

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 2, 2002 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
	John Herrera
	Diana McDuffee
	Alex Zaffron
Town Manager	Robert W. Morgan
Deputy Town Clerk	Richard White
Town Attorney	Robert Hornik

Mayor Nelson welcomed the Europa Cafe to Carrboro. He announced a new art exhibit by Bob Gilgore at Town Hall and the extension of the *Food for Thought* program through April.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO APPROVE THE MARCH 26, 2002 MINUTES. VOTE: AFFIRMATIVE ALL

REQUEST TO SET A PUBLIC HEARING FOR THE CHAN MIXED-USE CONDITIONAL USE PERMIT PROJECT

Francis Chan has submitted an application for a Conditional Use Permit for construction of a mixed-use building located at 114 Merritt Mill Road. The CUP, if approved, would allow the construction of a three (3) story mixed-use building with associated parking and landscaping. The uses of the proposed building will be a combination of 19 single-room occupancy dwelling units and two (2) office spaces. The Administration recommended that the Board set a public hearing for May 7, 2002 for consideration of the Conditional Use Permit

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO SET A PUBLIC HEARING FOR MAY 7, 2002. VOTE: AFFIRMATIVE ALL

REQUEST TO SET A PUBLIC HEARING: CONDITIONAL USE PERMIT REQUEST/PROVENCE RESTAURANT

Jack Haggerty, representing property owner Felix Roux has submitted an application for a Conditional Use Permit (CUP) of Provence Restaurant. The applicant is proposing to complete interior renovations of an existing building (1,785 square feet) for a Restaurant with Outside Service and Consumption (Use 8.200). The Board of Aldermen must hold a public hearing to receive input before reaching a decision on the conditional use permit application. The Administration recommended that the Board set a public hearing for April 16th, 2002, for consideration of the conditional use permit request.

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

A RESOLUTION CALLING A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT
REQUEST FOR PROVENCE RESTAURANT
LOCATED AT 203 WEST WEAVER STREET
Resolution No. 125/2001-02

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

WHEREAS, an application has been received for a conditional use permit for the Provence Restaurant.

NOW THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on April 16th, 2002 to consider the conditional use permit request for Provence Restaurant.

This the 2nd day of April 2002.

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

Noes: None

Absent or Excused: None

LAND USE ORDINANCE AMENDMENT TO CLARIFY THAT LAND DEDICATIONS MAY RESULT IN INCONSISTENT SETBACKS

The Board of Aldermen has set a public hearing to receive comments on a draft ordinance that will clarify that land dedications to the Town may result in inconsistent setbacks. The Administration recommended that the Board of Aldermen approve the proposed ordinance

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

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY DIANA MCDUFFEE TO CLOSE THE PUBLIC HEARING AND ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO CLARIFY THAT LAND MAY BE DEDICATED TO THE TOWN THOUGH SUCH DEDICATION RESULTS IN A SITUATION THAT IS NOT CONSISTENT WITH SETBACK REQUIREMENTS." VOTE: AFFIRMATIVE ALL

WORKSESSION TO DEVELOP DOWNTOWN VISIONING AND ECONOMIC DEVELOPMENT STAFF WORK PLAN

The purpose of this item was to request that the Board of Aldermen review the Downtown Visioning Report and provide direction on what elements of the report it would like staff to address.

James Harris, the town's Community and Economic Development Director, made the presentation.

Alderman Gist requested that where feasible, costs are provided for options and other sources of revenue are identified.

The Mayor and Board of Aldermen requested that the town staff address the following:

Historic Preservation

- Report on what steps are necessary to designate and preserve historic buildings/areas/architectural features.
 - Buildings and areas discussed include Spotted Dog; Carr Mill; Lloyd Street; Carr Street; 100 Block of Main Street; and the Weaver Street block.
- Review proposed styles on Page 9 and compare them to what exists to ensure that new and redeveloped buildings are in harmony with existing buildings, i.e., building heights and ratio of street rights-of-way.

