

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 9, 1999 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Hilliard Caldwell
	Jacquelyn Gist
	Diana McDuffee
	Allen Spalt
	Alex Zaffron
Planning Director	Roy Williford
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Town Manager	Robert Morgan
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**ARCADIA'S DRAINAGE PLAN**

Giles Blunden, representing the Arcadia Co-Housing Community, presented a request for a deviation from their approved drainage improvement plans.

Keith Lankford stated that the town staff is currently reviewing this matter and will prepare a memorandum in response this week.

Alderman Gist requested that Mr. Blunden be given a copy of the memorandum when it is given to the Board of Aldermen.

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**MERRITT MILL SQUARE**

Minister Robert Campbell expressed concern about the possibility of converting the existing housing at Merritt Mill Square into office space. Mr. Campbell stated that this conversion would put many people out of low-rent housing.

Keith Lankford stated that the town has not received an application for this project.

It was the consensus of the Board to ask the Agenda Planning Committee to schedule a Board discussion of the establishment of a single-room occupancy classification in the land use ordinance.

Willie Manning, a resident of Merritt Mill Square stated that he had lived there since 1986 and urged the Board to keep the project for low-rent housing.

Lucy Loren stated that there is fear among the residents of Merritt Mill Square and asked that the town keep the residents informed.

The Board requested a report from the town staff on the proposal to convert Merritt Mill Square into an office use. The Board requested that the report include the history of the project, how the request was initiated, why it was initiated and the town's involvement in this proposal.

Alderman Zaffron asked if the Board of Aldermen could consider this project.

Keith Lankford stated that the Board could consider it.

The Board requested that if a change in use of this property is submitted, that a conditional use permit be required.

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**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO APPROVE THE JANUARY 20, 1999 MINUTES. VOTE: AFFIRMATIVE ALL

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**APPOINTMENTS TO HUMAN SERVICES COMMISSION**

The Mayor and Board of Aldermen considered appointing Audrey Hill, Martha Giles and Earleen Burch to the Human Services Commission.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO APPOINT AUDREY HILL, MARTHA GILES AND EARLEEN BURCH TO THE HUMAN SERVICES COMMISSION. VOTE: AFFIRMATIVE ALL

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**AUTHORIZATION TO RECEIVE DONATIONS FOR DANCE FLOOR/COMMUNITY CENTER**

The purpose of this item was to authorize the Town Manager to accept donations for the installation and finishing of a cushion wood floor at the Carrboro Community Center and to send a letter of acknowledgment to contributors.

Alderman Spalt requested that the letter to contributors be revised in the first paragraph to read: "The Town of Carrboro thanks you for your generous contribution of \$\_\_\_\_\_ for installation and finishing of a cushion wood floor in the multi-purpose room at the Carrboro Community Center."

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO AUTHORIZE THE TOWN MANAGER TO ACCEPT DONATIONS FOR THE INSTALLATION AND FINISHING OF A CUSHION WOOD FLOOR AT THE COMMUNITY CENTER AND TO SEND THE LETTER OF ACKNOWLEDGEMENT TO CONTRIBUTORS, AS AMENDED BY ALDERMAN SPALT. VOTE: AFFIRMATIVE ALL

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/BELLSOUTH TOWER**

BellSouth, Inc. has submitted an application for a conditional use permit to remove the existing tower and erect a new tower in a different location at the BellSouth site located at the corner of Old Fayetteville Road and

Highway 54. The Board of Aldermen must hold a public hearing to receive public comment before reaching a decision on a conditional use permit.

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford presented the plans for this project and stated that the administration recommended approval of the conditional use permit.

Jerry Jones and Gray Styers were sworn in. Mr. Styers presented photos of the current BellSouth monopole and the proposed monopole. The antenna would be 175 feet with a lightning rod of up to 15 feet above that. The FAA has told them that this tower will not be lit. Mr. Styers stated that 500 feet is the minimum height airplanes can fly. The tower would be six feet in width. Mr. Styers stated that they would be glad to plant additional trees, and that they are constructing the tower to accommodate three carriers.

