

A public hearing of the Carrboro Board of Aldermen was held on Tuesday, November 27, 2007 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun (arrived at 7:38 p.m.)
	Dan Coleman
	Jacquelyn Gist
	Randee Haven-O'Donnell
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Alderman	John Herrera
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PUBLIC HEARING ON AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MODIFY SIGHT DISTANCE REQUIREMENTS

A draft ordinance that modifies the sight distance requirement at intersections has been prepared. The Board of Aldermen must receive public comments on the draft ordinance before taking any action. The draft ordinance was referred to the Planning Board, Transportation Advisory Board and Orange County for recommendations and comments.

Ernie Dodson, with Philip Post and Associates, explained the reason for the requested land use ordinance change. He spoke in favor of the proposed text amendment.

[Alderman Broun arrived at the meeting.]

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

The following resolution was introduced by Alderman Alex Zaffron 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. 65/2007-08

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 Sight Distance Requirements.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board concludes that the above-described amendment is consistent with the Town of Carrboro Land Use Ordinance, Section 15-215.

Section 2. The Board concludes that its adoption of the above-described amendment is reasonable and in the public interest because the Town seeks for public streets to be designed in such a way that their final grades shall as closely as practicable conform to original topography.

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 27th day of November 2007:

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

Noes: None

Absent or Excused: John Herrera

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DAN COLEMAN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO SIGHT DISTANCES AT INTERSECTIONS." VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT TO ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 DISTRICT

A draft ordinance that would allow additional uses in the WM-3 zoning district has been prepared. The Board of Aldermen must receive public comments before taking action on the ordinance. The draft ordinance was referred to the Planning Board and Orange County for recommendations and comments.

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

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

The following resolution was introduced by Alderman Alex Zaffron 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. 67/2007-08

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 Allow Limited Office and Retail Uses in the WM-3 District.

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Board concludes that the above described amendment is consistent with the specified purpose of the WM-3 zoning district as outlined in the Carrboro Land Use Ordinance.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to provide for a range of non-residential development.

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 27th day of November 2007:

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

Noes: None

Absent or Excused: John Herrera

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 ZONING DISTRICT." VOTE: AFFIRMATIVE SIX, ABSENT ONE

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO REQUEST THAT THE TOWN STAFF PREPARE A TEXT AMENDMENT REGARDING OUTDOOR DISPLAY IN WM-3 DISTRICT. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO GRANT THE TOWN CLERK A 5.5% SALARY INCREASE EFFECTIVE JANUARY 5, 2008. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

MOTION WAS MADE BY ALEX ZAFFRON AND DULY SECONDED BY JOAL HALL BROUN TO ADJOURN TO CLOSED SESSION TO DISCUSS THE NORTHWEST PROPERTIES V. TOWN OF CARRBORO CASE. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

Mayor

Town Clerk