

A worksession of the Carrboro Board of Aldermen was held on Tuesday, November 9, 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
Town Clerk	Catherine Wilson
Town Attorney	Michael B. