

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 27, 2003 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
Interim Town Manager/	Michael B. Brough
Town Attorney	
Town Clerk	Sarah C. Williamson

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE MAY 20, 2003 MINUTES: VOTE: AFFIRMATIVE ALL

MID-APRIL TO MID-MAY 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 April 16, 2003 through May 15, 2003 was presented.

PRESENTATION OF THE 2003-04 HUMAN SERVICES BUDGET RECOMMENDATIONS

The purpose of this item was to present to the Board of Aldermen the recommendations from the Human Services Commission for funding requests from the nonprofit agencies providing services to Carrboro citizens.

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

A RESOLUTION RECEIVING THE REPORT FROM THE HUMAN SERVICES COMMISSION Resolution No. 170/2002-03

WHEREAS, the Town of Carrboro recognizes the human service needs of its citizens; and

WHEREAS, funds to assist agencies providing valuable services to Carrboro citizens have been set aside in the proposed 2003-04 annual budget; and

WHEREAS, the Human Services Commission has solicited applications, reviewed, and interviewed the applicants and determined that they have the ability to deliver the services identified in the applications; and

WHEREAS, the Commission has provided funding proposals for the Human Services agencies with two options one at \$100,000 and one at \$109,000.

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

Section 1. The Board hereby accepts the report from the Human Services Commission.

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 27th day of May, 2003:

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

Noes: None

Absent or Excused: None

**PUBLIC HEARING: WINMORE VILLAGE MIXED USE CONDITIONAL USE DISTRICT
REZONING AND WINMORE VILLAGE MIXED USE ARCHITECTURALLY INTEGRATED
SUBDIVISION CONDITIONAL USE PERMIT**

Winmore Land Management, LLC submitted a petition to rezone 65.85 acres from R-20 to Village Mixed Use Conditional Use District and also submitted an application for a conditional use permit to allow a Village Mixed Use Architecturally Integrated Subdivision. It is necessary for the Board of Aldermen to hold a public hearing on these matters before taking action.

Trish McGuire, the town's Planning Administrator, was sworn in and made the presentation on the rezoning request.

Marty Roupe, the town's Zoning Administrator, was sworn in and made the presentation on the conditional use permit application.

Phil Szostak, the applicant, was sworn in. He explained the process used to develop the proposal for this property; explained proposed improvements to Homestead Road in the vicinity of High School Road; explained some features of the proposed development; and stated that he was proposing to donate land to the Town of Carrboro to be used as a nature conserve.

Peter Swift of Swift and Associates, was sworn in. Mr. Swift listed his qualifications and spoke about the traffic study for the proposed development. He stated that the am and pm peak hour traffic on Homestead Road is apparently not going to exceed requirements for level of service "c" except for Phase II am peak hour traffic. The traffic study recommends that the developer contribute their fair share to improvements to Homestead Road, including the Homestead/High School Road intersection. He stated that the trip generation is fairly conservative.

Bob Chapman, a developer, was sworn in. He spoke about the development's compliance with the town's land use ordinance and explained some of the features of the development. He also explained the architectural features of the project.

Mark Marcopolis was sworn in. He spoke about the green building standards that will be used for this development.

Brian Voyce, a resident of 8401 South Bridge, was sworn in. He entered a packet of information into the record. He also requested that the audiotape of the Planning Board meeting at which Winmore was discussed be entered into the record. Mr. Voyce presented a power point presentation relating to his opposition to the Winmore rezoning and development proposals.

David Siebens, a resident of 1603 Claymore Road, was sworn in. He reviewed the tree count and stated that there are some larger trees that are not accounted for on the development plans. He also stated that Winmore I is primarily hardwood forest, specimen trees appear to be undercounted, only a small number of trees will be retained on smaller lots, the developer will have two options for development—to use 20,000 square foot lots requiring footprints of only 10-20% thereby saving more trees on each lot, or using smaller lots clustered in the logged area preserving more of the climaxed area of the property.

Rik Faith, a resident of 1900 N. Havich Road, was sworn in. He spoke about the traffic assumptions. The tree study is not accurate and floodplain maps are outdated. Urged denial of the rezoning and conditional use permit.

Nancy Salmon, a resident of Claymore Road, was sworn in. Urged denial because it is not in harmony with its location for a number of reasons. Ms. Salmon also presented a packet of information to the Town Clerk for inclusion in the record.

Donald McDonald, President of the Camden Place Homeowners Association, was sworn in. He stated that they are not opposed to the Winmore development, but are concerned citizens interested in helping the new development to integrate with existing neighborhoods. He stated that it would have been helpful if the developer had brought both phases of the development to the Board for consideration at the same time so that the full impact of the development could have been assessed together. He stated that there is apparently a discrepancy between the hydrology modeling and urged the Board to wait until the updated FEMA maps are available this fall before issuing the conditional use permit for this project. Without knowing the correct floodplain boundaries, the bridge over Bolin Creek cannot be designed properly. The homeowners association is also concern over the lack of a plan to address the impact of the additional development on the safety of pedestrians crossing over to the three schools adjacent to Camden. A traffic signal is needed at the Homestead/ High School Road intersection. The developer should be required to continue their sidewalk to link with the sidewalks at Camden Lane. In addition, the developer should be required to pay for the placement of a school crossing guard at this intersection.

Randy Martin, a resident of Camden Lane, was sworn in. He presented a video of Camden Creek and Bolin Creek showing the creeks during dry weather and in wet weather. He proposed that updated storm data be provided; require the homeowners association to provide funding in the event of failure of the storm water system.

Joe Palumbo, a resident of Camden Lane, was sworn in. He requested that the FEMA study accurately reflect the 100-year floodplain limits and use that study to develop the bridge crossings. In addition, he requested that a citizens advisory committee be established to work with the developer to oversee the design of the bridge crossings.

Lee-Anne Brown, representing the Camden Homeowners Association, was sworn in. She requested that the Board should place conditions on the permit to ensure that the affect on traffic is insignificant. In addition, that the walkability of this development not just be contained within the development, but that it allow its children to walk to school. She requested that the developer be required to make improvements to Homestead Road at High School Road.

Dave Otto, on behalf of the Friends of Bolin Creek, was sworn in. He expressed concern that this development will be approved prior to the Bolin Creek Corridor Master Plan. He stated that they support the idea of establishing a nature park in the Bolin Creek corridor and the conservation easement to protect the natural

characteristics of this corridor, but that other features of the proposal such as rezoning for denser development and plans for storm water management require further study and review before the plan is approved.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO CONTINUE THIS PUBLIC HEARING ON MAY 28, 2003 AT 7:30 P.M. VOTE: AFFIRMATIVE ALL

REQUEST TO CANCEL PUBLIC HEARING ON THE REZONING OF 219 GUTHRIE AVENUE

Mike Brough informed the Board that the applicant who had requested the rezoning of 219 Guthrie Avenue had withdrawn his request. Mr. Brough requested that the Board cancel the public hearing scheduled for June 10, 2003.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALEX ZAFFRON TO CANCEL THE JUNE 10TH PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER. AFFIRMATIVE ALL

Mayor

Town Clerk