New Buildings

- Develop an ordinance that reflects charrette participants' desire to have buildings four to five stories high with some variety and develop a process to sort this out – **fast track**
- Compatible mixed use and open space
- Amenities constitute recreation – **fast track**
- Look at incorporating green building technique
- Provide list of captions for Board review

Site Planning Concepts

- Review three recommendations and determine what is feasible (parking behind buildings or centralized parking)
- Evaluate opportunities for alleys and access in same manner as building heights – tract by tract
- Evaluate bike parking

Mixed Use

- Identify obstacles and meet with developers who have pursued mixed-use projects

Parking

- Explore using payment-in-lieu to fund parking deck
- Explore employers providing employees with incentives not to drive and incentives for pooled parking
- Explore establishing a parking task force to identify incentives for cooperative parking sharing and determine where on-street parking will occur; where to locate parking deck and how to fund; research private companies that build and operate decks; and time limits for on-street parking
- Evaluate the need for narrowing driveways
- Include providing good parking signage

Downtown Identity

- Look into providing kiosks, benches, and garbage containers and explore sponsorships
- Continue working on landscaping and art - "personality without rules" - no theme
- Entrances

Walkability

- Draft an ordinance on sidewalk width to determine where wide widths are practical and ensure that they are stroller and wheel-chair friendly; apply recommendations to what exists and determine what fits and the costs; include sidewalk design (brick trim) – **fast track**

- Generate ideas on crosswalk education program
- Contact NCDOT to conduct comprehensive traffic study including traffic, circulation, on-street parking, design (bulb-outs, roundabouts)
- Explore alternative crosswalk materials and provide costs
- Refer all to Sidewalk Task Force

Links

- N/A

Lighting

- Cost to replace overhead lights with acorn-shaped lights

Public Space

- Short term and long term comprehensive traffic study – examine report recommendations (feasibility of roundabouts, Weaver Street) – determine who will conduct study (consider academic participation)

Transit, Trolleys, Trains, and Bikes

- Interested in pursuing rail network connection to highway – possibly regional
- Request that Chapel Hill transit schedules be posted at stops
- Identify mechanism to make suggestions and follow-up on requests
- Include bike trails/interface with transit

PROJECTS

Roberson Street

- Examine angled parking with other issues – height, right-of-way

Gateways

- Develop plans and determine how gateways should look – compatible with existing businesses
- Remove pedestrian barriers

West Weaver Street

- Incorporate in Parking Task Force and comprehensive traffic study
- Include in walkabout

Carr Mill Mall/East Weaver Street

- Street furniture – See Landscape and Woonerf traffic study

Main/Rosemary Streets

- Evaluate recommendations including proposed extension for feasibility
- Examine consolidating drive cuts – turn lane rather than two 10 foot and median

Greensboro Street/Carr Mill Area

- N/A

Lloyd Street

- Include in comprehensive traffic study
- Provide previous studies to Board on road out of the neighborhood

Projects, Plans, and Policies

- Refer remaining sections (page 28) to staff to determine what can be done

The Board requested that the economic development toolbox discussion be scheduled for a later date, and that the walkabout be scheduled after the Board receives staff reports.

AWARD OF CONTRACT FOR REVOLVING LOAN FUND REVIEW SERVICES

The purpose of this item was to award a contract for loan review services to The Small Business Technology Development Center.

James Harris, the town's Community and Economic Development Director, answered questions.

Mayor Nelson requested that sexual orientation be added nondiscrimination clause (Page 4) to this and all town contracts.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO AWARD THE CONTRACT TO THE SMALL BUSINESS TECHNOLOGY DEVELOPMENT CENTER. VOTE: AFFIRMATIVE ALL

APPOINTMENTS TO ADVISORY BOARDS

This item was postponed until a later date.

BUS SCHEDULE

Alderman Broun requested a copy of the bus schedule to get from Durham to Carrboro on Saturday.

COMMUNITY FORUM

The Board approved the Town co-sponsoring with the Chapel Hill/Carrboro Chamber of Commerce and The Chapel Hill News Alderman Herrera in a community forum to discuss immigration law and policy. The forum is scheduled for May 1, 2002. The Town will provide the meeting space.

ESTES DRIVE PROJECT WORKSHOP

Mr. Morgan informed the Board about an April 23 citizen information workshop to discuss the Estes Drive project. In response to Alderman Broun's question, Mr. Morgan will check with the town's Transportation Planner, Dale McKeel. She suggested that NCDOT place notices on garbage cans.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO
ADJOURN THE MEETING AT 10:08 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Deputy Town Clerk