Mayor Nelson stated that the Planning Board and Appearance Commission had reviewed the project and had submitted their recommendations.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX X AFFRON AND SECONDED BY DIANA MCDUFFEE THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE THAT IF THE APPLICATION IS GRANTED, THE PERMIT SHALL BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICANT SHALL COMPLETE THE DEVELOPMENT STRICTLY IN ACCORDANCE WITH THE PLANS SUBMITTED TO AND APPROVED BY THIS BOARD, A COPY OF WHICH IS FILED IN THE CARRBORO TOWN HALL. ANY DEVIATIONS FROM OR CHANGES IN THESE PLANS MUST BE SUBMITTED TO THE ZONING ADMINISTRATOR IN WRITING AND SPECIFIC WRITTEN APPROVAL OBTAINED AS PROVIDED IN SECTION 15-64 OF THE LAND USE ORDINANCE.
2. IF ANY OF THE CONDITIONS AFFIXED HERETO OR ANY PART THEREOF SHALL BE HELD INVALID OR VOID, THEN THIS PERMIT SHALL BE VOID AND OF NO EFFECT.
3. THAT GREEN OR BROWN SLATS BE ADDED TO THE CHAIN LINK FENCE SURROUNDING THE TOWER AND ICE BRIDGE TO ENSURE SUFFICIENT SCREENING FROM THE ROAD AREA.
4. THAT ADDITIONAL EAX MYRLES BE PLANTED SO THAT THE HALF-CIRCLE AROUND THE TOWER AND ICE BRIDGE EXTENDS UNINTERRUPTED.
5. THAT THE PROPOSED 18 RED MAPLES BE DIVERSIFIED TO INCLUDE TWO OR THREE OTHER SPECIES. TULIP POPLARS WERE RECOMMENDED BY THE APPEARANCE COMMISSION AS A GOOD CHOICE FOR THIS PROJECT DUE TO THEIR QUICK GROWTH. OTHER TREES SHOULD BE SELECTED FROM THE APPROVED LIST IN THE LAND USE ORDINANCE.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO GRANT THE APPLICATION, SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE ALL

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**PUBLIC HEARING/CONDITIONAL USE PERMIT MODIFICATION/UNITED CHURCH OF CHRIST**

UCC Assisted Living, Inc. has submitted an application for an amendment to the conditional use permit issued on April 8, 1997 to allow a Combination Use comprised of a Senior Citizen Residential Complex (which is the current use classification permitted with the conditional use permit) and a Child Day Care Facility. The Board of Aldermen must hold a public hearing to receive public comment before reaching a decision on a conditional use permits modification. The administration recommended that the modification be approved with the condition that the number of approved beds for the Assisted Living Facility is restricted to 63.

Chris Murphy, one of the town's Zoning Specialists, was sworn in. Mr. Murphy presented the plans for this modification.

Henry Lister was sworn in. Mr. Lister urged the Board of Aldermen to seek out citizens in the community to apply to HUD for low-income housing for the town's citizens. Mr. Lister stated that he feels there is adequate parking on the site currently. Mr. Lister stated that they are working with the TEACH program to provide a playground for the children.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROWN TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY DIANA MCDUFFEE TO APPROVE THE CONDITIONAL USE PERMIT MODIFICATION, THAT THE NUMBER OF APPROVED BEDS FOR THE ASSISTED LIVING FACILITY REMAIN AT 77, AND THAT A BICYCLE RACK BE ADDED CLOSE TO THE ENTRANCE FOR THE DAY CARE PROGRAM. VOTE: AFFIRMATIVE ALL

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**MOTION TO EXCUSE ALDERMAN CALDWELL**

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO EXCUSE ALDERMAN CALDWELL FROM THE REMAINDER OF THE MEETING. VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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**REPORT FROM STEERING COMMITTEE TO REVIEW THE B-2 ZONING DISTRICT**

This item presented the outcome of the meeting of the B-2 Zoning District Review Steering Committee, including a recommended outline of further steps the Board of Aldermen may wish to initiate.

