

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 21, 2010 in the Board Room of the Carrboro Town Hall.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Dan Coleman
	Jacquelyn Gist
	Randee Haven-O'Donnell
	Lydia Lavelle
	Sammy Slade
Town Manager	Steven E. Stewart
Deputy Town Clerk	Matt Efird
Town Attorney	Michael B. Brough

Absent:

Alderman	Joal Hall Broun
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PROCLAMATIONS ISSUED

Mayor Chilton issued two proclamations:

1. Fire Prevention Week – October 3-9, 2010
2. Domestic Violence Awareness Month – October 2010

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO APPROVE THE SEPTEMBER 7, 2010 MINUTES, AS AMENDED. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

TOWN CODE AMENDMENT RELATED TO ROAD RACES

The purpose of this item was to approve an ordinance amending the Town Code to provide that the Board of Aldermen will only approve street event permits for road races when the event benefits non-profit organizations based in Orange County

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO TOWN CODE TO PROVIDE THAT THE BOARD OF ALDERMEN WILL ONLY APPROVE STREET EVENT PERMITS UNDER ARTICLE III OF CHAPTER 7 FOR ROAD RACES WHEN THE EVENT BENEFITS NON-PROFIT ORGANIZATIONS BASED IN ORANGE COUNTY." VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

UPDATE ON SCHEDULING CONTINUATION OF PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT RELATED TO AFFORDABLE HOUSING

Additional time is needed to refine the regulatory strategy related to the draft ordinance that includes changes to the definition of an affordable unit and inclusion of units in development projects. Staff recommended that Board of Aldermen continue the public hearing on this matter to November 23, 2010.

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

A RESOLUTION CONTINUING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT DEALING WITH MODIFICATIONS TO INCOME LIMIT FOR AFFORDABLE UNITS AND THE PROPORTION OF AFFORDABLE UNITS NEEDED TO DETERMINE OTHER REGULATORY REQUIREMENTS

Resolution No. 14/2010-11

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

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen continues the public hearing on this matter to November 23, 2010.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 21st day of September 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: Joal Hall Broun

Alderman Coleman asked that the town staff contact Spencer Cowan regarding Chapel Hill's inclusionary zoning experience.

TOWN CODE AMENDMENT RELATED TO CERTAIN BICYCLE FACILITY IMPROVEMENTS MADE DURING THE 2010 TOWN STREET RESURFACING PROGRAM AND A STATE BICYCLE AND PEDESTRIAN IMPROVEMENT PROJECT

The Carrboro Comprehensive Bicycle Transportation Plan, adopted March 2009, recommends 6-foot bike lanes on streets with curb and gutter. Certain bicycle facilities are being modified or added in conjunction with the 2010 Town Street Resurfacing Program to fulfill this and other Plan recommendations. Also, NCDOT is installing bike lanes on a portion of Old Fayetteville Rd. An ordinance amendment was recommended.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 6 OF THE CARRBORO TOWN CODE TO MODIFY THE WIDTHS OF CERTAIN BIKE LANES AND ESTABLISH SHARED LANE MARKINGS." VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

RESOLUTION CONTINUING THE PUBLIC HEARING ON LAND USE ORDINANCE TEXT AMENDMENTS RELATED TO MINIMUM LOT WIDTHS

A public hearing on an ordinance amending miscellaneous provisions of the Land Use Ordinance was held on June 22, 2010. The Board of Aldermen adopted the bulk of the provisions, but requested additional information related to minimum lot widths. Staff requested additional time to complete this task. A resolution continuing the public hearing to October 26, 2010 was recommended for the Board's adoption.

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

A RESOLUTION CONTINUING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT RELATED TO MINIMUM LOT WIDTHS

Resolution No. 15/2010-11

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

WHEREAS, the Board of Aldermen held a public hearing on June 22, 2010 to consider adopting "AN ORDINANCE AMENDING MISCELLANEOUS REQUIREMENTS OF THE CARRBORO LAND USE ORDINANCE BY REVISING THE LIST OF INVASIVE PLANT SPECIES, ESTABLISHING REGULATIONS FOR ELECTRONIC GAMING OPERATIONS, AND MODIFYING PROVISIONS ASSOCIATED WITH MINOR SUBDIVISIONS, PERFORMANCE GUARANTEES, STORM WATER MANAGEMENT, AND MINIMUM LOT WIDTHS;" and

WHEREAS, the Board of Aldermen adopted all but Section 9 of the draft ordinance, continued the public hearing on that section to September 28th, and requested additional information; and

WHEREAS, staff is compiling additional information and requests the hearing be continued to October 26th to complete that task.

NOW, THEREFORE BE IT RESOLVED that the public hearing on the draft ordinance provision related to minimum lot widths is hereby continued to October 26, 2010.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 21st day of September 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: Joal Hall Broun

PUBLIC HEARING ON EXTENSION OF TIME FOR THE TOWN OF CARRBORO TO ISSUE BONDS FOR SIDEWALKS AND GREENWAY TRAILS

The purpose of this item was to hold a public hearing on whether the maximum time period for issuing bonds for the construction of sidewalks and greenways should be extended from seven to ten years, and then to consider the adoption of an appropriate Order to approve the extension. The town staff also presented a brief status report on the sidewalk and greenway projects.

George Seiz, the town's Public Works Director, presented an update on the sidewalk and greenway projects.

[No public comment was received.]

MOTION WAS MADE BY RANDEE HAVEN-O'DONNELL AND SECONDED BY DAN COLEMAN TO APPROVE THE ORDER EXTENDING TIME TO ISSUE BONDS APPROVED AT 2003 REFERENDUM. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

**A REVIEW OF AFFORDABLE HOUSING FOR THE VERIDIA REDEVELOPMENT
CONDITIONAL USE PERMIT PROJECT**

Because the Veridia redevelopment Conditional Use Permit project application does not propose to reserve 15% of its units as affordable, Section 15-54.1 of the Land Use Ordinance requires that the applicant participate in an Affordable Housing Review Meeting with the Board of Aldermen before project review may begin. Such a meeting did take place on December 2, 2008; however, pursuant to new information supplied by the applicant, staff has determined that an additional meeting should take place. At this time, the Board of Aldermen was asked to review the current information regarding the affordable housing component of the Veridia redevelopment project.

Mayor Chilton asked to be recused from discussion of this item because of personal involvement in this project.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO RECUSE MAYOR CHILTON. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

Tripp Overholt and David Bell addressed the Board.

Alderman Gist stated that she would not be in favor of replacing existing affordable housing with non-affordable housing.

Alderman Coleman stated that it was his understanding that the housing prices quoted in 2008 included the green features. He stated that he could not support the upgrades.

Mr. Overholt stated that they did not know about the cost of the carports and sprinkler systems in 2008.

Alderman Slade expressed concern that this development would destroy some of Carrboro's only affordable housing.

Alderman Lavelle stated that a price over \$300,000 would change the "affordable" nature of the project.

Alderman Haven-O'Donnell expressed concern about the people who would be displaced by this development.

Mr. Bell stated that the trailer park has been operating at a loss over the last two years.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY LYDIA LAVELLE TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE FIVE, ABSENT ONE (BROUN), EXCUSED ONE (CHILTON)

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY LYDIA LAVELLE TO ADJOURN THE MEETING AT 9:13 PM. VOTE: AFFIRMATIVE FIVE, ABSENT ONE (BROUN), EXCUSED ONE (CHILTON)

Mayor

Deputy Town Clerk