

A worksession of the Carrboro Board of Aldermen was held on Tuesday, October 11, 2005 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

REQUEST FOR REVISIONS TO CONDITIONAL USE PERMIT PROCESS FOR SMALL REDEVELOPMENT PROJECTS

Vivian Okum stated that she and her husband had purchased the property located at 401 W. Weaver Street, and would like to redevelopment that property. In order to redevelopment this property into a mixed-use development, a conditional use permit would be required, that would take approximately one year to process. She asked that the Board consider changes to the process for small redevelopment projects to reduce the time required to get through the process.

Mayor Nelson asked that the town staff consider this request. In addition, Mayor Nelson requested that the Board of Aldermen agendas on the town's website indicate when the Board would be taking comments from citizens about matters not on that agenda.

REQUEST FOR REVISION TO THE TRANSPORTATION IMPROVEMENT PLAN

Terry Buckner requested that the Board consider amending the TIP to move the Chapel Hill/Carrboro Computerized Traffic Signal System up to one of the top three slots on the list. She stated that there is much interest in explaining the town's wireless network, and the most cost efficient method of accomplishing that goal is to piggyback new fiber lines with the signaling upgrade to expand the network.

Mayor Nelson requested that the town staff consider this request.

REQUEST TO TRIANGLE TRANSIT AUTHORITY FOR BUS SERVICE TO DOWNTOWN CARRBORO

The Triangle Transit Authority has provided a response to Carrboro's request for bus service to downtown Carrboro. The Board was asked to discuss this response and provide comments to town staff.

Dale McKeel, the town's Transportation Planner, made the presentation.

Patrick McDonough, with TTA, discussed the possibility of establishing a work group to come up with recommendations on providing TTA service to downtown Carrboro.

Mayor Nelson suggested that expansion of existing service be considered, and that Chapel Hill Transit and TTA schedules be tweaked.

Alderman McDuffee also suggested aligning Chapel Hill Transit and TTA's schedules.

Alderman Herrera pointed out that a lot of areas in Carrboro have Chapel Hill zip codes and suggested that those areas be considered in TTA surveys.

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

A RESOLUTION RECEIVING THE REPORT ON THE
REQUEST TO TTA FOR BUS SERVICE TO DOWNTOWN CARRBORO
Resolution No. 24/2005-06

WHEREAS, the Carrboro Board of Aldermen seeks ample opportunities to develop and implement initiatives which enhance the viability of downtown.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen have received the report on Request to TTA for Bus Service to Downtown Carrboro and provides the following comments:

- That the town staff work with Chapel Hill Transit on alignment of Chapel Hill Transit and TTA schedules.
- Begin formulating work group and identifying other stakeholders

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 11th day of October, 2005:

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

Noes: None

Absent or Excused: None

REPORT ON PLAN OF ACTION FOR DOWNTOWN TRANSPORTATION STUDY

A draft action plan has been prepared for the Downtown Traffic Circulation Study. The Board was asked to adopt a resolution receiving the report and providing comments on the action plan

Dale McKeel, the town's Transportation Planner, made the presentation.

Alderman McDuffee asked if there has there been prioritization of which roundabouts would be pursued first.

Mr. McKeel stated that the report recommended that the roundabout in front of Town Hall be installed first, then the one located on Jones Ferry Road.

Alderman Broun asked about Recommendation A.5 (Close existing truck driveway from Greensboro Street to the Carr Mill Mall/Weaver Street Market and replace with on-street loading zones on the east side of Greensboro Street between the intersection of Weaver Street and the entrance to Harris Teeter.).

Mr. McKeel stated that it is envisioned to be a parallel loading zone, but the specifics have not been worked out.

Alderman Gist stated that the cost estimates for roundabout and improvements to Roberson Street did not include right of way, engineering, moving utilities. She asked if the Town would have to cover those costs.

Mr. McKeel stated that it would depend on the funding source.

Alderman Herrera asked about improvements proposed for Homestead Road.

