

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, December 5, 2000 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

APPROVAL OF MINUTES OF PREVIOUS MEETINGS: NOVEMBER 28, 2000

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE NOVEMBER 28, 2000 MINUTES. VOTE: AFFIRMATIVE ALL

BUDGET AMENDMENT/APPROPRIATION OF FUNDS FOR GRANTS AND DONATIONS NOT PREVIOUSLY BUDGETED

A budget amendment was requested to appropriate funds received for numerous grants and donations that have been received by the departments since the adopted budget approved in July 2000. Additional grant revenues totaling \$143,312 will fund miscellaneous projects and capital acquisitions needed by the Town.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2000-01 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

REQUEST TO CANCEL JANUARY 9TH AND FEBRUARY 6TH BOARD MEETINGS

The Board was requested to cancel its meetings scheduled for January 9 and February 6, 2001 as these meetings follow the Board's planning retreats.

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

A RESOLUTION CANCELING THE JANUARY 9 AND FEBRUARY 6, 2001
MEETINGS OF THE CARRBORO BOARD OF ALDERMEN
Resolution No. 73/2000-01

BE IT RESOLVED by the Board of Aldermen of the Town of Carrboro that the January 9 and February 6, 2001 meetings of the Carrboro Board of Aldermen are hereby canceled as these meetings follow the Board of Aldermen's planning retreats scheduled for January 7th and February 4th-5th.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this

5th day of December, 2000:

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

Noes: None

Absent or Excused: None

A REQUEST TO SET A PUBLIC HEARING: VOLUNTARY ANNEXATION OF PHASE 4D OF LAKE HOGAN FARMS SUBDIVISION

The purpose of this item was to set a public hearing for January 2, 2001 on a request for the voluntary annexation of Phase 4D of the Lake Hogan Farms Subdivision.

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

A RESOLUTION SETTING A PUBLIC HEARING
TO CONSIDER THE ANNEXATION OF PHASE 4D
OF THE LAKE HOGAN FARMS SUBDIVISION
UPON THE REQUEST OF THE PROPERTY OWNERS
Resolution No. 75/2000-01

WHEREAS, the Town of Carrboro has received a petition from the owners of Phase 4D of the Lake Hogan Farms Subdivision requesting that their property be annexed into the Town of Carrboro; and

WHEREAS, the Town Clerk has certified that the petition requesting the annexation of this property is sufficient in all respects under G.S. 160A-31.

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

Section 1. The Board of Aldermen hereby accepts this petition and shall hold a public hearing on January 2, 2001 to consider the voluntary annexation of this property.

Section 2. The Town Clerk shall cause a notice of this public hearing to be published once in The Chapel Hill Herald at least ten days prior to the date of the public hearing.

Section 3. 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

5th day of December, 2000:

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

Noes: None

Absent or Excused: None

AMENDMENT TO MISCELLANEOUS FEES AND CHARGES SCHEDULE/MAP CHARGES

As the town’s database of geographic information increases, the opportunity and demand for maps and other products increases as well. The list of products and services for which the town can request compensation is currently very limited. A resolution that revised the Miscellaneous Fees and Charges Schedule to include additional map service and charges was recommended for the Board’s adoption.

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

**A RESOLUTION AMENDING THE MISCELLANEOUS FEES AND CHARGES SCHEDULE
REGARDING CHARGES FOR MAP PRODUCTS AND SERVICES
Resolution No. 76/2000-01**

WHEREAS, the Carrboro Board of Aldermen seeks to ensure the costs for products and services are fair and adequate.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen amends the Miscellaneous Fees and Charges Schedule as follows:

- 1. Deletion of the following items from the Publications list within the Land Use Permit Fees section:

Carrboro Zoning Map [1:1200] {1:33,000 color}	\$5.00
Carrboro Zoning Map [1:600”]	\$15.00

- 2. Addition of a new subsection within the Land Use Permit fees section of the fee schedule as follows:

MAPS AND SERVICES	
Map or Service	Cost (\$)
<i>Zoning Map</i>	
Large, wall map	15.00
E-size (34x44)	10.00
D-size (22x34)	7.50
11x17	5.00
<i>City Limits Map</i>	
E-size	10.00
11x17	5.00
<i>Natural Constraints Map</i>	
E-size	10.00
11x17	5.00
<i>Custom Maps (15-minute production time limit)</i>	
E-size	25.00
D-size	20.00

C-size (17x22)	15.00
11x17	10.00
8 ½ x 11 (color)	5.00
8 ½ x 11 (black/white)	1.00
With Orthography	30.00
Other Custom Maps	Map charge (shown above) + \$30.00 per hour (\$40.00 minimum)
<i>Digital Data</i>	
Requests for Carrboro Digital Data	
Existing Data Layer	\$25.00
Customized Data Layer	\$25.00 + \$30 per hour (\$40.00 minimum)
Requests for Orange County digital data will be referred to Orange County	

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this

5th day of December, 2000:

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

Noes: None

Absent or Excused: None

Alderman Broun requested that the town's planning documents be sent to the local libraries. Alderman Gist requested that these documents be available in the Century Center reading room.

A REQUEST TO ADOPT A BUDGET ORDINANCE TO TRANSFER FUNDS FROM CONTINGENCY TO GOVERNMENT SUPPORT FOR THE CRAFTS MARKET

The Board of Aldermen, on October 24, 2000, approved a transfer of funds (\$2,000) from the Town's contingency account to the Governance Support function to assist the operation of the Town's Crafts Market. A budget amendment was required to transfer these funds.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2000-01 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

Alderman Spalt stated that he had been told that some of the electrical outlets at the Town Commons were not working.

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT ASSOCIATED WITH BUILDING HEIGHTS, SETBACKS AND SIDEWALKS

A public hearing must be held to provide an opportunity for public comment on a proposed amendment to the text of the land use ordinance. The administration recommended that the Board adopt Sections 1, 4, 11 and 12 of the draft ordinance. The administration further recommended that the Board refer the remaining provisions to the Downtown Visioning Steering Committee for further consideration.

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

Martha Arnold, a resident of 213 Maple Avenue, stated that she felt the information about this proposed change has not gotten out to citizens and suggested that the public hearing be extended or postponed. Ms. Arnold stated that she is not in favor of out of scale development.

Ruffin Slater, a Carrboro businessman and resident, stated that he appreciates the Board's openness about building additional buildings for businesses. Mr. Slater urged the Board to adopt the entire proposed ordinance with the exception of the solar setback requirements.

Giles Blunden, a Carrboro businessman, showed slides of how taller buildings could work in the downtown.

James Carnahan, a resident of Chatham County, stated that he supports the downtown charette process and spoke in favor of taller buildings in the downtown. Transportation changes are very important, with pedestrian oriented infrastructure. Mr. Carnahan suggested a "feet first" day in downtown.

James Morgan, an architect and member of the Downtown Development Commission, stated that the DDC has not reviewed these proposed revisions. Mr. Morgan stated that we do not want to lose diversity in Carrboro, and suggested that the town require diversity in new buildings to be constructed. Mr. Morgan stated that we should not be afraid of height. Very large projects should come under close scrutiny. It is possible to create a more focused ordinance. Suggested that the Board move away from height limits. Height limits tend to produce flat top buildings. Mr. Morgan stated that the Board should not wait for the charette before adopting the proposed ordinance. The solar limits should be rewritten.

Jack Haggerty, a resident of 401 Oak Avenue, stated that he agrees with the staff's recommendation.

It was the consensus of the Board to continue this public hearing on January 16th.

Alderman Zaffron asked for a report on the following:

- 1) Adjust solar setbacks to address issues and concerns noted by speakers
- 2) Respond to proposals made by speakers such as performance standards for height, setbacks, stepforwards, and relationship of setback to right of way and sidewalks, etc.

In addition, Alderman Zaffron asked that the proposed amendment be forwarded to the Downtown Development Commission for review and comment.

Alderman Spalt asked the town staff to prepare a proposal for adjusting the proposed 0' side setbacks to ensure access to the rear of the lots and beyond.

Alderman Broun asked the town staff to prepare a proposal for height requirements that are based on performance, such as linking additional height to design criteria that would include architectural elements and diversity of use of the building.

VISION 2020 POLICIES

The purpose of this meeting was for the Board of Aldermen to continue their review of the draft Carrboro Vision2020 policies. A resolution of approval was prepared for the Board's adoption.

