

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 27, 2004 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Chilton
	Jacquelyn Gist
	John Herrera
	Diana McDuffee
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

PUBLIC HEARING: LAND USE ORDINANCE TEXT AMENDMENTS THAT MODIFY DOWNTOWN PARKING REQUIREMENTS

A draft ordinance that will modify parking requirements has been prepared in follow-up to work of the Parking Task Force. It was necessary for the Board of Aldermen to receive public comments prior to acting on proposed changes to the text of the Land Use Ordinance.

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

John Marshall, Chair of the Planning Board, stated that the Planning Board recommended approval of the text amendment, including Option 2 in both Sections 2 and 8, and that the town move expeditiously to locate areas of future parking. In addition, the Planning Board recommended that the land use ordinance be amended to allow developers to count parking spaces on a dedicated street as parking for their developments.

Nathan Milian, Chair of the Downtown Development Commission, stated the DDC recommended approval as recommended by the town staff.

James Carnahan stated that it is important to think about ways to alleviate the number of cars. He suggested that a parking structure be built. He suggested a public/private partnership to acquire the property.

Neil Flanagan, a member of the EAB, stated that the EAB was not sure what the town's visions were for parking. There wasn't enough information provided to provide an environment impact analysis. The public transit system should be altered to accommodate shoppers.

Mayor Nelson asked that the EAB research permeable paving techniques and bring information to the Board of Aldermen.

Sarah Myers, a member of the EAB, stated that there is permeable pavement at the Friday Center.

Alderman McDuffee asked for a plan for using payment in lieu funds and additional funding to provide parking; the Board needs a policy discussion on how to responsibly deal with residential housing in the downtown. She stated that she was disappointed that the Board dropped the idea of a special tax district for the downtown.

Alderman Broun stated that she feels the proposed ordinance is complicated, asked if it will allow doubling of the commercial space, and does it create the type of development the town wants.

Alderman Chilton asked for an explanation on how the formula was arrived at.

Alderman Broun asked if the town wants to encourage more mixed-use development instead of single use development. She asked that the town staff provide an economic analysis when the Board considers text amendments.

Mayor Nelson stated that the Board needs to decide if the town wants a suburban style downtown with lots of parking, or does the town want a downtown that has less parking, wiser use of parking, support of public transit and walkability.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADJOURN THE MEETING AT 9:20 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk