

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 14, 2000 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor Pro Tem	Jacquelyn Gist
Aldermen	Joal Hall Broun
	Mark Dorosin
	Diana McDuffee
	Allen Spalt
	Alex Zaffron
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Mayor	Michael Nelson
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APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE OCTOBER 24, 2000 MINUTES. VOTE: AFFIRMATIVE ALL

REPORT TO BOARD/UPDATE ON RECYCLING CENTER

In response to the Board's request, the town staff prepared a status report on the recycling center as information to the Board.

Chris Peterson stated that the recycling center should be reopened by March 1, 2001.

REPORT TO BOARD/2000-01 PLANNING RETREAT ACTION AGENDA STATUS REPORT

The purpose of this item was to receive the Town Manager's 2000-2001 Action Agenda Status Report.

The Board requested that this matter be rescheduled for the November 28th meeting.

REQUEST TO SET A PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/610 JONES FERRY ROAD OFFICE PROJECT

Mr. Dan Jewell, with Coulter Jewel Thames, PA, representing Morris Commercial, Inc. and Willow Creek Office, LLC, has submitted an application for a conditional use permit to allow an office building to be constructed at 610 Jones Ferry Road. The request consists of a three-story office building with parking on the ground floor and offices on the upper two floors. 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 a public hearing for November 28, 2000 for consideration of the conditional use permit request.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION CALLING A PUBLIC HEARING ON THE CONDITIONAL USE PERMIT REQUEST
FOR THE WILLOW CREEK OFFICE PROJECT LOCATED AT 610 JONES FERRY ROAD
Resolution No. 65/2000-01

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed conditional use permit projects; and

WHEREAS, an application has been received for a conditional use permit for the Willow Creek Office Project located at 610 Jones Ferry Road.

NOW THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on November 28, 2000 to consider the conditional use permit request for the Willow Creek Office Project.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this
14th day of November, 2000:

Ayes: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Michael Nelson

APPOINTMENT TO TRANSPORTATION ADVISORY BOARD

The purpose of this agenda item was to consider appointing Elizabeth Shay and Andreas Hay to the Transportation Advisory Board. It is recommended that the Board consider adopting a resolution making these appointments.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION MAKING APPOINTMENTS TO THE
TRANSPORTATION ADVISORY BOARD
Resolution No. 60/2000-2001

WHEREAS, there are currently two vacant seats on the Transportation Advisory Board (TAB); and

WHEREAS, these positions have been advertised and Elizabeth Shay and Andreas Hay have submitted applications; and

WHEREAS, the Acting Chair of the TAB is recommending that Ms. Shay and Mr. Hay be appointed to the vacant seats on the TAB.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board of Aldermen hereby appoints Elizabeth Shay and Andreas Hay to seats on the Transportation Advisory Board. Ms. Shay's term shall expire in February 2002. Mr. Hay's term shall expire in February 2003.

Section 2. 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

14th day of November, 2000:

Ayes: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Michael Nelson

APPOINTMENT TO CEMETERY COMMISSION

The purpose of this agenda item was to consider appointing Wallace Womble to the Cemetery Commission. It is recommended that the Board consider adopting a resolution making this appointment.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION MAKING AN APPOINTMENT TO THE CEMETERY COMMISSION Resolution No. 59/2000-2001

WHEREAS, there is currently one vacant seat on the Cemetery Commission; and

WHEREAS, this position has been advertised and Wallace Womble has submitted an application; and

WHEREAS, the Cemetery Commission is recommending that Mr. Womble be appointed to the vacant seat on the Cemetery Commission.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board of Aldermen hereby appoints Wallace Womble to a seat on the Cemetery Commission. His term shall expire in February 2002.

Section 2. 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

14th day of November, 2000:

Ayes: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Michael Nelson

BUDGET AMENDMENT/CARRBORO CENTURY CENTER ARTWORK

The purpose of this item is to approve a budget ordinance to allow the installation of a work of art in the Carrboro Century Center.

MOTION WAS MADE BY ALEX ZAFFRON AND DULY SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2000-01 BUDGET ORDINANCE." VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

A REQUEST TO ADOPT A RESOLUTION TO AWARD A WEAPON TO RETIRING POLICE OFFICER II

Police Officer II/Investigator Thomas A. Hall will retire from the Carrboro Police Department on December 1, 2000 after fourteen years of service. The Police Department would like to award Investigator Hall his service side arm to recognize his dedication to duty and his service to the Town of Carrboro. The Board of Aldermen was requested to adopt by resolution the administration's recommendation to award the service side arm to Investigator Tom Hall.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

**A RESOLUTION AWARDING A SERVICE SIDE ARM TO RETIRING POLICE OFFICER II
Resolution No. 63/2000-01**

WHEREAS, Police Officer II / Investigator Thomas A. Hall is retiring from the Town of Carrboro Police Department on December 1, 2000 after fourteen years of service; and

WHEREAS, Investigator Thomas A. Hall has demonstrated his dedication to duty and to the citizens of the Town of Carrboro; and

WHEREAS, North Carolina General Statute 20-187.2 allows the governing body of a law-enforcement agency to award to a retiring member, upon request, the service side arm of the retiring member, at a price determined by the governing body;

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen adopt this resolution awarding the service side arm to Investigator Thomas A. Hall.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this
14th day of November, 2000:

Ayes: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Michael Nelson

CHARGES ISSUED

The Town Clerk issued charges to the following recently appointed advisory board members:

Karin Mills – Appearance Commission/NPDC
Boyd Blackburn – Recreation and Parks Commission
Emilie Condon – Recreation and Parks Commission

CERTIFICATE PRESENTED

Mayor Pro Tem Gist presented a certificate of appreciation to Giles Blunden for his service to the town while serving on the Environmental Advisory Board.

RESOLUTION OF APPRECIATION PRESENTED

Alderman Spalt presented a resolution of appreciation to representatives of the Farmers' Market for their donations to the town. (This resolution was adopted by the Board of Aldermen on October 24, 2000.)

ADOPT A TREE CELEBRATION

Alderman Dorosin announced that the Adopt a Tree celebration held on October 28th was a resounding success with 60 trees planted or adopted.

CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/ MORNINGSTAR MINI-STORAGE

Mr. David Blevins, with Development Engineering, representing the Morningstar Group, has submitted an application for a conditional use permit to allow a mini-storage facility at 321 NC Highway 54. The request consists of 163,363 square feet of interior storage in 10 different buildings. Storage facilities are allowed in the O/A zoning district pursuant to a conditional use permit issued by the Board of Aldermen. A public hearing was held on this matter on October 24, 2000. The Board of Aldermen continued the public hearing until November 14, 2000 so that the applicant could address various concerns raised by citizens and the Board of Aldermen. The administration requested that the Board of Aldermen review, deliberate and make a decision regarding the conditional use permit application.

Chris Murphy, the town's Development Review Administrator, stated that the administration recommended that the Board of Aldermen approve the conditional use permit request to allow a mini-storage facility (Use 10.210) to be located at the 321 NC Highway 54 property (TM# 7.114..15A), subject to the following conditions:

1. That the traffic control devices (i.e., stop signs, stop bars and lane striping) necessary to make both the Alabama Avenue exit and the Morningstar parking lot exit stop movements as shown on the memo from TJ

Dyer with NCDOT on 8/31/99 (**Attachment E**) be constructed by the applicant (or by the Town on behalf of the applicant – for a fee) prior to the issuance of a CO for the proposed project. This memo shows a stop sign and a stop bar for both Alabama Avenue and the exit of the Morningstar parking lot with motorists entering the intersection from Jones Ferry Road having the unrestricted movement;

2. That additional evergreen and deciduous shrubs be provided in a clustering pattern along Jones Ferry Road to provide some visual relief and to provide a planting bed as opposed to a linear barrier;
3. That a greater variety of both large and small tree species be used on the site. At least three (3) different large and three (3) different small tree species should be used on the site. One-third (1/3) of these trees (both large and small) should be evergreen;
4. That the owner, Duke Power and OWASA work together to properly execute an easement document prior to the project being released for construction for the water main extension;
5. That a color-scheme consisting of more natural, 'earth-tone' colors, such as brown, green, beige, etc. be used for the walls, roof, and standard/garage doors for the proposed project;
6. That the proposed retaining walls and wooden fence running along the eastern and northern property lines (on the development side of the 30' buffer) be installed following the clearing and grading activity and before building construction begins. This will help ensure that the 30' buffer remains undisturbed throughout construction;
7. That the changes outlined in the applicant's letter dated November 6, 2000 (listed as **Attachment C**) be incorporated into the revised plans prior to construction plan approval. The new elements are as follows:
 - The clearing width of the OWASA easement be limited to 20' adjacent to the northern property line;
 - That 40' of the building along the northern property line be removed to make room for the water main;
 - That an additional 10' buffer be provided along the eastern property line;
 - That additional evergreen screening be added along the eastern and northern property lines (outside of the 30' no disturb area) to provide an opaque screen. The Board should specify that a continuous evergreen screen complying with the requirements of the LUO must be installed by the applicant along the eastern and northern property lines, with the exception of the OWASA easement area;
 - That the scale of the project be at the determination of the applicant, but should not exceed 163,364 sf;
 - That 13 parking spaces be removed and replaced with additional plantings/vegetation;
 - That the applicant specify the type and size of the 'security fence' surrounding the eastern and northern portions of the property;
8. That the revised building elevations shown to and endorsed by the Appearance Commission be used for both the three (3) story and one (1) story buildings.

Mayor Pro Tem Gist noted that the Board had received an e-mail message from May Jordan, a property owner on Alabama Avenue. Ms. Jordan's letter spoke against the Morningstar project. Ms. Jordan indicated that she was having difficulty selling her property on Alabama Avenue because of this project. Ms. Jordan requested that this project have a larger buffer from neighboring residents.

Steven Benson, President of Morningstar, was sworn in. Mr. Benson stated that they are open to the fence required and are proposing a chain length fence as requested by the Police Department. Planting would be behind the fence. Mr. Benson presented tax evaluation information from Forsyth County for properties surrounding their storage facilities located there.

Berry Allison, Real Estate Development Manager for Morningstar Storage, stated that he had responded to May Jordan's concerns. Mr. Allison stated that they would agree to put in the sidewalk along Jones Ferry Road.

David Collins, a resident of 100 Keith Road, was sworn in. Mr. Collins spoke in favor of the proposed application. Mr. Collins urged the Board's support of this project.

Ben Salemi thanked the applicant for working with him on this project. Mr. Salemi stated that he thought this was the best use of this property given that it is going to be commercial. Mr. Salemi stated that he has issues with the OWASA easement and expressed concern about the clearing of trees for this easement.

Rodney Murray, Fire Chief, was sworn in. Chief Murray explained the need for the circular flow of the water line.

Chris Murphy stated that he had spoken with Duke Power about whether the water line could run parallel with the waterline. According to Duke Power's regulations this is not allowed.

Mr. Salemi expressed concern about having a barbed wire fence and suggested that the plantings be placed at a distance back away from the fence so that they will grow. Mr. Salemi asked that the waterline be rerouted.

Rebecca Bennett stated that she was under the impression that the fence would be wooden. Ms. Bennett expressed concern about college students having parties at the storage facility. Ms. Bennett asked that the Alabama Avenue neighborhood be protected as much as possible. Ms. Bennett presented a petition asking that the buffer be increased to 50 feet with additional plantings to provide as much screening as possible, that the fence be increased in height to eight feet and that business hours be limited.

David Branch stated that he would like for the fence to remain a wooden fence and that it be eight feet in height. Mr. Branch stated that there should be limitations on the business hours for this facility.

Mr. Benson stated that they would install a wooden fence but asked that the fence remain at six feet. Mr. Benson stated that they would throw out customers holding parties at the facility. Mr. Benson stated that there is very little activity at the facility late at night and that they would not be open between 10:00 p.m. and 5:00 a.m.

Monroe Tickle, a resident of Windwood, was sworn in. Mr. Tickle expressed concern about the removal of the trees for the water line and stated that the type of fence would not make a difference to him.

Adam Searing, Chair of the Planning Board, was sworn in. Mr. Searing stated that there had been discussion about the appearance of the facility, but the security issue was not discussed.

David Blevins stated that it was their intention that the vegetation would serve as the opaque screen. The existing vegetation would be supplemented by the planting of additional plantings to create the opaque screen. The chain length fence was proposed as a result of the request of the Police Department.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (BROUN, GIST), ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (BROUN), ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN 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 the traffic control devices (i.e., stop signs, stop bars and lane striping) necessary to make both the Alabama Avenue exit and the Morningstar parking lot exit stop movements as shown on the memo from TJ Dyer with NCDOT on 8/31/99 be constructed by the applicant (or by the Town on behalf of the applicant – for a fee) prior to the issuance of a certificate of occupancy for the proposed project. This memo shows a stop sign and a stop bar for both Alabama Avenue and the exit of the Morningstar parking lot with motorists entering the intersection from Jones Ferry Road having the unrestricted movement;
- 4) That additional evergreen and deciduous shrubs be provided in a clustering pattern along Jones Ferry Road to provide some visual relief and to provide a planting bed as opposed to a linear barrier;
- 5) That a greater variety of both large and small tree species be used on the site. At least three (3) different large and three (3) different small tree species should be used on the site. One-third (1/3) of these trees (both large and small) should be evergreen;
- 6) That the owner, Duke Power and OWASA work together to properly execute an easement document prior to the project being released for construction for the water main extension;
- 7) That a color-scheme consisting of more natural, ‘earth-tone’ colors, such as brown, green, beige, etc. be used for the walls, roof, and standard/garage doors for the proposed project;
- 8) That the proposed retaining walls and wooden fence running along the eastern and northern property lines (40 feet on the eastern property line and 30 feet on the northern property line) be installed following the clearing and grading activity and before building construction begins. This will help ensure that the buffers remains undisturbed throughout construction;

- 9) That the revised building elevations shown to and endorsed by the Appearance Commission be used for both the three (3) story and one (1) story buildings.

VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN:

- 1) That the changes outlined in the applicant's letter dated November 6, 2000 be incorporated into the revised plans prior to construction plan approval. The new elements are as follows:
 - a) The clearing width of the OWASA easement be limited to 20 feet adjacent to the northern property line;
 - b) That 40 feet of the building along the northern property line be removed to make room for the water main;
 - c) That an additional 10-foot buffer be provided along the eastern property line (total buffer width of 40 feet);
 - d) The applicant shall construct an opaque screen which consists of the combination of a six-foot wooden fence and an additional evergreen screen (plant varieties as recommended by the town's arborist) along the eastern and northern property lines outside of the buffer areas (with the exception of the OWASA easement area).
 - e) The size of the project shall not exceed 137,050 square feet;
 - f) That 13 parking spaces be removed and replaced with additional plantings/vegetation;
- 2) That the developer be required to add "shields" to all lights to direct light downward.
- 3) That the project substitute 100-watt bulbs/fixtures in the exterior lights on the buildings for the 175-watt bulbs proposed.
- 4) That the project avoids illuminating the fence posts.
- 5) That the project provides sidewalks conforming to the standards of the Land Use Ordinance along its entire Jones Ferry Road frontage.

VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROWN:

- 1) That the developer be required to add "shields" to all lights to direct light downward.
- 2) That the project substitute 100-watt bulbs/fixtures in the exterior lights on the buildings for the 175-watt bulbs proposed.
- 3) That the project avoids illuminating the fence posts.

- 4) That the project provides sidewalks conforming to the standards of the Land Use Ordinance along its entire Jones Ferry Road frontage.

VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN TO GRANT THE APPLICATION, SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (BROUN, GIST), ABSENT ONE (NELSON)

JOINT WORKSESSION WITH THE PLANNING BOARD AND BOARD OF ADJUSTMENT/INFILL DEVELOPMENT

Patricia McGuire, the town's Planning Administrator, stated that on August 15, 2000 the Board of Aldermen held a worksession on land use ordinance provisions relating to infill, minor subdivisions and density. The Board requested that staff prepare a proposal for review in a joint worksession with the Planning Board and Board of Adjustment. A resolution specifying next steps was prepared for the Board's review.

The Board comments to date on this topic have included situations in which greater or lesser density is desired and where differing mechanisms have been suggested based on the scale and location of development projects. Specific geographical boundaries, parameters for appropriate levels of bonuses or incentives, or standards for acceptable/unacceptable impacts to existing infrastructure have not yet been decided, but will be needed. The comments, presented below with a preliminary staff response, reveal that some additional specificity is required in order to identify desired changes to the town's land use regulations.

Task	Response/Comment
1. Creation of an overlay zone.	Clear parameters are needed so that a process of identifying boundaries of overlay zone can begin. Criteria that may be considered include: properties located within the municipal boundary, lots that are currently under- or sparsely developed, lots (or recombination of lots) at least one acre in size, proximity to existing infrastructure of pre-determined capacity (e.g. water/sewer, sidewalks, drainage).
2. Increasing density to take advantage of existing infrastructure.	This issue is double-edged. The argument for additional density where there's infrastructure is reasonable, except such a bonus may result in additional traffic that is unacceptable to current neighbors. The need to possibly retrofit existing facilities that do not meet town standards is an associated issue. The existing infrastructure at Hanna Ridge was deemed inadequate enough to justify approving a project less dense than allowed by the ordinance. Carrboro Apartments, proposed at its permitted density, was located within 200 feet of an arterial road, but denied because of associated expected impacts.
3. Increasing density to address diversity and affordability of housing.	Section 15-182.4 provides additional density for affordable housing (AHDB). SRO provisions also include a density bonus (in the R-2 and B-1(g). The RHDC overlay provides a density bonus for those portions of the B-1(g) included within the overlay zone. In these locations, density is calculated based on the R-2 district (2,000 square feet per dwelling unit) rather than the B-1(g) density of 3,000 square feet per dwelling unit. Housing diversity is currently addressed through R-SIR provisions, and the VMU requirements for a mix of housing types. These mechanisms provide a range of examples from which other LUO provisions may be developed.
4. Different infill in different	Infill is expected to follow the patterns established by existing zoning districts,

Task	Response/Comment
areas of town.	and current LUO provisions allow a broad range of residential types in most zones. Some Board members have spoken in favor of infill projects that are different from surrounding development (particularly responding to concerns about townhouses at Hanna Ridge). Yet others have spoken in favor of providing mechanisms (or removing others) that would allow infill projects to match older developments (particularly those built before open space requirements). A map showing residential development, by type, since 1980 will be available for review during the Joint Worksession.
5. The impact of open space and recreation requirements.	Open space and recreation requirements impact almost all-new residential development. Where applicable, they are uniform, adding to the cost of all development through design changes or payments-in-lieu. Exceptions are provided, most currently in the SRO provisions. Removing or reducing the open space and recreation requirements for infill development would grant a considerable bonus to developers of these projects; one that might not be balanced by expected community benefits. Such a mechanism could be considered for very limited circumstances, such as those, which are very similar to projects that would be exempted from the requirements (e.g. very small projects where there is no infrastructure extension/development or developments that are utilizing the AHDB). Other applications are problematic. Will homes or lots in such projects be priced lower than those in subdivisions that include open space or recreation? If so, is the price difference significant or merely nominal? If only nominal, what purpose is served by granting such a bonus? If the purpose is to allow the same types of homes in neighborhoods, is this the best mechanism? Is open space of lesser importance in existing neighborhoods?
6. Graduated scale based on the size of the project.	The break points for open space and recreation payments-in-lieu could serve as a model. In this instance, larger projects could be eligible for additional density. Through economies of scale, larger projects may be considered most appropriate and capable of dealing with associated impacts of additional density.

Richard Ellington stated that the Board of Adjustment will be dealing with an infill project tomorrow evening. Mr. Ellington raised questions about the relationship of this proposed development with the surrounding uses.

Alderman McDuffee stated that the Board had expressed its desire to increase density.

Adam Searing stated the Planning Board has been discussing taller buildings in the downtown. In addition, there is no way to prevent students from moving into rental housing and that's not what is wanted, but as long as there are two or three bedrooms and two bathrooms, families could rent those units.

Alderman Dorosin expressed concern about placing all dense development in certain areas of town.

Alderman Broun stated that there are going to be areas of transition. It would be appropriate to have dense development in areas that are accessible to public transit, etc. Standards should be set for the character of the development.

Richard Ellington stated that the size of the house really has nothing to do with the price of the house.

James Bateson stated that infill developments will set the template for reconstruction. The aesthetic aspects of infill development are important. All of the infill developments will be a matter of judgement on the part of the town leaders.

Randee Haven-O'Donnell stated that the central area of downtown has potential for the right kind of development. The question is how to clarify the connection between what the vision is for the next 20 years and how to pace us to move toward that. How do we involve realtors and developers in this process?

Alderman Zaffron suggested a presentation to the advisory boards on the downtown visioning process.

Rob Hogan stated we need to pay close attention to the downtown area so that downtown remains. The downtown needs to be protected.

Randee Haven-O'Donnell stated that contiguous neighborhoods should be involved in infill development or redevelopment.

Stan Babiss stated that connectivity is very important.

James Bateson stated that when more density is wanted, pedestrian access has to be considered.

Alderman Zaffron suggested that the Montgomery County, Maryland ordinance be reviewed.

The Board referred this matter to the Agenda Planning Committee to schedule further Board discussion.

Alderman Broun suggested that the Board set aside time at the second planning retreat to discuss this matter.

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO SPECIFY PERMIT REQUIREMENTS ASSOCIATED WITH TOWN-OWNED FACILITIES AND SERVICES

The Land Use Ordinance does not presently include a use classification for Town-owned facilities and services. Staff determined that revisions to the text of the Land Use Ordinance are in order to establish appropriate permit requirements for all Town-owned and operated functions and a draft ordinance was been prepared. The draft ordinance was recommended for the Board's adoption.

Trish McGuire, the town's Planning Administrator, made the staff presentation.

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

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING SECTION 15-146 OF THE CARRBORO LAND USE ORDINANCE TO SPECIFY PERMIT REQUIREMENTS ASSOCIATED WITH TOWN-OWNED FACILITIES AND SERVICES," AMENDED AS FOLLOWS:

That Section 2 be amended to include use classifications R-SIR2 and R-10; and
That Section 4 be amended to include use classifications R-SIR2, R-10, OA and B-1G.

VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

LETTER TO ORANGE COUNTY COMMISSIONERS/PURCHASE OF PROPERTY

The Board authorized the Mayor to forward a letter to the Orange County Board of Commissioners requesting the Commissioners to consider allowing the Town of Carrboro to acquire 12 to 15 acres of the proposed park site for a public works facility, with the town possibly providing maintenance of the park. The Board requested a report from the staff on how the proposed development of this property fits in with the town's Small Area Plan.

