

A worksession of the Carrboro Board of Aldermen was held on Tuesday, March 8, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	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

Absent:

Alderman	Joal Hall Broun
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A RESOLUTION CONGRATULATING THE UNC WOMEN'S BASKETBALL TEAM

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

A RESOLUTION CONGRATULATING THE
UNC WOMEN'S BASKETBALL TEAM
Resolution No. 113/2004-05

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen hereby offers its congratulations to the UNC Women's Basketball team for winning the ACC Championship for 2005.

Section 2. A copy of this resolution shall be forwarded to Coach Sylvia Hatchell.

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 8th day of March, 2005:

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

Noes: None

Absent or Excused: Joal Hall Broun

A REPORT ON ACCESS ISSUES AROUND THE BREWER LANE AREA

At its February 13th and 14th retreat, the Board of Aldermen requested that staff explore access issues around the Brewer Lane area and provide the Board with an opportunity to discuss such issues during the March 8, 2005 work session. In response, staff is providing the Board with information about the area's transportation network along with information about potential development sites where either a Land Use Permit Application has been received or where individuals have recently approached the Town Staff to discuss potential development

projects in the area. The Town Staff requests that the Board of Aldermen receive the report and consider providing additional guidance or direction.

Marty Roupe, the town's Zoning Administrator, made the presentation.

Alderman Chilton suggested that the connector roads policy contain the extension of Cameron Avenue and the formalization of Guthrie Avenue. He also suggested that the property in the Brewer Lane area be rezoned to either B-1(c) or B-1(g).

Mayor Nelson suggested a small area plan for a road network for this area, including new roads in the connector roads policy, and the town should have a role in solving the railroad crossing issue.

Dale McKeel, the town's Transportation Planner, stated that the Brewer Lane/Main Street intersection was considered in the Downtown Circulation Study.

Alderman Gist stated that the town should consider all issues affecting Merritt Mill and Cameron (changes on Smith Level, Chatham County development, etc.).

Marty Roupe pointed out that there are no plans to redevelop the concrete plant property, and that Guthrie Avenue is a private road.

The Board requested that the staff prepare the following:

1. Recommendation for public streets to be developed in the Brewer Lane Area;
2. Options for rezoning options and comparisons of pros and cons for rezoning to B-1(c) or B-1(g); in the Brewer Lane Area; and
3. That the town staff talk with the railroad about future railroad crossings.

WORKSESSION: VERNACULAR ARCHITECTURAL STANDARDS

The Vernacular Architectural Standards (VAS) Review Committee has completed its work and has prepared a report that calls for site planning standards for residential development, modified vernacular provisions, and an alternative architectural standards requirement. Committee members made a presentation on the proposal.

Giles Blunden, a member of the Vernacular Architectural Standards Review Committee, made a presentation.

Mayor Nelson asked if developers are following the design guidelines adopted by the Board.

Marty Roupe stated that they have been somewhat limited because they are guidelines not requirements.

The following resolution was introduced by Alderman Mark Chilton and duly seconded by Alderman Alex Zaffron.

A RESOLUTION DIRECTING STAFF TO EVALUATE AND PROVIDE RECOMMENDATIONS ON IMPLEMENTATION OF THE VAS REVIEW COMMITTEE PROPOSAL

Resolution No. 106/2004-05

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are responsive to community needs and goals.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen directs staff to prepare a report that evaluates and provides recommendations regarding implementation of the VAS Review Committee proposal.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 8th day of March, 2005:

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

Noes: None

Absent or Excused: Joal Hall Broun

WORKSESSION: ARCHITECTURAL GUIDELINES

The Board of Aldermen directed staff to prepare a worksession item on architectural guidelines for review on March 8th. Materials related to the review of the architecture of buildings in downtown Carrboro were provided.

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

Mayor Nelson stated the following concerns:

1. Parking should be in rear of buildings—not facing the street. Retail, offices, and restaurants should be facing the street;.
2. Walls should be broken up with windows, features that create depth, or features that break up space;
3. Consider whether or not to disallow vinyl siding or wood siding on multi-story buildings;
4. Consider setbacks from the street. Setbacks should be wider if street is north-south to avoid a “canyon effect” of shadows across the street; and
5. Add specific language about the type of metal that could be used under Section 15-136(2).

Alderman Chilton suggested that the provisions of Section 15-136(2) be expanded to all zoning districts in the downtown.

Alderman Zaffron suggested using the design guidelines as well the standards for the commercial centers in the village mixed use for architectural guidance.

Alderman Chilton suggested that the vernacular architectural standards be formally referenced in the B-2 zone along Weaver Street, and suggested that a square footage standard or other standard determine whether a development application in the downtown area go to the Board of Aldermen rather than the Board of Adjustment for review.

Mike Brough stated that the Land Use Ordinance Standards are the same for both the Board of Alderman and the Board of Adjustment.

The Board requested that the town staff prepare a report on new thresholds for determining the permitting authority for commercial, multifamily residential, and mixed-use developments in downtown zoning districts. In addition, the town staff was asked to prepare a separate report on changes to the architectural guidelines.

Mayor Nelson requested that the report on the architectural guidelines be brought back to the Board as soon as possible, so that changes may be approved before December 2005.

MOTION WAS MADE BY MARK CHILTON AND SECONDED BY ALEX ZAFFRON TO ADJOURN THE MEETING AT 9:50 P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

Mayor

Town Clerk