This resolution was introduced by Alderman Diana McDuffee and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ADOPTING THE CARRBORO VISION 2020 POLICIES Resolution No. 70/2000-01

WHEREAS, the Carrboro Board of Aldermen has established a Vision 2020 Steering Committee to develop a Vision 2020 report.

WHEREAS, the Steering Committee has completed a final draft of this document, Carrboro Vision 2020 and has presented it for consideration by the Carrboro Board of Aldermen, and

WHEREAS, the Carrboro Board of Aldermen held a hearing on November 28 and December 5, 2000 to receive public comment on the proposed policies.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen specifies the following modifications to the policies:

Section	Proposed Changes: Text to be retained from Year 2000 T.F. Report or Amended Text
Acknowledgements	List Jean Bolduc and Dave Hart as press or observers. Add Doris Murrell, Mark Dorosin and Allen Spalt to list of participants. Correct spelling of Nerys Levy's name.
Introduction	Replace the second paragraph with the following language: "This document reflects the direct input of over 100 Carrboro citizens. Every man, woman and child in Carrboro was invited to participate in a facilitated, citizen-based brainstorming session on March 25, 2000. Nearly 100 citizens chose to participate that morning. At this session, citizens were encouraged to draw, write, and verbally express their hopes, dreams, and visions for their community. Hundreds upon hundreds of ideas were generate and an overall vision for the future began to emerge based on this citizen input. The steering committee, which consisted of representatives of all of the town's advisory boards plus several citizens-at-large, then took this emerging vision and crafted the following document. The process by which the Vision 2020 policies were developed reflects the town's commitment to crafting policies that reflect the will of the citizens after a great deal of input and discussion."
Introduction	ADD section to state: "Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimize impacts on waterways."
1.24	Carrboro is an integrated community. We need to understand each other, accept each other, appreciate each other, interact with each other, work, live and recreate together. (This should be integrated into the Introduction)

1.25	Rewrite to read: “The town should continue to support, as well as encourage its residents to support, the ArtsCenter which is an integral part of the town’s cultural life.”
1.26	Add: “Continued support of Carrboro Day.”
1.33	The special populations should identify their needs rather than the community at large.
Add a new section 1.35	“The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle- or fixed-incomes.”
1.42	REMOVE references to residents as "customers". SUBSTITUTE providing fast efficient "public" service.
Add a new section 1.46	“Carrboro should continue its efforts towards community building by encouraging the use of facilitation, conflict resolution and building. The town should also seek alternatives or supplements to the traditional public hearing format when controversial issues are before the Board.”
2.0	Development should take place in a manner consistent with the following:.... The interests of all members of the community, including property owners, neighbors and other interested citizens should be considered in making development decisions.
2.0	SUBSTITUTE for "The natural environment should play a highly visible role": "Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life."
2.11	SUBSTITUTE for first sentence: "Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas."
2.12	ADD: "The town should limit development in sensitive areas such as the watershed, wetlands, and other areas the development of which could adversely affect water supplies and habitat. The town's restrictions on development in University Lake Watershed should be retained and enforced."
2.21	INSERT: in first sentence: the town should continue to require the preservation "and Maintenance" of open spaces.
Add a new section 2.32	“New development that blends single-family and multi-family units should be designed and landscaped to ensure compatibility.”
2.51	Rewrite as follows: “The town should support the implementation of our Small Area Plan.”
3.21	First Bullet: SUBSTITUTE: To double existing square footage in the downtown from that "existing" (not occurring) in the 2000.
3.26	Rewrite to read: “Carrboro should continue to use the revolving loan fund to support the development of locally-owned and operated businesses and encourage micro-enterprises through education and loans.”
3.28	Rewrite to read: "Carrboro encourages a variety of appropriate residential development -- single family, multi-family, SRO's, etc. -- in the downtown especially as part of mixed use developments."
3.3	Rewrite to read: “Opportunities for new commercial growth exist primarily in four main areas: downtown, across from Carrboro Plaza Shopping Center, within the commercial core of a village mixed-use development, within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition areas, but may be approved throughout the town’s jurisdiction.”
3.5	ADD: “Appropriate” as in, “remove any unnecessary obstacles to appropriate home

