

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, October 22, 2002 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Mark Dorosin
	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	Joal Hall Broun
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**THE CEDARS AT BOLIN FOREST TRAIL**

Donald Easterling a resident of The Cedars stated that the meeting between the developers of The Cedars at Bolin Forest and the residents of The Cedars and Bolin Forest neighborhoods to discuss the trail in The Cedars had never occurred and requested that this meeting be arranged by the Town Manager.

Mayor Nelson requested that the Town Manager arrange the meeting.

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**EL CENTRO LATINO**

Andre's Heno thanked the Board for its support of El Centro Latino and invited the Board to attend "The Day of the Dead" scheduled for November 1<sup>st</sup> at El Centro Latino.

Alderman Gist asked that the town staff forward announcements of advisory board vacancies to El Centro Latino.

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**CITIZEN REQUESTS**

Jay Bryan asked the Board to establish a day honoring Catherine Peele.

Mayor Nelson stated that a proclamation had been drafted.

Mr. Bryan asked the Board to allow the installation of a plaque in tribute to Irv Watkins. He asked for permission to place the rock in a location that would be passed by. He stated that a group of citizens had bought the plaque and asked that the town staff install the plaque.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO AUTHORIZE THE TOWN STAFF TO INSTALL THE PLAQUE. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

Mr. Bryan requested the Board to establish a citizens group to discuss the development of the Horace Williams property.

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**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO APPROVE THE OCTOBER 15, 2002 MINUTES. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

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**QUARTERLY REPORTS FOR THE QUARTER ENDING SEPTEMBER 30, 2002**

The purpose of this item was to present to the Mayor and Board of Aldermen quarterly reports for the quarter ending September 30, 2002.

Alderman Dorosin asked for the number of positions currently vacant with the town.

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**MID-SEPTEMBER TO MID-OCTOBER ACTIVE PROJECTS REPORT**

The Zoning Division of the Town of Carrboro is responsible for preparing a monthly report outlining the construction activities of various projects of interest within the Town of Carrboro's jurisdiction. The report for the period of September 16 – October 15, 2002 was presented.

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**A REQUEST TO ADOPT A BUDGET ORDINANCE AMENDING THE REVOLVING LOAN FUND**

The purpose of this item was to amend the 2002-03 Revolving Loan Fund to reflect the Board's approval of a \$75,000 loan to Karlin's, Inc. (DBA Crazie Mae's Restaurant).

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2002-03 BUDGET ORDINANCE." VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

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**A REQUEST TO ADOPT A BUDGET ORDINANCE**

The purpose of this item was to amend the FY2002-03 budget to appropriate additional funds of \$17,217 for the full cost of the public transportation services contract with the Town of Chapel Hill.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2002-03 BUDGET ORDINANCE." VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST: OLD FARMERS' MARKET OFFICE BUILDING**

N. R. Milian Associates, on behalf of Carr Mill Limited Partnership, has submitted an application for a major modification to an existing Conditional Use Permit (CUP) to allow for the construction of a three-story mixed-

use office building to be located at 300 Roberson Street. Pursuant to Section 15-64(c) of the Town of Carrboro Land Use Ordinance, a major modification to a CUP shall be processed as an application for a new CUP. Prior to reaching a decision on a request for a CUP, the Board must hold a public hearing to receive input. The Administration recommended that the Board review, deliberate, and make a decision regarding the conditional use permit application.

Marty Roupe, the town's Development Review Administrator, was sworn in. Mr. Roupe made the staff presentation.

Jack Haggerty, the developer's architect, was sworn in. Mr. Haggerty clarified where the stop sign would be located.

Bob Kerschner was sworn in. He expressed concern about Carr Mill losing 50 parking spaces due to this development. He also asked that the developer be required to have a recycling site.

Martha Arnold, a resident of Maple Avenue, was sworn in. She expressed concern about bicyclists in this area. She also questioned whether sufficient parking is being provided.

Baxter Sapp, a resident of 205 Maple Avenue, was sworn in. He expressed concern about the proposed location of the dumpster. He also expressed concern about unauthorized use of the dumpster. He encouraged the developer to consider an alternative site for the dumpster or put restrictions on the use of the dumpster.

Chip Muller, a resident of Sweet Bay Place, was sworn in. He asked that this development be connected to Sweet Bay Place, requested screening of this project from Sweet Bay Place, and expressed concern about cut through traffic from Carr Street.

Bland Hollman was sworn in. He expressed concern about increased traffic on Carr Street, which has no sidewalks. He asked that the dumpster be relocated away from residences and expressed concern about construction traffic early in the mornings and late at night.

Tom Lynch, a resident of Sweet Bay Place, was sworn in. He expressed concern about the height of the proposed building.

Tom Robinson was sworn in. He expressed concern about the possibility of hazardous waste on this site from the munitions plant that was previously located on this site. He suggested that a monument be installed honoring those who worked at that plant. He also suggested that a third party take soil samples from this site during excavation, and asked the dumpster be relocated.

Robert Joyner, Vice-President of the Roberson Place Homeowners Association, was sworn in. He expressed concern about the size of the proposed building, requested that screening be added, that sidewalks be extended connecting with Roberson Place and along Maple Street. He also proposed a three-way stop at the Roberson/Sweet Bay intersection, questioned why brick was not being installed on all sides of the building, and suggested that this office building and the rescue squad share the dumpster facility.

Mr. Haggerty addressed concerns raised by citizens.

Nathan Millian, Steve Addy, and Earl Lewellyn were sworn in.

Mr. Millian addressed questions about parking.

Phil Prete, the town's Environmental Planner, was sworn in. Mr. Prete stated that the rare tree is not healthy.

MOTION WAS MADE BY MARK DOROSIN AND SECONDED BY JOHN HERRERA TO CONTINUE THIS PUBLIC HEARING ON NOVEMBER 12, 2002. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

Mayor Nelson requested that the town staff address the following:

Parallel parking

Alternate site for dumpster

Sidewalk

Ask the developer to increase the screening or change the facade of the building

Carr Street/Greensboro Street/Roberson Street intersections

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST: TWIN MAGNOLIAS CONDOMINIUMS**

Williams Construction Company, Inc. has submitted an application for a Conditional Use Permit (CUP) to allow a combination use (Use 27.000), consisting of a single-family dwelling (Use 1.111) and two-family dwelling apartment buildings (Use 1.241) at 107 Jones Ferry Road. The request consists of a condominium project including eleven (11) two-family apartment buildings (22) dwelling units and an existing single-family residence, which will remain. The project would be located at 107 Jones Ferry Road and would be named 'Twin Magnolias Condominiums.' 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 review, deliberate, and make a decision regarding the conditional use permit application.

Marty Roupe, the town's Development Review Administrator, was sworn in. He presented the staff report.

Dazzie Lane, a resident of 209 Laurel Avenue Extension, was sworn in. She stated that the residents had previously asked the developer to reduce the number of units, but in fact they increased the number. The affordable housing is located next to the dumpster and recycling area. She also expressed concern that this development will increase traffic in the area and the fact that children will have to cross Jones Ferry Road to access the Town Commons play area.

Tammy Jacobs, a resident of Laurel Avenue, was sworn in. She stated concern about traffic in this area due to this development, stated concern about the play area across the street, and also expressed concern about the size of this project.

John Jacobs, a resident of Laurel Avenue, was sworn in. He expressed concern about the congestion already at this intersection, expressed concern about the location of the dumpster, requested that the number of units be reduced and that the affordable units be relocated.

Mayor Nelson requested that no parking signs be erected at the south end of Laurel Avenue.

Delores Clark, a resident of 109 Jones Ferry Road, was sworn in. She expressed concern about the traffic congestion currently existing in this area. She also expressed concern about children having to cross Jones Ferry Road to access the playground. She also expressed concern about the location of the dumpster and the construction traffic.

Laurie Clark was sworn in. She expressed concern about traffic, and requested a traffic analysis be done. She also expressed concern about pollution caused by additional traffic.

Marianna Fiorentino, the developer, was sworn in. She explained the reason for developing the proposed development and addressed concerns raised by residents.

Parker Sniffen, the developer's architect, was sworn in. He addressed some of the residents' concerns.

Dale McKeel, the town's Transportation Planner, was sworn in. He answered questions concerning accidents at the Laurel/Jones Ferry Road intersection.

Bob Kerschner was sworn in. He asked what is considered affordable housing.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY MARK DOROSIN TO CONTINUE THE PUBLIC HEARING. ON NOVEMBER 12. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

The Board requested the following:

- Feasibility of using roll out carts and the tradeoffs for using roll-out carts versus using a dumpster
- Explore the co-location of an entrance with the PTA Thrift Shop
- That the transportation planner comment on turning movements and traffic counts.

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**A REPORT ON THE PROPOSED AGENDA FOR THE NOVEMBER 17<sup>TH</sup> PLANNING RETREAT**

The Retreat Planning Committee has developed a proposed agenda for the November 17, 2002 Planning Retreat. The Committee requested that the Board approve the proposed agenda.

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

A RESOLUTION APPROVING THE NOVEMBER 17, 2002  
PLANNING RETREAT AGENDA  
Resolution No. 44/2002-03

WHEREAS, The Mayor and Carrboro Board of Aldermen hold an annual planning retreat to determine the direction in which they plan to lead the Town; and

WHEREAS, the Board appointed Aldermen Herrera, McDuffee, and Zaffron to the Retreat Planning Committee; and

WHEREAS, the Committee has met with the retreat facilitator, Peg Carlson, and town staff to develop an agenda.

NOW THEREFORE BE IT RESOLVED that the Mayor and the Board of Aldermen hereby approve the November 17, 2002 Planning Retreat Agenda.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 22nd day of October, 2002:

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

Noes: None

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**DISCUSSION OF DEVELOPING A PROCESS TO CREATE A TOWN LOGO**

Project #24 on the 2002-03 Action Agenda is “Develop a Process to Create a Town Logo”. Alderman Herrera was assigned that project and he has prepared a proposal for a logo contest. The purpose of this agenda item was to discuss whether the Board wishes to revise the existing Town logo and if so, what process the Board wished to follow to select a new logo.

Alderman Herrera requested that discussion of this matter be tabled.

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**DISCUSSION OF FORMING A COMMITTEE TO EXPLORE THE CO-LOCATION OF PUBLIC WORKS FACILITIES**

At the July 23, 2002 Board of Aldermen meeting, Alderman Gist requested that a committee of staff and elected officials be formed to discuss co-location of public works facilities. The purpose of this item was to provide the Board of Aldermen with an opportunity to discuss forming this committee.

The Board took no action on this matter.

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**REQUEST TO ESTABLISH A CITIZENS COMMITTEE/DEVELOPMENT OF HORACE WILLIAMS PROPERTY**

Mayor Nelson requested that the Board schedule a discussion of establishing a citizens committee to consider the development of the Horace Williams property.

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Mayor Nelson stated that he had received a complaint regarding the limited amount of time for people to sign up for use of the Smith Middle School soccer field.

Mr. Morgan stated that there should be sufficient time for people to sign up during the next sign up period.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADJOURN THE MEETING AT 11:20 A.M. VOTE: AFFIRMATIVE ALL

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Mayor

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Town Clerk