

A regular meeting of the Carrboro Board of Aldermen was held on **WEDNESDAY, DECEMBER 16, 1998** at 7:30 PM 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

APPROVAL OF MINUTES

Alderman Caldwell requested that the Minutes be amended under the matter, Carrboro Business Association Open House, to include that appreciation was also extended to the students of Frank Porter Graham.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALLEN SPALT TO APPROVE THE DECEMBER 08, 1998 MINUTES PER CORRECTION. VOTE: AFFIRMATIVE ALL.

APPOINTMENT TO STEERING COMMITTEE TO REVIEW THE B-2 ZONING DISTRICT

The Mayor and Board of Aldermen were requested to appoint a property owner representative to serve on the steering committee to review the B-2 zoning district.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALLEN SPALT THAT ALL THREE APPLICANTS (CLAY CARMICHAEL, CARMEN MAYER, ROBBIN SNIDER) BE APPOINTED TO SERVE ON THE STEERING COMMITTEE TO REVIEW THE B-2 ZONING DISTRICT. VOTE: AFFIRMATIVE ALL.

GRANT APPLICATION/FUNDING FOR ALTERNATIVE FUEL VEHICLE

The purpose of this item was to authorize the Town Manager to submit a grant application to the North Carolina Department of Environment and Natural Resources. The grant would provide funds for a summer camp for high school students in Orange County to learn to convert a gasoline power vehicle to an electric car. At the camp the students would actually convert a vehicle that would be used by Orange County and/or the Town of Carrboro.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALLEN SPALT TO AUTHORIZE THE TOWN MANAGER TO SUBMIT A GRANT APPLICATION TO THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES. VOTE: AFFIRMATIVE ALL.

LAND USE ORDINANCE TEXT AMENDMENTS TO IMPLEMENT THE FACILITATED SMALL AREA PLAN FOR THE NORTHERN STUDY AREA

The Mayor and Board of Aldermen received public comment on the ordinance that has been drafted to implement the Facilitated Small Area Plan for Carrboro's Northern Study Area. Alderman Gist informed the audience that the Board would deliberate and take action on this matter at a later meeting.

Patricia McGuire, Land Use Planner, made the staff presentation regarding this matter. Ms. McGuire gave a brief explanation of what each section of the proposed Land Use Ordinance amendment addressed.

Michael Brough, Town Attorney, explained the proposed revision to section 18 of the proposed Land Use Ordinance amendment.

Erwin Gutzwiller, resident of 1310 Tallyho Trail, questioned subsection 15-263(a)(4) of the revised section 18 of the proposed Land Use Ordinance amendment. Mr. Gutzwiller questioned who would be the responsible party referenced in this section.

Tom O'Dwyer, resident of 105 Boulder Lane, Chapel Hill, voiced concern regarding the proposed architectural standards. Mr. O'Dwyer stated that the proposed architectural standards would increase housing cost, thus limiting an affordable housing market in Carrboro. Mr. O'Dwyer also stated that the proposed architectural standards are too rigid and limited flexibility in housing design. He also questioned why there was not a mechanism proposed to prohibit property owners from removing and/or harvesting hard woods from their land prior to seeking a land use permit from the Town.

Jim Sander, resident of Wildflower Lane, Efland, voiced concern that the proposed architectural standards would increase the cost of housing. Mr. Sander also stated that the proposed architectural standards are too rigid.

Neil Alderman, resident of 8100 North Hound Court, Chapel Hill, talked about housing market forces. Mr. Alderman stated that implementing lower density and more harsh constraints would lead to increased housing cost.

Alison Weiner, resident of 2401 Old Greensboro Hwy, Chapel Hill; speaking on behalf of the Orange County Land Trust, thanked the Board for its support regarding the Land Trust. Ms. Weiner also voiced support of the proposed language regarding ensured long-term affordability.

John Hartley, resident of Dairyland Road, Hillsborough, voiced concern regarding the proposed architectural standards. Mr. Hartley stated that the proposed architectural standards are extremely stifling and stated that diversity of architectural design should be encouraged.

Debbie Bevin, resident of 204 Maple Avenue and Acting Chairperson of the Appearance Commission, reviewed the recommendation of the Appearance Commission regarding this matter. Ms. Bevin voiced support and agreement with previously references to how the proposed architectural standards would limit diversity of design.

Jean Earnhardt, resident of 600 Bolin Brook Farm, Chapel Hill; stated that conscientious efforts should be made to conserve hard woods in the study area.

Glen Greenstreet, resident of 106 West Poplar Avenue, voiced concern that the proposed architectural standards are too rigid. Mr. Greenstreet stated that density restrictions would definitely be reflected in housing cost. Mr. Greenstreet offered his services to explain the mechanics of housing cost.

James Morgan, resident of 203 West Weaver Street, stated that the architectural standards are too restrictive. Mr. Morgan stated that density is the key to housing affordability.