	businesses.”
3.61	ADD: as part of a balanced economy, “a variety or department store.
5.0	CHANGE title to: “Environmental Protection and Promotion”
5.1	ADD section to read: “The Town should serve as a leader by example in protecting the environment and educating its residents.”
5.41	SUBSTITUTE in second sentence for “routinely inquire about” with “The Town should promote, be a leader in, and require where practical the use of recycled building materials.”
5.52	ADD at end of sentence as goal for town: “and increased fleet mileage from town vehicles.”
5.61	Revise to read: “The town should adopt incentives to help limit the conversion of farmland to developed uses that bridge the Transition Areas. These incentives should be designed to preserve small farms, farm co-ops, and organic farming within new conservation subdivisions and elsewhere.”
5.7	ADD new section to read: “Toxic Use. The Town will work to reduce its use of hazardous and toxic products in town operations and will expand, promote, and provide public education on such efforts as with its least toxic integrated pest management policy.”
6.12	Should include low interest loan pools for individuals and nonprofits that wish to buy and rehabilitate housing.
6.14	SUBSTITUTE: The Town should “continue to advocate for” (instead of “explore”) inclusionary zoning.

BE IT FURTHER RESOLVED by the Carrboro Board of Aldermen that the Board of Aldermen adopts CarrboroVision 2020 as non-binding documentation of its polices towards growth and development through the year 2020.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this
5th day of December, 2000:

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

Noes: None

Absent or Excused: None

The Board requested that copies of the adopted policies be sent to all participants in the process and to all the local libraries.

Alderman Dorosin stated that the Board needs to reach out to all citizens of the community when going through processes such as the Vision 2020 process.

A REPORT ON THE ANALYSIS OF CARRBORO’S ADVISORY BOARD SYSTEM AND FINDINGS

UNC-Chapel Hill students, from the MPA Program (Master of Public Administration) were requested to assess and evaluate Carrboro’s Advisory Boards and their relationship to the Board of Aldermen. As a result of findings, recommendations were made to increase advisory board effectiveness, efficiency, and participation.

Bing Roenigk introduced Ingrid Flory, Trey O'Quinn, Catherine Clerk, Heidi Duer who prepared the report entitled, "An Analysis of the Carrboro Advisory Board System."

Ingrid Flory made the presentation.

Alderman McDuffee suggested that the town participate with the county in advisory board training at the Institute of Government.

Alderman Dorosin suggested that board chairs attend planning retreats.

Alderman McDuffee suggested that the town staff contract for temporary personnel to prepare minutes.

It was the consensus of the Board to refer the report to the town staff to prepare recommendations for implementation.

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

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

SHAPING ORANGE COUNTY'S FUTURE REPORT

The Board requested that the town staff inform Orange County that the Board wishes:

- 1) To have the Task Force wait to prepare its Final Report until after the Facilitated Assembly of Governments meeting; and
- 2) Recommend that the Steering Committee meet to devise a plan for the facilitated meeting to ensure that any comments from hearings and discussions are shared prior to the meeting.

PUBLIC HEARING/REVISIONS TO THE TOWN'S NOISE ORDINANCE

Mr. Morgan stated that the Agenda Planning Committee had recommended that the Board reschedule the January 2nd public hearing on revisions to the noise ordinance to January 16th.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO RESCHEDULE THE PUBLIC HEARING ON REVISIONS TO THE NOISE ORDINANCE TO JANUARY 16, 2001. VOTE: AFFIRMATIVE ALL

REQUEST FOR THE 2001-02 BUDGET SCHEDULE

Mayor Nelson requested that the town staff provide copies of the 2001-02 budget schedule to he and the Board of Aldermen.

REMOVAL OF RUMBLE STRIPS AT 406 JAMES STREET

The Board requested that the town staff remove the rumble strips located at 406 James Street and replace them with paint.

REQUEST FOR A STATUS REPORT FROM THE HOUSING COMMITTEE

Mayor Nelson asked for a status report from the town's Housing Committee.

Alderman Dorosin stated that there should be a report on February.

Alderman Gist requested that the town staff call a meeting of the Housing Committee.

REQUEST TO SCHEDULE A DISCUSSION OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE

Alderman Spalt requested that the Agenda Planning Committee schedule a Board discussion of the adequate public facilities ordinance.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 11:35 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk