A worksession of the Carrboro Board of Aldermen was held on Tuesday, April 12, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

PRESENTATION OF SUPERVISORY TRAINING CERTIFICATES

The purpose of this item was to recognize and present certificates to supervisors who attended training in the Town of Carrboro Performance Review and Development System under the direction of Becky Veazey, President of the Management and Personnel Services Group (MAPS).

Becky Veazey and Mayor Nelson presented certificates to supervisors.

WORKSESSION ON LAND USE ORDINANCE REVIEW

The 2004-2005 Work Plan includes a comprehensive review of the Land Use Ordinance. A worksession on the first component of the review, an examination of Vision 2020 policies, was held on February 22, 2005. Staff has identified areas where changes to the ordinance provisions would be beneficial.

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

Alderman Gist requested that the information gathered at last year's community meeting on creating a means to affordable housing be reviewed.

Alderman Broun asked for objective factors to determine fiscal impact.

Mayor Nelson pointed out that the reason for asking the staff to review the land use ordinance was to provide clarifying language where there are contradictions in the ordinance.

The Board members had questions about the following sections: 15-78, 15-53 and 15-102.

WORKSESSION: A DISCUSSION OF ECONOMIC DEVELOPMENT STRATEGY

The purpose of this worksession was for the Board to continue its discussion on economic development that began at the 2005 Board of Aldermen retreat and to plan for ways to establish a niche in the regional economy and to diversify the tax base.

Mayor Nelson gave a report on a meeting with UNC officials regarding lab space, incubator space and possible areas for spin off business from the University.

Alderman Chilton stated that they had also discussed with UNC officials office spaces that could provide support services to the University.

Alderman McDuffee stated that there was also discussion about 'wet labs' in Carrboro.

Mayor Nelson stated that there is a traditional incubator and a public/private incubator and suggested that the town bring in a consultant to advise the town on which method would be best for us.

Alderman Broun expressed her desire to have community input in this matter. In addition, she expressed her concern about including lower-income University positions will not be considered in this process.

Mayor Nelson expressed interest in having the revised charge for the DDC be to address a diverse job sector.

Alderman Gist suggested a consultant who will meet with the Board and design the community information gathering.

Alderman Zaffron suggested that the charge for the new commission be amended to add the following charge: "to promote the development and expansion of diverse job opportunities, providing for economic opportunity and mobility."

Alderman Gist spoke in favor of "broadening" the membership of the DDC

Alderman McDuffee suggested that the University, Orange County and others be requested to co-sponsor a workshop with Richard Florida.

It was the consensus of the Board to form a subcommittee of the Board of Aldermen to consist of Mayor Nelson and Aldermen Gist and McDuffee to plan the workshop and strategies for a consultant, and that the town staff be directed to prepare a revised charge for the new commission. A report from the subcommittee should be presented to the Board of Aldermen by May 1, 2005.

UPDATE OF RECREATION AND PARKS MASTER PLAN

Alderman McDuffee announced that there would be a public open house at Town Hall on April 13th to gather input on the recreation and parks master plan.

ARBOR DAY

Mr. Stewart announced that April 15th is Arbor Day at Carrboro Elementary School.

WORKSESSION ON POSSIBLE COMMERCIAL REZONING IN CARRBORO'S NORTHERN STUDY AREA

During its annual retreat in February 2005, the Board of Aldermen requested that staff schedule a worksession so that the Board of Aldermen could review the commercial zoning opportunities in Carrboro's Northern Study Area and examine the manner in which the Carolina North property is expected to interact with surrounding land uses. Materials on this topic have been compiled.

Trish McGuire made a presentation.

Town Clerk

Alderman Chilton suggested that the commercial areas be designated.

Alderman Broun suggested discussions on what type developments would be desired and that community discussion is needed.

Alderman Zaffron suggested breaking out the nonresidential allowable uses allowed within village mixed uses and create a new zoning category that encompasses those independently and one could apply for conditional use zoning for those uses without the residential component.

Alderman Gist stated one of the reasons that the Board increased the height limits downtown was to preserve the outlining areas.

Alderman Broun stated that that is not why she voted for increased height limits in the downtown.

It was the consensus of the Board to request that the town staff prepare a status report on development within the Transition Area since the adoption of the Small Area Plan, including a map showing new subdivisions, village mixed use projects, what tracts still exist for possible village mixed uses, where office/assembly possibilities are, and identify the environmentally sensitive areas.

HOMESTEAD/HIGH SCHOOL ROAD INTERSECTION IMPROVEMENTS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO REQUEST THAT NCDOT REALLOCATE "MOVING AHEAD" FUNDS PREVIOUSLY ALLOCATED FOR SMITH LEVEL TO FUND IMPROVEMENTS TO THE INTERSECTION OF HOMESTEAD/HIGH SCHOOL ROADS. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 9:50 P.M. VOTE: AFFIRMATIVE ALL

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	Mayor
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