

A public hearing of the Carrboro Board of Aldermen was held on Tuesday, September 28, 2010 in the Board Room of the Carrboro Town Hall.

Present and presiding:

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

CONTINUATION OF THE PUBLIC HEARING ON A REVISED DESIGN FOR SMITH LEVEL ROAD IMPROVEMENTS

The purpose of this item was to continue the public hearing on a revised design for Smith Level Road improvements (TIP #U-2803) proposed by the North Carolina Department of Transportation (NCDOT).

Jeff Brubaker, the town's Transportation Planner, updated the Board on this project.

Ronald Parr, a resident of Manor Ridge Drive, expressed concern about there being no left turn out of Willow Oak Lane.

Gregory Dito, a resident of River Creek Place, asked that the left turn out of Willow Oak be allowed. He presented speed data for Smith Level Road, and presented information on traffic counts.

Jason Henning, a resident of Juniper Court, stated that the revised plan was not posted on the NCDOT or town's website, feels the median is unnecessary and asked for consideration of speed bumps in Berryhill if the no left turn is allowed.

Heidi Perry, a member of the Transportation Advisory Board, stated that Carrboro has received the silver bicycle friendly community award, and spoke in favor of the current design for this project.

Tom High, a resident of Ray Road, spoke in favor of the project and stated that the town should focus on native landscaping in the project and pursue a future roundabout at Damascus Church Road and extend the sidewalks to that intersection.

Charlie Hileman, Chair of the Transportation Advisory Board, stated that the TAB recommended left turns out of Willow Oak, but that the median will provide a refuge for pedestrians crossing Smith Level Road. He stated that this project should be extended farther south.

Carol Baker, a resident of Berryhill, stated that she does not want the left turn restriction and stated that the traffic is already a concern on Manor Drive and Orchard Lane.

Mike Mills, with NCDOT, addressed the Board's questions.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Lydia Lavelle.

A RESOLUTION RECEIVING ADDITIONAL PUBLIC COMMENTS AND TAKING FURTHER
ACTION ON A REVISED DESIGN FOR SMITH LEVEL ROAD IMPROVEMENTS
Resolution No. 25/2010-11

WHEREAS, planning activities related to improvements to Smith Level Road in Carrboro have occurred since the 1980s;

WHEREAS, the Smith Level Road corridor has been identified as a priority for the Town;

WHEREAS, under Transportation Improvement Program project #U-2803, the North Carolina Department of Transportation (NCDOT) has proposed a revised design for improvements to Smith Level Road from the Town limits south of Woodcrest Drive to the Morgan Creek bridge;

WHEREAS, the Board of Aldermen received public comments and additional project information at a public hearing held on April 27 and continued on June 1 and September 7 of this year; and

WHEREAS, NCDOT has proposed certain changes to the revised design considered at the June 1 public hearing continuation;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board of Aldermen receives the staff report and additional public comments on the revised design for Smith Level Road.

BE IT FURTHER RESOLVED by the Carrboro Board of Aldermen that:

1. The revised design proposed by NCDOT be approved.
2. The project utilize native plant species in landscaping, including fruit-bearing plants on the sides of the project to the extent possible.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 28th day of September 2010:

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

Noes: Joal Hall Broun

Absent or Excused: None

**CONTINUATION OF THE PUBLIC HEARING ON PEDESTRIAN AND BICYCLE ACCESS
ALTERNATIVES IN THE ESTES DRIVE AREA**

The purpose of this public hearing continuation was to receive comments on pedestrian and bicycle access alternatives proposed by Town staff to improve access in the Estes Drive vicinity. An update was provided on new information received since June 22nd.

Jeff Brubaker, the town's Transportation Planner, made the presentation.

Tom Roach stated that he rides his bike on Estes Drive and spoke in favor of a bike/pedestrian connection to avoid the Estes Drive Extension.

Charlie Hileman, Chair of the Transportation Advisory Board, stated he feels the residents of Estes Park want the connection.

Janet Whitesides stated that the Wilson Park path would be the best option.

Jake Anderson, a resident of Estes Park, stated that the management of the apartments is out of touch and feels the residents would benefit from all of the paths. He suggested that the railroad corridor be considered as an option.

Mayor Chilton stated that a 1938 aerial photograph indicated a public right of way that extended from North Greensboro Street to the black cemetery in Chapel Hill which crossed the Estes Park Apartments property. He asked the town staff to research the Board of Aldermen's minutes to determine whether this public right-of-way existed across Estes Park Apartment's property and whether it was abandoned by the town.

MOTION MADE BY JOAL HALL BROUN AND RANDEE HAVEN-O'DONNELL TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL THAT THE TOWN STAFF RESEARCH THE MINUTES WHEN ESTES PARK WAS APPROVED TO DETERMINE WHETHER THERE WAS AN ABANDONMENT OF A PUBLIC RIGHT-OF-WAY ON THAT PROPERTY. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING TO CONSIDER A MAP AMENDMENT FOR A PORTION OF THE PROPERTY LOCATED AT 8110 OLD NC 86/PHASES 3 AND 4 OF THE BALLENTINE DEVELOPMENT FROM R-4 TO R-10/B-3 PLANNED UNIT DEVELOPMENT

Section 15-321 provides for the initiation of amendments to the Town's zoning map. Such a petition has been received from M/I Homes LLC regarding the rezoning of its property at 8110 Old NC 86.

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

Carlie Seminia, with The John R. McAdams Company, presented the rezoning request and stated that a site plan would be submitted at the conditional use permit hearing.

Lloyd Little, representing the Northern Transition Area Advisory Committee, stated the NTAAC does not support the rezoning request for the following reasons:

1. The rezoning is not a conditional use district rezoning with a site plan. The only thing known is that the site density could potentially double which could bring significant unexamined traffic increases especially given the commercial component coupled with the park entrance along Old 86; and
2. Without a site plan, the actual best zone for an unknown proposed future site plan cannot be determined.

Andy Gunning expressed concern about the proposed rezoning. He stated that there is speeding on Hogan Hills Road and the proposed rezoning will create additional traffic problems.

Fabian Monroe stated that the data is not available on what will be put in this development. He asked for the information presented at tonight's meeting.

Linda Watson expressed concern about the removal of the trees on the property.

Jeremy Medlin with MI Homes stated that he considered the Board's request for more density and a commercial component and is requesting the rezoning as a result.

MOTION MADE BY DAN COLEMAN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO CONTINUE THIS PUBLIC HEARING TO OCTOBER 26, 2010. VOTE: AFFIRMATIVE ALL

Alderman Haven-O'Donnell asked for a chart detailing different available zoning choices in PUD and the number of units allowed in each.

Alderman Slade asked that the town staff identify other potential commercial sites in the area that may be affected by the PUD site.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 10:32 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Deputy Town Clerk