

A worksession of the Carrboro Board of Aldermen was held on Tuesday, March 13, 2007 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun
	Dan Coleman
	Jacquelyn Gist
	John Herrera
	Randee Haven-O'Donnell
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Deputy Town Clerk	Sharmin E. Mirman

Absent:

Alderman	Alex Zaffron
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WORKSESSION ON A LAND USE ORDINANCE TEXT AMENDMENT TO REVISE PROVISIONS RELATED TO CHILD DAY CARE HOMES AND FACILITIES

The Board of Aldermen, at its January 23, 2007 public hearing, considered a request to amend the text of the Land Use Ordinance to revise several current restrictions on child day care homes and facilities. The Board also considered the staff analysis and staff response in the form of a draft ordinance. This item responded to comments made by the Board of Aldermen at the public hearing.

Kendal Brown, one of the Town's Planner/Zoning Development Specialists, made the presentation.

Mayor Chilton asked the town staff to prepare a report on a policy or procedural incentive to encourage daycares in the northern area of Carrboro.

The following resolution was introduced by Alderman Joal Hall Broun and seconded by Alderman Dan Coleman.

**A RESOLUTION SPECIFYING FOLLOW-UP TO A WORK SESSION
REGARDING MODIFYING LAND USE ORDINANCE PROVISIONS
RELATED TO CHILD DAY CARE HOMES AND FACILITIES
Resolution No. 143/2006-07**

WHEREAS, the Carrboro Board of Aldermen directs the staff to revise the draft ordinance (to include elder care and the proposition of daycares on arterial/collector roads); and

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunity for the public to consider modifications to existing policies and regulations;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen sets a public hearing for May 22 , 2007 to review the revised draft ordinance and receive public input, and refers the draft ordinance to the Carrboro Planning Board and Orange County Board of Commissioners for consideration and recommendation prior to the public hearing date; and

BE IT FURTHER RESOLVED that the revised draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

- | | |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <i>Appearance Commission</i> | <input type="checkbox"/> <i>Recreation and Parks Commission</i> |
| <input checked="" type="checkbox"/> <i>Transportation Advisory Board</i> | <input type="checkbox"/> <i>Northern Transition Area Advisory Committee</i> |
| <input type="checkbox"/> <i>Environmental Advisory Board</i> | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> <i>Economic Sustainability Commission</i> | <input type="checkbox"/> _____ |

and

BE IT FURTHER RESOLVED that the Board of Aldermen directs the staff to notify by mail residential neighborhoods of the public hearing on the revised draft ordinance.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 13th day of March, 2007:

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

Noes: None

Absent or Excused: Zaffron

REPORT ON INTERIM USES OF THE MARTIN LUTHER KING, JR. PARK PROPERTY

The purpose of this agenda item was to provide the Board of Aldermen a report regarding information on cost estimates and other considerations if the Martin Luther King Jr. park site is used as an open field, walking trail and/or community garden prior to the formal park design process and construction.

Anita Jones-McNair, the Town's Recreation and Parks Director, made the presentation. She stated that the town staff would be bringing an item to the Board on March 20th to have the house on the park property removed.

George Seiz, the Town's Public Works Director, stated that the front is flat and there is a wire fence to prevent balls from going through and a buffer of small trees. For kids ten and under, it is a good field in that respect. They are trying to stay away from the gully due to stormwater and permitting issues.

Alderman Broun said she was not expecting infrastructure changes--just mowing it.

Mr. Stewart said the town staff would increase the mowing frequency.

Alderman Coleman asked what the timeframe would be to establish the community garden.

Anita Jones-McNair said based on what they are proposing, she is not certain if the community would be the driving force if this happens or not for the spring planting season. It depends on if the community has their management plan together.

Alderman Coleman asked if Option 4 was selected and community volunteers were used for the community garden, what permits would be required.

Marty Roupe, the town's Zoning Administrator, stated that at some point a land use permit would be needed depending on the layer of use of the property. He stated that parking would need to be provided.

Alderman Coleman asked if there was interest in the community for garden space for this year's planting season, could what we need to do be accommodated for this time frame.

Marty Roupe said he does not know for sure because he is not sure how long it will take to put in a water line

Alderman Gist stated that is just a simple garden. There is water out there because there is water to the house. There is precedent for this— there was a community garden in Lloyd/Broad Street Park for quite a while with no regulations. We went in and plowed up the land and people gardened for a while and then stopped. There is land and people want to garden – we need a simple way to make that happen.

Sammy Slade, representing a group of Carrboro citizens who once had a community garden, stated that they are looking for another place to have a community garden and had spoken with Michelle Rivest about collaborating with the Partnership for Young Children. He stated that there was a lot of interest in starting a community garden and suggested that a temporary garden be started with the possibility of a permanent garden.

Mr. Stewart reminded the Board that there was a very long public process used for the 2004 Master Plan, and a community garden was not approved for this property during that process.

Michelle Rivest stated that the Partnership for Young Children is committed to the concept of a community garden. It increases access to healthy food and physical activity. They already have a commitment from Carrboro Elementary to put a community garden there. There are two grant proposals and they have budgeted \$5,000 - \$10,000 for each garden which will help offset costs. She stated that they do not need to be involved with the design and would leave that to staff and community volunteers to figure it out. She said that she had spoken with the Cooperative Extension Service and Master Gardeners program and they are willing to do a site analysis and offer other resources to prepare the site.

Alderman Herrera said that it would be helpful to check out the soil to determine whether it is the best site for growing.

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

A RESOLUTION GIVING STAFF DIRECTION ON THE
INTERIM USE OF THE MARTIN LUTHER KING, JR. PARK PROPERTY
Resolution No. 141/2006-07

WHEREAS, staff has presented information requested by the Mayor and Board of Aldermen regarding interim uses of the Martin Luther King, Jr. Park property.

WHEREAS, the Mayor and Board of Aldermen reviewed and discussed interim uses of this site.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE

Section 1. The Board hereby directs staff to proceed with

Option 2. Create a temporary multi-purpose space in front of the existing house for unstructured play. (Approximately 170 ft. x 200 ft., 0.78 acres) The Public Works Department would mow the area. This option would not require completing the land use permitting process. Other issues to consider should the Board decide to move forward with this option:

- Parking
- Park maintenance
- Liability concerns with the house and barn

Option 4. Create a temporary community garden using the southwest front corner space of the site. (Approximately 265 ft. x 90 ft., .55 acres). Community volunteers would create and maintain this area. This option would also require completing the land use permitting process which has a fiscal impact. Activation of water services is needed and monthly fees will be assessed. The water meter is currently inactive. Other issues to consider should the Board decide to move forward with this option:

- Parking
- Liability concerns with the house and barn
- Potential attractive nuisance – water spigots and items planted in the garden
- Storage space for supplies and tools
- Development and supervision of a management plan which includes maintenance, plot selection, whether the town should charge fees for usage and the consideration of the Town’s IPM Program (Integrated Pest Management Program).
- This concept was proposed during the master plan process however it was not one of the final amenities selected.
- Relocation of the garden once the park is developed.

Section. 2. That the town staff explore collecting rain water or whether there is an existing spigot from the house that can be used.

Section 3. That the Town of Carrboro would be the applicant if a land use permit is required and that the town collaborate with the Partnership for Young Children on any costs associated with this.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 13th day of March 2007:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, John Herrera, Randee Haven-O’Donnell, Alex Zaffron

Noes: None

Absent or Excused: None

REVIEW OF NOMINATIONS AND SELECTION OF A VOLUNTEER OF THE YEAR

The purpose of this item was for the Mayor and Board of Aldermen to review the nominations for and select the 2006-07 Fiscal Year Volunteer of the Year.

Alderman Broun asked the Board to acknowledge the other two nominees.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION DECLARING A
2006-2007 CARRBORO VOLUNTEER OF THE YEAR
Resolution No. 123/2006-07

WHEREAS, the Board of Aldermen wishes to publicly recognize the many contributions made by all official and unofficial volunteers to the community and civic life of the Town of Carrboro; and

WHEREAS, the Board of Aldermen intends this award to highlight the contributions of all the volunteers while rewarding in a small way the particular contributions of one volunteer/group of volunteers.

NOW THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen does hereby designate Jackie Helvey as the 2006-2007 Volunteer of the Year to be recognized at the Advisory Boards Recognition Dinner on April 26, 2007.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 13th day of March 2007:

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

Noes: None

Absent or Excused: Alex Zaffron

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO
ADJOURN THE MEETING AT 8:57 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Deputy Town Clerk