Mr. McKeel gave a description of those improvements.

Alderman Zaffron asked if travel lanes and bikelanes could be done as part of the Main Street resurfacing. He also asked if the railroad crossing issue and running a public street along that right-of-way are mutually exclusive.

Mr. McKeel stated that that would be a long-term improvement.

Mr. Stewart stated that it is not an either/or situation. The University would like to hear from the Town that Roberson Street is the preferred crossing.

Alderman Gist asked if Roberson Street at Sweet Bay is widened, what would happen to the businesses located on that street.

Mr. McKeel stated that when the cross-section for Roberson was approved, it was stated that the plan would be adjusted to take into account existing structures.

Alderman Chilton asked about connecting Parker Street and Hill Street.

Alderman Zaffron stated that there had been discussion about connecting Parker and Lloyd Street, but that idea had been put on hold because of railroad right-of-way issues.

Alderman Chilton stated that there are not many opportunities for crossing the railroad tracks.

Alderman McDuffee suggested that reducing Main Street to two lines should be thoroughly discussed.

Alderman Gist suggested that the focus should be on getting pedestrians and bicyclists through Carrboro rather than getting cars through the Town.

Alderman Chilton suggested closing off Weaver Street from Greensboro to Main Street on weekends on an experimental basis.

Alderman McDuffee pointed out that Kimberly-Horn had tested that and said it wouldn't work.

It was the consensus of the Board for the town staff to move forward with the Weaver Street Repaving and Restriping project and remaining action plan items, and that the town staff forward a letter to UNC requesting the Roberson Street railroad crossing.

Alderman Gist suggested that more time is needed at pedestrian crossings

[Alderman Gist left the meeting due to illness.]

DISCUSSION OF VERNACULAR ARCHITECTURAL STANDARDS

The Board of Aldermen requested additional information and scheduled a worksession for further consideration of the proposed revisions to the Vernacular Architectural Standards (VAS).

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

Alderman McDuffee asked whether the VAS would affect the cost of affordable housing.

Robert Dowling stated that he was concerned about the added cost on affordable housing, and would not be in favor of mandated standards. He also stated that the Land Trust does not believe affordable housing should look like affordable housing.

Alderman McDuffee asked how rigidly the standards would be prescribed.

Giles Blunden stated that the standards are based on millhouses and that is not an expensive construction type. The idea is not to have a cookie cutter look, and stated that he does not feel affordable housing should be exempt from the standards.

Alderman Chilton asked who would decide if a project meets the alternative standards

Mr. Blunden stated that the Town and the Appearance Commission would decide if a project meets the standards.

Alderman Chilton stated that the Board should adopt standards that would be objective for staff to enforce and standards that are cost neutral so that they could apply to nonprofits. The town staff would be put in a tough position enforcing the alternative standards

Mike Brough expressed concern about the general design standards because they are not measurable.

Alderman Zaffron asked if the general design standards and the alternative architectural standards could be one package, and the other package would be the vernacular architectural standards.

Mr. Brough said that could work.

Alderman Broun stated that she was not convinced that the two-prong system would not cost more time and money.

Mayor Nelson stated that he is not convinced that the two-prong system will affect the cost of housing.

Alderman Chilton suggested that the alternative path be refined to get specific enough for the town staff to enforce. The alternative path should be reduced down to specific standards.

Alderman Herrera stated that Carrboro is diverse and it should have diverse housing. He stated that he feels the standards should not be made mandatory.

Alderman McDuffee stated that she is hesitant to make the standards mandatory, and feels the alternative standards should be cleaned up to make them easier to interpret

It was the consensus of the Board to ask the town staff to bring back language to make the general standards more specific (but leaving room for creativity) and that a work session be scheduled to discuss where the standards should apply.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ADJOURN TO CLOSED SESSION AT 10:10 P.M. TO DISCUSS A MATTER INVOLVING ATTORNEY-CLIENT PRIVILEGE. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

Mayor

Town Clerk