Eleanor Kinnaird, resident of 207 West Poplar Avenue, stated that the Town should give serious consideration to what it offers to potential commercial uses; i.e, limited commercial square footage in the proposed village mixed up is not practical. Ms. Kinnaird stated that the proposed architectural standards limit diversity and individuality. She also stated that a concerted effort should be made to conserve the hardwoods in the study area.

Ruffin Slater, resident of 132 Circadian Way, voiced support of the village mixed use and asked the Board not limit the number of square footage for commercial uses in the village mixed use. Mr. Slater stated that 2000 square foot limitation is too prohibitive for commercial uses in the mixed-use village; he recommended a minimum of 5,000 square feet.

Tom Whisant, resident of 1708 North Greensboro Street, voiced concern that the proposed ordinance would have major economic impacts on housing cost.

Allan Rosen, resident of 8 Cedar Court, voiced concern that the proposed ordinance would increase housing cost. Mr. Rosen proposed that the developers be monitored when submitted plans for development to determine whether or not proposed density bonuses in the proposed ordinance are being used.

Andy Cohen, Planning Board Chairperson, encouraged the Board to stay focused on the issue of whether or not the proposed ordinance and architectural standards enacts the Small Area Plan that was agreed upon by consensus.

Neil Mochel, TAB Chairperson, voiced concern that the connector roads plan is not adhered to when minor subdivisions are built. Mr. Mochel also stated that bicycle traffic needs should be addressed in the proposed ordinance. He also referenced ADA standards and the need for them to be adhered to especially in reference to sidewalk construction.

Ellen Perry stated that pathways and/or walkways should be smooth to allow easier walking and wheel chair mobility.

Giles Blunden addressed the Board regarding the proposed architectural standards. Mr. Blunden stated that the proposed architectural standards do not limit diversity nor do they increase housing cost.

Jay Bryan voiced thanks to the members of the Committee that assisted in the development of the proposed ordinance. Mr. Bryan reviewed the process executed to bring this matter to public hearing. He encouraged the Board adopt the proposed ordinance and architectural standards as they have been submitted. Mr. Bryan stated that the Board should close the public hearing and referenced the recommendations from the Orange County Board of Commissioners.

Chris Potter, resident of the Study Area, stated that control standards were desired by the residents of the study area and voiced support of the proposed standards.

Jackie Allen, Carrboro resident, voiced support of the proposed plan and stated that she was receptive to modifying the language in the design standards to make them less rigid.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL.

By consensus, the Board directed the following:

1. The Minutes of the Orange County Board of Commissioners' December 15, 1998 meeting are to be received from the County Clerk's Office.
2. The Ordinance Drafting Committee to meet with the Board of Aldermen to develop a response to County Commissioner Jacob's compromise proposal.
3. Staff is to draft a letter to the Orange County Board of Commissioners, for the Mayor's signature, regarding public comment received at this public hearing and to address the following issues:
 - a. The proposed use floating zones, why is it needed to implement the Small Area Plan?
 - b. The number of acres involved in the proposed "village"; do an analysis of how many "villages" are possible in the study area.
 - c. The number of possible office-assembly conditional use areas in the study area.
 - d. Analyze Barry Jacob's proposal and its implications. Identify options relative to specific issues, i.e., definition of 75% build-out. The Town Attorney to identify legal issues relative to the proposal and draft necessary amendments to implement it.
 - e. Address the stormwater issue.

EMPLOYEE CHRISTMAS LUNCHEON

The Board was invited to the annual Employee Christmas Luncheon scheduled for Friday, December 18, 1998.

MEMORANDUM FROM RECREATION AND PARKS DIRECTOR

The Board received a memorandum from the Recreation and Parks Director regarding promotion assistance for non-profit groups.

FUND BALANCE REPORT

The Town Manager distributed fund balance reports to the Board that were produced by the Assistant Town Manager, Bing Roenigk.

LOITERING IN THE LLOYD/BROAD STREET

Ms. Alvater Burnette, resident of the Lloyd/Broad Street Community, sent a letter to the Mayor complaining of loitering in the community.

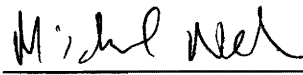
The Board directed staff to draft a letter explaining the legal aspect of efforts to enforce loitering laws. Additionally, staff was directed to contact Ms. Burnette to determine a date that the Board and the community residents can meet after the first of the year. The Board also requested that the Police Chief give a status report regarding loitering in the Lloyd/Broad Street community.

BOARD OF ALDERMEN MEETING DATE CHANGE

Due to the Orange County Board of Commissioners meeting on January 19, 1999, the Carrboro Board of Aldermen re-scheduled their January 19, 1999 meeting to Wednesday, January 20, 1999.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON THAT THE MEETING BE ADJOURNED AT 10:10 PM. VOTE: AFFIRMATIVE ALL.


James E. Spivey, Deputy Town Clerk


Michael Nelson, Mayor