RETREAT PLANNING COMMITTEE

Aldermen Dorosin, McDuffee and Gist will serve as the 2001 Retreat Planning Committee.

CONDEMNATION OF EASEMENT OVER ROGERS TRIEM PROPERTY

Mike Brough requested authorization to proceed with condemnation of an easement across the Rogers Triem property to provide emergency access and a bikeway and pedestrian access from the Roberson Place subdivision to South Greensboro Street. Mr. Brough stated that the first step in this process is to notify the property owner that a survey will be performed.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO AUTHORIZE THE TOWN STAFF TO BEGIN CONDEMNATION OF AN EASEMENT ACROSS THE ROGERS TRIEM PROPERTY. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

RESOLUTION URGING OWASA TO ESTABLISH LOWER TIERS IN THE TIERED AVAILABILITY FEE SYSTEM

The following resolution was introduced by Alderman Mark Dorosin and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION URGING THE OWASA BOARD OF DIRECTORS
TO ESTABLISH NEW, LOWER TIERS IN THE TIERED
AVAILABILITY FEE SYSTEM, FOR HOMES 1350 SQUARE FEET
OR LESS AND FOR HOMES 1351-1700 SQUARE FEET
Resolution No. 64/2000-01

WHEREAS, the Carrboro Board of Aldermen is committed to encouraging the development of affordable housing in our community and is actively pursuing policies and practices to that end; and

WHEREAS, the Board of Alderman has recognized that reducing or waiving development fees for affordable housing is one method of reducing overall housing costs, and has adopted a policy regarding such waivers for municipal fees; and

WHEREAS, OWASA availability fees are one of the significant costs associated with the development of new housing; and

WHEREAS, the OWASA Board of Directors, in an effort to assist with the development of affordable housing, has established a tiered availability fee system based on the size of the house, with the lowest tier for homes 1700 square feet or less; and

WHEREAS the majority of affordable housing being constructed in our community is substantially smaller than 1700 square feet.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. That, in light of the size and nature of affordable housing being constructed in our community, the Carrboro Board of Aldermen urges the OWASA Board of Directors to establish new, lower tiers in the tiered availability fee system, for homes 1350 square feet or less, and for homes 1351-1700 square feet.

Section 2. 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
14th day of November, 2000:

Ayes: Joal Hall Broun, Mark Dorosin, Diana McDuffee, Jacquelyn Gist, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: Michael Nelson

DEVELOPMENT PLAN FOR THE HORACE WILLIAMS' PROPERTY

Alderman Broun requested that the Board be provided copies of the development plan for the Horace Williams' property, with a staff analysis of how this plan will affect the Town of Carrboro by the end of the year.

The Board requested that the town staff prepare a letter to Chancellor Moeser expressing the town's desire to participate in discussions regarding the development of this property and asking whether the University has plans to develop their property located between Lake Hogan Farms and Camden Place. In addition, the Board expressed its desire to have representation on the "town and gown" committee.

TOWN MANAGER'S SALARY

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY DIANA MCDUFFEE TO AWARD THE TOWN MANAGER A 2 ½% MERIT INCREASE RETROACTIVE TO JANUARY 1, 2000, AND THAT THE TOWN MANAGER BE AWARDED A 5% MERIT INCREASE TO BECOME EFFECTIVE ON JANUARY 1, 2001. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (SPALT, DOROSIN)

MOTION WAS MADE BY MARK DOROSIN AND SECONDED BY JOAL HALL BROUN TO ADJOURN TO CLOSED SESSION AT 11:21 P.M. TO DISCUSS THE PURCHASE OF PROPERTY. VOTE: AFFIRMATIVE SIX, ABSENT ONE (NELSON)

Mayor Pro Tem

Town Clerk