A meeting of the B-2 Steering Committee, consisting of Alderman Alex Zaffron, Susan Rodemeir, James Morgan, Julie Tomkovick, Clay Carmichael, Carmen Mayer and Robbin Snider, was held on January 26, 1999 at Town Hall. The group reviewed the agenda items that had been presented to the Board of Aldermen in 1998 related to the B-2 district. The primary focus of the meeting was the issue of the four businesses in the B-2 district that are not in compliance with the Land use Ordinance. The group discussed various solutions and associated concerns and agreed that:

- there are no known problems with the four businesses;
- the third option, with a 3,000 square foot gross floor area limitation proposed by the Carrboro Business Association, presented for the Board's consideration on September 8, 1998 provides the greatest comfort level – addressing the problem of the existing businesses and allowing other similar businesses an opportunity to locate in the B-2;
- that the B-2 committee should review the draft ordinance;
- when and if the Town reviews the “vision for the downtown,” that every effort be made to include the community, both residents, and property owners, and ;
- the notification procedure associated with changes to zoning (both map and text amendments) should be expanded to cover a larger area, and include both residents and property owners.

An outline of next steps has been developed in accordance with the committee's discussion on the B-2 district and is as follows:

1. Board of Aldermen reviews draft ordinance, identifies desired changes, if any, and refers edited version to B-2 Steering Committee.
2. Staff meets with B-2 Steering Committee to review draft ordinance.
3. Draft ordinance is forwarded to Board of Aldermen with request to set a public hearing on Land Use Ordinance Text Amendment.
4. Public hearing is set and ordinance is forwarded to advisory boards for review.
5. Public hearing is held. Board decides on proposed amendment.

Alderman Spalt stated that he would like for the entire B-2 zone in the downtown to be reviewed.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO DIRECT STAFF TO PROCEED WITH THE NEXT STEPS OUTLINED ABOVE AND TO AMEND SECTION 2 OF THE DRAFT ORDINANCE AS READ AS FOLLOWS:

“(109) SPECIALTY HIGH VOLUME TRAFFIC GENERATION. USES SUCH AS GIFT OR CRAFT STORES, BOOKSTORES, MUSIC STORES OR SIMILAR USES TO THE EXTENT THAT EACH INDIVIDUAL ENTERPRISE OCCUPIES (WHETHER AS TENANT OR OWNER OCCUPANT) A GROSS FLOOR AREA OF NOT MORE THAN 3,000 SQUARE FEET.”

IN ADDITION, THAT THE ORDINANCE BE AMENDED TO SPECIFICALLY PROHIBIT PAWNSHOPS AND GUN SALES.

VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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### **DISCUSSION OF NORTHERN STUDY AREA ORDINANCE**

This item presented the activities that have taken place since the Board of Aldermen discussed the status of the implementation strategy for the ordinance that has been drafted to implement the recommendations of the

“Facilitated Small Area Plan for Carrboro’s Northern Study Area” (NSA Ordinance) on January 20, 1999. Its purpose was to convey the Administration’s recommendations regarding further action that will be needed to adopt the NSA ordinance, which are as follows: that the Board of Aldermen adopt a new resolution amending the Joint Planning Agreement and Joint Planning Area Land Use Plan and forward a request to the Chapel Hill Town Council to do the same. The Administration further recommended that the Board of Aldermen specify any desired or necessary revisions to the draft NSA ordinance.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Diana McDuffee.

