

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 19, 2002 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

Absent:

Alderman	Mark Dorosin
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REQUESTS FROM NORTHERN TRANSITION AREA ADVISORY COMMITTEE

Jay Bryan, representing Northern Transition Area Advisory Committee (NTAAC), asked that the Board refer the proposed affordable housing ordinance and village-mixed use and office/assembly developments ordinance to the NTAAC for review.

It was the consensus of the Board to refer these two draft ordinances to the NTAAC for review.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO APPROVE THE MARCH 5 AND 12, 2002 MINUTES. VOTE: AFFIRMATIVE SIX, ABSENT ONE (DOROSIN)

REQUEST TO SET A PUBLIC HEARING/VOLUNTARY ANNEXATION OF THE FRED WAYNE HUTCHINS PROPERTY

The purpose of this item was to accept a petition for the voluntary annexation of the Fred Wayne Hutchins property and to set a public hearing for April 9, 2002.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Jacquelyn Gist.

A RESOLUTION SETTING A PUBLIC HEARING
TO CONSIDER THE ANNEXATION OF
THE FRED WAYNE HUTCHINS PROPERTY
UPON THE REQUEST OF THE PROPERTY OWNER
Resolution No.113/2001-02

WHEREAS, the Town of Carrboro has received a petition from the owner of the Fred Wayne Hutchins property requesting that his 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 April 9, 2002 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 19th day of March, 2002:

Ayes: Joal Hall Broun, Jacquelyn Gist, John Herrera, Michael Nelson, Diana McDuffee, Alex Zaffron

Noes: None

Absent or Excused: Mark Dorosin

**REQUEST TO SET A PUBLIC HEARING: LAND USE ORDINANCE TEXT AMENDMENTS
RELATING TO VILLAGE MIXED-USE AND OFFICE/ASSEMBLY DEVELOPMENTS**

Robert L. Chapman, III of Winmore Land Management, LLC, has submitted a request to amend the text of the Carrboro Land Use Ordinance. A draft ordinance that proposes changes to village mixed-use and office/assembly regulations has been prepared. Should the Board of Aldermen wish to proceed with changes to these provisions, it will be necessary to receive public comment, a Planning Board recommendation, and Orange County comments regarding consistency with the Joint Planning Area Land Use Plan. A resolution that sets a public hearing for May 7, 2002 was recommended for the Board's adoption.

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

Alderman Broun requested data indicating whether the 25% cap is the appropriate mix for retail uses in an office/assembly development.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman John Herrera.

**A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE
TEXT AMENDMENT THAT AMENDS PROVISIONS RELATING TO VILLAGE MIXED-
USE AND OFFICE/ASSEMBLY DEVELOPMENTS**

Resolution No. 117/2001-02

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on May 7, 2002 to consider adopting "An Ordinance Amending the Land Use Ordinance Provisions Relating to Village Mixed Use and Office/Assembly Developments."

BE IT FURTHER RESOLVED that the draft ordinance be referred to Orange County for review per the Joint Planning Agreement and to the Planning Board, Transportation Advisory Board, Appearance Commission and Northern Transition Area Advisory Board for comment and recommendations to the Board.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 19th day of March, 2002:

Ayes: Joal Hall Broun, Jacquelyn Gist, John Herrera, Michael Nelson, Diana McDuffee, Alex Zaffron

Noes: None

Absent or Excused: Mark Dorosin

REVIEW AND REQUEST TO SET A PUBLIC HEARING: LAND USE ORDINANCE AMENDMENTS TO DEAL WITH VARIOUS ISSUES ARISING FROM INFILL DEVELOPMENT

In response to neighborhood concerns related to development on Pine Street and a discussion of the impacts of infill development in October and November 2001, the Board of Aldermen directed staff to prepare ordinance amendments to clarify ordinance provisions and strengthen protection for existing development. A resolution that provides an opportunity for the Board of Aldermen to set a public hearing to receive comments on proposed ordinance changes was recommended for the Board's adoption.

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

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Diana McDuffee.

A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE
ORDINANCE TEXT AMENDMENT TO DEAL WITH VARIOUS
ISSUES ARISING FROM INFILL DEVELOPMENT
Resolution No. 116/2001-02

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on existing policies and regulations.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on May 21, 2002 to consider adopting "An Ordinance Amending the Carrboro Land Use Ordinance To Deal with Various Issues Arising from Infill Development", excluding Alternate B.

BE IT FURTHER RESOLVED that the draft ordinance be referred to Orange County for review per the Joint Planning Agreement and to the Planning Board for comment and recommendations to the Board.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 19th day of March, 2002:

Ayes: Joal Hall Broun, Jacquelyn Gist, John Herrera, Diana McDuffee

Noes: Alex Zaffron, Michael Nelson

Absent or Excused: Mark Dorosin

REPORT ON CHAPEL HILL'S STORMWATER UTILITY REPORT

The purpose of this item was to provide the Board of Aldermen with a report on Chapel Hill's effort to establish a stormwater utility.

Roy Williford, the town's Planning Director, made the presentation.

Mayor Nelson will draft a letter to Chapel Hill stating that the Town of Carrboro is not interested in participating in a storm water utility.

DISCUSSION OF GUIDELINES FOR CHAIRS OF ADVISORY BOARDS IN MAKING APPOINTMENT RECOMMENDATIONS

Alderman McDuffee has drafted guidelines for chairs of advisory boards to use in making appointment recommendations. The Mayor and Board of Aldermen are requested to review the draft guidelines.

Alderman Zaffron suggested the following changes:

That the sentence that reads: "Justification for reappointment of an individual who has already served two consecutive terms on a particular board or commission include:" be amended to read: "The criteria for reappointment....."

That the phrase "The reappointment adds diversity to the board or committee" be amended to read: "The reappointment maintains or enhances diversity to the board or committee."

Alderman Gist requested that the sentence that reads: "Chairs will follow these steps in making recommendations:" be amended to read: "Chairs will follow these steps in making recommendations within 30 days:"

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO APPROVE THE GUIDELINES, AS AMENDED, AND THAT THESE GUIDELINES BE INCLUDED IN THE GUIDELINES FOR SELECTING ADVSIORY BOARD AND COMMISSION MEMBERS. VOTE: AFFIRMATIVE SIX, ABSENT ONE (DOROSIN)

REQUEST TO SCHEDULE A REPORT FROM THE COMPENSATION SUBCOMMITTEE

Alderman McDuffee requested that a report from the Compensation Subcommittee be scheduled.

Mayor Nelson requested that this report be scheduled for early April.

REPORT REGARDING THE DISPOSITION OF THE GREENE TRACT

Alderman Zaffron gave a report from the Greene Tract Disposition Committee

The Board requested that the town staff prepare a report on alternative actions and cost implications for the Board's consideration.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROWN TO
ADJOURN THE MEETING AT 8:55 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk