

A special meeting of the Carrboro Board of Aldermen was held on Tuesday, November 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

Absent:

Town Attorney	Michael B. Brough
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**BONDING FOR INCOMPLETE SITE WORK AT CAROLINA SPRING SENIOR APARTMENTS**

Keith Lankford, Zoning Administrator, stated that the builder of the Carolina Spring Senior Apartment Complex has not completed all work relating to the drainage system and detention pond facility to the satisfaction of the town's engineer. The developer has requested that the school impact fee in the amount of \$159,352 be held by the town in lieu of bonding for this incomplete work.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO AUTHORIZE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THIS PROJECT WITH THE UNDERSTANDING THAT THE TOWN WILL NOT REIMBURSE THE DEVELOPER FOR THE SCHOOL IMPACT FEE (\$159,352) UNTIL SUCH TIME THAT ALL SITE WORK IS COMPLETED TO THE SATISFACTION OF THE TOWN ENGINEER, ORANGE COUNTY EROSION CONTROL, PUBLIC WORKS, NCDOT AND ANY OTHER RELEVANT REVIEW AGENCY. VOTE: AFFIRMATIVE ALL

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**WORKSESSION/REVIEW OF ORDINANCE TO IMPLEMENT THE NORTHERN STUDY AREA SMALL AREA PLAN**

The Board of Aldermen held a worksession to review revisions to the draft plan, recommendations of staff and the Ordinance Drafting Committee, and to discuss the next steps that are needed to complete ordinance changes associated with implementation of the Facilitated Plan.

Trish McGuire, the town's Planner, reviewed the proposed revisions to the "Ordinance to Implement the Recommendations of the Facilitated Small Area Plan for Carrboro's Northern Study Area."

Ms. McGuire suggested that Section 15-182.3 (b) Residential Density of Major Developments in Certain Districts, be amended to delete the last sentence: "If the development is an architecturally integrated subdivision, then the maximum density shall be determined by dividing 85% of the adjusted tract acreage by "minimum square feet per dwelling unit" associated with the zoning district of the property."

Jay Bryan stated that Ordinance Drafting Committee wishes to leave Section 15-182.3(b) in the ordinance.

Alderman Gist and McDuffee expressed concern about requiring distinct "townhouse areas" and "single family residential areas".

Mayor Nelson expressed concern about there being no apartments, very few townhouses and mostly single-family homes.

The Board discussed the revisions to the draft plan, recommendations of staff, the Ordinance Drafting Committee, the Town Engineer, OWASA and Randall Arendt and requested that the following revisions be made to the draft ordinance:

1. That Objective #5 on Page 1 be rewritten to state: "To implement adopted policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Town's Comprehensive Plan including provisions for reasonable incentives to create an interconnected and continuous greenway system for the benefit of present and future residents."
2. That Section 15-141.2 (f)(2) (Village Mixed Use District Established) be amended to read: "The Planning Board, Northern Transition Advisory Committee, Appearance Commission, Transportation Advisory

Board, and Environmental Advisory Board shall review the proposed master plan or conditional use permit application...”

3. That Section 15-176.2 (b)(2) (Village Mixed Use Developments) be amended to read: “The residential portions of the development shall contain a mixture of housing types that are generally reflective of the housing types in Carrboro and ownership/rental options...”
4. That Section 15-176.2 (Village Mixed Use Developments) Subsection (b)(2) a. be amended to read. “The development shall contain an area known as a townhouse use area. This area shall be designed to provide for a variety of housing opportunities, including residential buildings, such as townhouses and/or apartments, in close proximity...”
5. That Section 15-176.2 (Village Mixed Use Developments) Subsection (g)(2)(c) be amended to include a 25-foot maximum front yard setback.
6. That the term “townhome” be changed to “townhouse” throughout the ordinance.
7. That Section 15-136, subsection (11) O/A CU Office/Assembly Conditional Use be amended to read: “This district is identical to the O/A district, except that this district shall not be subject to the minimum size requirement of the O/A district and the O/A CU district shall be limited to a maximum of five (5) acres.”
8. That Section 15-243(c) be amended to add the following alternative sentence: “The permit-issuing authority may by condition impose additional requirements as necessary to prevent adverse impacts to adjoining properties and residents.”
9. That Section 15-50 (Site Planning Procedures for Major Subdivision), second sentence of subsection (c) should be amended to read: “Designated members of the Planning Board, Northern Transition Advisory Committee, Transportation Advisory Board, Appearance Commission and Environmental Advisory Board shall be notified...”
10. That “cul-de-sac islands,” be removed from Section 15-50(g)(11).
11. That Section 24 (Appendix E) be amended to state that: “The following plant species shall be prohibited when complying with the shading and landscaping provisions of this chapter.”
12. That Section 15-27(a) be amended to read: There shall be a Northern Transition Area advisory committee consisting of five members appointed by the Board of Aldermen. All members shall be residents of the Northern Transition Area. For the purposes of this section, the Northern Transition Area will include those un-annexed portions of the Northern Study Area.
13. That Section 15-291 be amended to read: That land necessary to meet the full, presumptive, parking requirement, be identified during the plan approval process and that this area be reserved should the need for additional parking arise in the future.
14. That Section 15-177(a)(2) b. is changed to read: (Lower roof pitches – 3/12 to 4/12, and (5) (Trim details - columns, vents, gables, and other details should reflect details in the Carrboro Vernacular Architectural Standards.
15. That language prohibiting neon lights be deleted from the ordinance. (Section 15-176.2(g)(4)(j)(1).
16. That the language suggested by Randall Arendt for #18 (The “Build-to” Line” and #19 (Storefront Design) be included in the draft ordinance. (Sections 15-176.2(g)(4)(a), 15-176.2(g)(4)(j)(1).
17. That Section 15-50, subsection (g)(8) be amended by replacing “North Carolina” with “federal or state governments.”
18. That Section 15-27(h)(2) be amended to read: “Initiate studies related to the special character of the study area.”

The Board referred the matter of re-categorizing “hardwood areas” as secondary conservation areas to Mike Brough. The Board requested that Mr. Brough review comments on clear-cutting definitions made by Alderman Spalt.

The Board referred the memorandum from the Town’s Engineer regarding an amendment to Section 15-263(a)(2) Stormwater Management to the Town Attorney, Henry Wells, Jay Bryan and Giles Blunden.

The town staff requested clarification from the Board regarding proposed stream buffers for intermittent streams (Section 15-269(a)(2)).

The Board requested the Town Attorney, Jay Bryan and Giles Blunden meet with OWASA concerning OWASA's memo relating to the prohibition against placing sewers in stream buffers. (Section 15-269).

The Board requested Mayor Nelson, Alderman Spalt and Jay Bryan review proposed buffer areas and viewsheds identified in the plan and prepare criteria for designation and protection of selected areas (Section 15-312).

The Board requested that the draft ordinance be amended as suggested and forwarded to the Orange County Planning Board for consideration in their final decision on the proposed amendments to the Joint Planning Agreement.

The Board requested that Mike Brough review the proposed requirement in Section 15-182.4 Residential Density Bonuses for Affordable Housing that affordable housing units be placed in a land trust to ensure their continued affordability.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY DIANA MCDUFFEE TO ADJOURN TO CLOSED SESSION AT 11:40 P.M. TO DISCUSS A MATTER INVOLVING ATTORNEY/CLIENT PRIVILEGE. VOTE: AFFIRMATIVE ALL

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Michael R. Webb  
Mayor

Sarah C. Williamson  
Town Clerk