**A RESOLUTION**

***PART I:***

**AMENDING THE JOINT PLANNING AREA LAND USE PLAN TO INCORPORATE THE FACILITATED SMALL AREA PLAN FOR CARRBORO’S NORTHERN STUDY AREA**

***PART II:***

**ADOPTING A JOINT PLANNING AGREEMENT AMENDMENT TO IMPLEMENT RECOMMENDATIONS CONTAINED IN THE FACILITATED SMALL AREA PLAN FOR CARRBORO’S NORTHERN STUDY AREA**

Resolution No. 23/98-99

***WHEREAS***, the Town of Carrboro, the Town of Chapel Hill, and Orange County entered into a Joint Planning Agreement, dated September 22, 1987, as amended April 2, 1990, and

***WHEREAS***, pursuant to the Joint Planning Agreement, a Joint Planning Area Land Use Plan was adopted on October 13, 1986 by all parties to the Joint Planning Agreement, and has since been amended on several occasions; and

***WHEREAS***, A Small Area Plan that provides a framework for the future use of land within Carrboro’s northern growth area was accepted by the Carrboro Board of Aldermen on August 19, 1997, and

***WHEREAS***, the Small Area Plan was the product of a four-year planning process that involved numerous public officials, planners, and residents of the affected area, culminating in a two-day facilitated workshop sponsored by Carrboro, Orange County, and Chapel Hill; and

***WHEREAS***, the geographic area covered by the Small Area Plan includes Carrboro’s Transition Area as identified in the Joint Planning Agreement, which area is also covered by the Joint Planning Area Land Use Plan; and

***WHEREAS***, implementation of the recommendations contained in the Small Area Plan requires certain amendments to the Joint Planning Area Land Use Plan; and

***WHEREAS***, the Small Area Plan was considered by the Town of Carrboro, the Town of Chapel Hill, and Orange County at a Joint Public Hearing on April 8, 1998;

***PART I:***

**NOW THEREFORE, THE CARRBORO BOARD OF ALDERMEN HEREBY RESOLVES THAT THE JOINT PLANNING AREA LAND USE PLAN BE AMENDED AS FOLLOWS:**

**SECTION 1.** Section VII of the Plan (“Overview of Implementation Strategies”) is amended on page 91 by adding under the heading “Coordination with other Plans” a second paragraph to read as follows:

“Without limiting the generality of the foregoing, the ‘Facilitated Small Area Plan for Carrboro’s Northern Study Area,’ accepted by the Carrboro Board of Aldermen on August 19, 1997 and revised December 1998, is specifically incorporated by reference into this Plan and supersedes any provisions of this Plan that are inconsistent with the Small Area Plan with respect to the CJDA Transition Area.”

*See Exhibit A.*

**SECTION 2.** Section V of the Plan (“Joint Planning Operating Principles”) is amended on page 59 by adding the following sentence immediately under subparagraph 5:

“This density limitation does not apply to Village Mixed Use districts or Office/Assembly districts as provided for in the Facilitated Small Area Plan for Carrboro’s Northern Study Area.”

*See Exhibit A.*

**SECTION 3.** Section VI of the Plan (“Future Land Use – Joint Planning Area”) is amended on page 71 by adding to the first paragraph, at the end of the first paragraph, under the heading “Transition Areas,” the following:

“The density limitations detailed in this paragraph do not apply to Village Mixed Use districts or Office/Assembly districts as provided for in the Facilitated Small Area Plan for Carrboro’s Northern Study Area.”

*See Exhibit A.*

**SECTION 4.** Section VI of the Plan (“Future Land Use – Joint Planning Area”) is further amended on page 71 by adding to the second paragraph under the heading “Transition Areas” the following:

“The Facilitated Small Area Plan for Carrboro’s Northern Study Area supersedes the Joint Planning Area Land Use Plan in the Carrboro Transition Area to the extent that it is inconsistent with the Joint Planning Area Land Use Plan.”

*See Exhibit A.*

**SECTION 5.** The amendments to the Joint Planning Area Land Use Plan shall become effective upon adoption by the governing bodies of Orange County, Chapel Hill and Carrboro.

## ***PART II***

**NOW THEREFORE, THE CARRBORO BOARD OF ALDERMEN HEREBY RESOLVES THAT THE JOINT PLANNING AGREEMENT BE AMENDED AS FOLLOWS:**

**SECTION 1.** Section 1.2H (Definitions) of the Agreement is amended by adding the following sentence immediately under subparagraph 5:

“This density limitation does not apply to Village Mixed Use districts or Office/Assembly districts as provided for in the Facilitated Small Area Plan for Carrboro’s Northern Study Area.”

*See Exhibit B.*

**SECTION 2.** Subsection 2.6E of the Agreement is amended by rewriting the second sentence as follows:

“With respect to property that is located within the CJDA Transition area, changes in zoning classifications, including the creation of or changes to the ‘floating’ conditional use districts designed to implement the recommendations of the ‘Facilitated Small Area Plan for Carrboro’s Northern Study Area’ (Village Mixed Use conditional use districts or Office/Assembly conditional use districts) may not be made unless and until an ordinance approving such zoning map amendment has been approved both by Orange County and Carrboro following a joint public hearing by the two governing bodies.”

*See Exhibit B.*

**SECTION 3.** Revisions shall be made to Map #1 and Map #7 in the “Facilitated Small Area Plan for Carrboro’s Northern Study Area” to show Transition Area I and Transition Area II.

**SECTION 4.** The amendments to the Joint Planning Agreement shall become effective upon adoption by the governing bodies of Orange County, Chapel Hill and Carrboro.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 9<sup>th</sup> day of February, 1999:

Ayes: Joal Hall Broun, Diana McDuffee, Jacquelyn Gist, Michael Nelson, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Hilliard Caldwell

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO ADD A SENTENCE TO THE END OF SUBSECTION 15-198(G) TO STATE: “NOTWITHSTANDING THE FOREGOING, HARDWOOD AREAS IDENTIFIED ON THE CARRBORO NATURAL CONSTRAINTS MAP THAT ARE NOT SET ASIDE AS COMMON OPEN SPACE SHALL BE PRESERVED EXCEPT TO THE EXTENT THAT REMOVAL OF SUCH HARDWOOD TREES IS NECESSARY TO ACCOMMODATE THE PERMITTED USES CREATED OUT OF LAND NOT SET ASIDE AS COMMON OPEN SPACE.” VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

1. MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON THAT SUBSECTION 15-182.4 (A) BE AMENDED TO READ AS FOLLOWS: “FOR PURPOSES OF THIS SECTION, AN AFFORDABLE HOUSING UNIT MEANS A DWELLING UNIT (I) THAT IS OFFERED FOR SALE AT A PRICE THAT DOES NOT EXCEED TWO AND A HALF TIMES AN AMOUNT EQUAL TO EIGHTY PERCENT OF THE ANNUAL MEDIAN INCOME LEVEL FOR A FAMILY OF FOUR IN THE RALEIGH-DURHAM-CHAPEL HILL METROPOLITAN STATISTICAL AREA OR THAT CAN BE RENTED BY A FAMILY THAT EARNS UP TO 65% OF THE AREA MEDIAN INCOME; (II) WITH RESPECT TO WHICH THE DEVELOPER HAS ARRANGED FOR THE AFFORDABLE HOUSING UNITS TO REMAIN AFFORDABLE AS DESCRIBED HEREIN FOR A PERIOD OF NOT LESS THAN 100 YEARS, COMMENCING FROM THE DATE OF INITIAL OCCUPANCY OF THE UNITS, BY INCLUDING PROVISIONS TO ENSURE SUCH CONTINUED AFFORDABILITY IN LEGALLY BINDING AGREEMENTS (INCLUDING BUT NOT LIMITED TO A GROUND LEASE, A DEED RESTRICTION OR OTHER COVENANT) RUNNING WITH THE UNIT. SUCH AGREEMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF CARRBORO PRIOR TO INITIAL OCCUPANCY OF THE UNITS. THE UNITS MAY NOT BE OCCUPIED AND THE AGREEMENTS MAY NOT BE RECORDED OR FILED UNTIL SUCH AGREEMENTS ARE REVIEWED AND APPROVED BY THE TOWN OF CARRBORO.” VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY ALEX ZAFFRON TO AMEND SUBSECTION 176.2 (8) TO READ AS FOLLOWS: "WITHIN THE COMMERCIAL AREAS AUTHORIZED UNDER THIS SECTION, BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH INDIVIDUAL ENTERPRISE OCCUPIES (WHETHER AS TENANT OR OWNER OCCUPANT) AN AREA OF NOT MORE THAN 6,000 SQUARE FEET PER FLOOR." VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JACQUELYN GIST THAT SUBSECTION 15-176.2(F)(4)(E)(2) BE AMENDED TO READ:

