

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 28, 2006 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun (arrived at 8:25 p.m.)
	Dan Coleman
	Jacquelyn Gist
	John Herrera
	Randee Haven-O'Donnell
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Alderman	Alex Zaffron
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**PUBLIC HEARING ON AN ORDINANCE AMENDING THE LAND USE ORDINANCE PROVISIONS DEALING WITH FLOOD DAMAGE PREVENTION**

Mapping of area regulatory floodplains has been recently updated and federal rules dealing with floodway and floodplain management have been revised. A draft ordinance amending the Carrboro Land Use Ordinance flood damage prevention provisions was presented.

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

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY DAN COLEMAN TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (BROUN, ZAFFRON)

Mr. Stewart suggested that the Board delay voting on this amendment until the staff hears back from the State regarding changes to the ordinance.

It was the consensus of the Board to delay voting on this matter until January 2007.

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**PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH A NEW USE CLASSIFICATION FOR TEMPORARY LODGING**

The Board of Aldermen has scheduled a public hearing on a Land Use Ordinance text amendment to establish a new use classification for temporary lodging. It was necessary for the Board to receive public comment before taking any action.

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

James Carnahan, Chair of the Planning Board, stated that the Planning Board recommends approval of the text amendment, but suggested eliminating the provision that limits bed and breakfasts to residential structures that were built on or before January 1, 1999 so that any residential building could be used for that purpose.

Laura van Sant spoke in support of the proposed amendment. She stated that they would like to build a hotel at 300 E. Main Street.

Alderman Gist would like to see temporary residences removed from the ordinance.

Ms. van Sant stated that she did not have a problem with removing temporary residences from the amendment.

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ADOPTING A STATEMENT  
EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING  
AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE  
Resolution No. 81/2006-07

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Establish a New Use Classification for Temporary Lodging

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro concludes that the above described amendment is necessary in order to support the policies embodied in Carrboro Vision2020, particularly:

3.22 Other downtown commercial activity could include restaurants, entertainment venues, technology companies, lodging, and offices.

3.61 While our citizens may not be able to meet all of their consumer needs in Carrboro, it is important that the town encourage the widest possible diversity of locally operated businesses. The objective is a balanced portrait of convenience: a movie theater, overnight accommodations, home businesses, technology, retail, a variety or department store, restaurants, and entertainment.

BE IT FURTHER RESOLVED that the Board concludes that its adoption of the above described amendment is reasonable and in the public interest because it makes local regulations and procedures consistent with adopted policies.

This resolution becomes effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 28th day of November, 2006:

Ayes: Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, John Herrera

Noes: None

Absent or Excused: Joal Hall Broun, Alex Zaffron

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY RANDEE HAVEN-O'DONNELL TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ESTABLISH A NEW USE CLASSIFICATION FOR TEMPORARY LODGING," AMENDED TO DELETE USE 34.200. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (BROUN, ZAFFRON)

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**PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT TO MODIFY THE DESIGN STANDARDS FOR COLLECTOR STREETS**

Mike Hammersly, on behalf of the Chapel Hill-Carrboro City Schools has requested an amendment to the Land Use Ordinance to modify the minimum centerline radius for collector streets. A draft ordinance has been prepared and it was necessary for the Board of Aldermen to receive public comment before taking any action.

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

[Alderman Broun arrived at the meeting.]

The following resolution was introduced by Alderman Randee Haven-O'Donnell and duly seconded by Alderman Jacquelyn Gist.

**A RESOLUTION ADOPTING A STATEMENT  
EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT  
TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE  
Resolution No. 85/2006-07**

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Modify the Design Standards for Collector Streets.

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro resolves that the above described amendment is necessary in order to support the policies embodied in Carrboro Vision2020 as follows:

4.0 The safe and adequate flow of bus, auto, bicycle, and pedestrian traffic within and around Carrboro is essential.

BE IT FURTHER RESOLVED that the Board concludes that its adoption of the above described amendment is reasonable and in the public interest because it makes local regulations and procedures consistent with adopted policies.

Section 3. This resolution becomes effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 28th day of November, 2006:

Ayes: Mark Chilton, Dan Coleman, Jacquelyn Gist, Randee Haven-O'Donnell, John Herrera

Noes: None

Absent or Excused: Alex Zaffron

MOTION WAS MADE BY RANDEE HAVEN-O'DONNELL AND SECONDED BY JACQUELYN GIST TO ADOPT AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO REVISE THE DESIGN STANDARDS FOR COLLECTOR STREETS." VOTE: AFFIRMATIVE SIX, ABSENT ONE (ZAFFRON)

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**A PRELIMINARY REVIEW OF THE CONDITIONAL USE PERMIT FOR THE CHAPEL HILL-CARRBORO CITY SCHOOLS' ELEMENTARY SCHOOL #10**

The purpose of this agenda item was to conduct a preliminary review of Chapel Hill – Carrboro City School's Conditional Use Permit application for Elementary School #10, a 30 classroom, 89,800 SF, elementary school proposed for the 19.035 acres parcel at 215 Eubanks Road. The subject property is zoned RR (Rural Residential) and is listed on the Orange County Tax Map as numbers 7.23.C.1. The formal public hearing for the project is scheduled for January 9, 2007.

Jeff Kleaveland, one of the town's Zoning Development Specialists, made the presentation.

Mr. Stewart stated the County Commissioners would be considering an item at their December 12<sup>th</sup> agenda asking the Town of Carrboro to annex this property.

Ken Redfoot, with Corley, Redfoot, Zack, the project engineer, made a presentation.

Mike Hamersley, a civil engineer, explained where the sewer line would be located.

Marsha Tinnen, a resident of 206 Eubanks Road, stated that her home is located directly across from the school property and expressed concern about the traffic congestion caused by the school. She stated that she currently has problems getting out of driveway. She also expressed concern about her driveway being torn up. She also asked that this area be patrolled regularly and asked for safe lighting on the school site.

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MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO  
ADJOURN THE MEETING AT 9:08 P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (ZAFFRON)

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Mayor

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Town Clerk