougle Middle School student, asked the Aldermen to exempt public facility projects from the development moratorium.

Steve Matson, parent of a McDougle Middle School student, encouraged the Aldermen to take whatever steps necessary to allow the construction of the proposed new middle school.

Erwin Gutzwiller asked the Aldermen to consider environmental issues when drafting the ordinance for development projects for the study area such as stormwater runoff, requiring an as-built stormwater assessment, the impact of development on the landfill, encourage other municipalities to establish development moratoriums, transportation issues, and retrofitting. Mr. Gutzwiller volunteered to serve on any citizen-advisory committee that will address these issues.

Gloria Faley, member of Save Our Schools, requested that the Aldermen exempt any school development plans from the development moratorium.

Jackie Allen spoke in favor of extending the development moratorium for ninety days.

David Malone, parent of a kindergarten child, asked the Aldermen to exempt any school development plans from any development moratorium.

Jef asked the Aldermen to be realistic in the proposed timeline for review of the Facilitated Small Area Plan. Jef requested that the review process of the plan start over again.

Gene Bell, Interim Orange County Planning Director, stated that the Orange County Planning Board has reviewed the Plan and is in the process of scheduling a special meeting to review the plan and the proposed ordinance simultaneously.

John Asger, representing the SGA of McDougle Middle School, voiced understanding of the complicated process in regards to the development moratorium and urged the Aldermen to assist in allowing the development of the proposed new middle school.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST THAT THE PUBLIC HEARING BE CLOSED. VOTE: AYES 6 (Zaffron, Caldwell, Nelson, McDuffee, Gist, Spalt); NOES 0; ABSENT/EXCUSED 1 (Anderson).

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO ADOPT THE ORDINANCE ENTITLED "AN ORDINANCE EXTENDING, UNTIL DECEMBER 31, 1998, THE MORATORIUM ON THE PROCESSING OF SPECIAL AND CONDITIONAL USE PERMIT APPLICATIONS FOR DEVELOPMENT ON PROPERTIES WITHIN THE NORTHERN STUDY AREA," AND TO DIRECT THE TOWN ATTORNEY TO AMEND THE ORDINANCE BY ADDING LANGUAGE THAT WILL ALLOW THE TOWN TO ACCEPT AND EVALUATE ANY PERMIT APPLICATIONS FROM A LOCAL GOVERNMENT UNIT DURING THE MORATORIUM BUT NOT APPROVE ANY OF THE ACCEPTED PERMIT APPLICATIONS. VOTE: AYES 6 (Zaffron, Caldwell, Nelson, McDuffee, Gist, Spalt); NOES 0; ABSENT/EXCUSED 1 (Anderson).

PUBLIC HEARING: REZONING REQUEST/103 SHORT STREET

The purpose of this item was to review and receive public comment concerning a request for a minor map amendment that would change the zoning of property located at 103 Short Street from R-7.5 to B-2.

Patricia McGuire, Land Use Planner, stated that Christopher and Janet Vickers submitted a petition for change of zoning for the property located at 103 Short Street. Ms. McGuire reviewed a description of the area, reviewed the zoning history of 103 Short Street, did a comparison of zones, presented a policy analysis regarding Land

Use Ordinance requirements in regards to rezoning requests, and stated that the Administration recommended that the Aldermen deny the petitioners' request to rezone the property located at 103 Short Street. Ms. McGuire explained that the Administration arrived at this recommendation because the requested zoning change is inconsistent with adopted policies to maintain the integrity of established neighborhoods and it stand to adversely affect the residential character of Center Street.

Adam Searing, Planning Board representative, stated that the Planning Board recommended that the requested zoning change be denied. Mr. Searing explained some of the discussion that transpired during the Planning Board's consideration of this matter.

Jane Hambrosky stated that Center Street is becoming less of a residential area. Ms. Hambrosky voiced support of allowing the petitioners' request for a change of zoning.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED. VOTE: AYES 6 (Zaffron, Caldwell, Nelson, McDuffee, Gist, Spalt); NOES 0; ABSENT/EXCUSED 1 (Anderson).

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON THAT THE BOARD OF ALDERMEN ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY .13 ACRES OF LAND LOCATED AT THE SOUTHEASTERN CORNER OF CENTER AND SHORT STREETS FROM R-7.5 (RESIDENTIAL, MINIMUM 7,500 SQUARE FEET PER DWELLING UNIT) TO B-2 (FRINGE COMMERCIAL)". VOTE: AYES 4 (Zaffron, Caldwell, McDuffee, Gist); NOES 2 (Nelson, Spalt); ABSENT/EXCUSED 1 (Anderson).

WORKSESSION TO DISCUSS PART I OF THE NORTHERN STUDY AREA IMPLEMENTATION ORDINANCE

The Board of Aldermen held a worksession to discuss the status of the work of the Small Area Plan Ordinance Drafting Committee. The committee had completed the bulk of the tasks necessary to develop materials needed to implement the Facilitated Small Area Plan for the Northern Study Area. This meeting was to provide an opportunity for staff to present Part I of a four-part presentation on the elements of the ordinance.

Roy Williford, Planning Director, made the staff presentation addressing the issue of density determination. Mr. Williford explained, with visual aids, different scenarios in determining density values with consideration given to open space requirements, steep slope constraints, stream buffer requirements, tree preservation requirements, other natural land constraints, and different residential land uses.

The Board and staff discussed this matter. From the discussion, the Board requested that some rationale be given for the numbers that are referenced in this report. Staff is to contact Randal Arendt for an explanation of the method used to determine the numbers assigned in weighting the constrained areas.

Jean Earnhardt voiced appreciation for the support given to this effort by the Planning Department staff and the Town Attorney.

Alderman Zaffron voiced appreciation to the Ordinance Drafting Committee members.

Mayor Nelson requested that Jay Bryan be contacted and asked to attend the Board meeting when Part II of this subject will be presented.

TOWN CODE AMENDMENT/PROHIBITION OF LAWN MOWERS ON SIDEWALKS

The purpose of this item was for the Board of Aldermen to consider amending the Town Code to prohibit riding lawn mowers on sidewalks.

The Board delayed taking action regarding this matter.

REPORT ON DEVELOPMENT REVIEW PROCESS

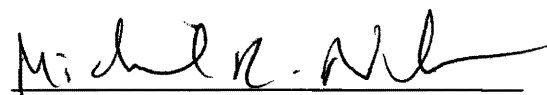
The purpose of this item was to describe the development review processes undertaken by the town and to receive recommendations from the Board of Aldermen regarding approaches to streamlining the process.

The Board delayed taking action regarding this matter.

OWASA MATTERS

Mayor Nelson requested that a meeting be scheduled to discuss the issue of Chatham County receiving water from Jordan Lake.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO ADJOURN THE MEETING AT 11:00 P.M. VOTE: AFFIRMATIVE ALL.



Mayor



Deputy Town Clerk