"(2) THE PERMIT-ISSUING AUTHORITY MAY ALLOW ON-STREET PARKING SPACES ALONG THE FRONT PROPERTY LINE OF A LOT (EXCEPT WHERE THERE ARE DRIVEWAY CUTS) TO BE COUNTED TOWARD THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR THE USE ON THAT LOT."

THAT SUBSECTION 15-176.2(F)(4)(E)(4) BE AMENDED TO READ: "(1) OFF-STREET PARKING MAY BE LOCATED WITHIN 100 FEET ....."

VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JACQUELYN GIST TO DELETE AUTO RELATED USES FROM SUBSECTION 15-176.2(C)(1). MOTION WITHDRAWN.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED ALLEN SPALT TO AMEND 15-176.2 TO STATE THAT ALL PUBLIC SIDEWALKS AND WALKWAYS SHALL (1) BE CONSTRUCTED OF BRICK, OR CONCRETE WITH BRICK BORDERS IN SUCH A WAY THAT IT DOES NOT IMPEDE ACCESSIBILITY. AFFIRMATIVE FIVE , NEGATIVE ONE (GIST), ABSENT ONE (CALDWELL)

The Board requested that the town staff revise Subsection 15-182.4(e) to include missing wording.

Alderman Gist asked that the town staff prepare a report on the possibility of excluding the Roberts (Brockwell) property from area affected by the plan until the property were developed or changes hands, how could be accomplished, the ramifications of such action, and what precedents such action would set.

Mayor Nelson stated that he would report to the Board on February 16<sup>th</sup> concerning changes to the 100-foot buffer.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO AMEND SECTION 15-136 (B) TO READ: "NO MORE THAN 25 ACRES MAY BE REZONED TO THE O/A CU DISTRICT." VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

The Board requested that the town staff contact Orange County to determine whether they have term limits on their boards.

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**APPOINTMENT TO TRIANGLE J COG SMART GROWTH COMMITTEE**

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO APPOINT ALDERMAN ZAFFRON TO SERVE AS THE TOWN'S REPRESENTATIVE ON THE TRIANGLE J SMART GROWTH COMMITTEE. VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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**DISCUSSION OF LEGISLATIVE ISSUES**

The Board asked for a discussion of legislative issues at its February 23rd meeting, to include the NCLM’s goals, and any past legislative bills that were not approved.

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**JOINT MEETING WITH ORANGE COUNTY COMMISSIONERS**

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY DIANA MCDUFFEE TO SCHEDULE A SPECIAL MEETING FOR MARCH 30<sup>TH</sup> IN ORDER TO MEET JOINTLY WITH THE ORANGE COUNTY COMMISSIONERS TO DISCUSS THE NORTHERN SMALL AREA PLAN. VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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**CONTRIBUTION TO TECHNICAL CONSULTANT/CP&L EXPANSION**

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JOAL HALL BROUN TO APPROPRIATE \$2,000 FROM THE CONTINGENCY FUND AS THE TOWN’S CONTRIBUTION TOWARD HIRING A TECHNICAL CONSULTANT TO EVALUATE CP&L’S PROPOSED EXPANSION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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**SIGNS FOR COMMUNITY CENTER**

Alderman Spalt requested that the town staff erect “Future Home of Carrboro Community Center” signs on the two signboards at the site of the community center.

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**LOITERING IN THE VICINITY OF THE MIDWAY PARKING LOT**

Alderman Zaffron requested that the police department patrol closely in the vicinity of Sunset Drive and Rosemary Street

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALLEN SPALT TO ADJOURN THE MEETING AT 11:45 P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (CALDWELL)

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Mayor

Town Clerk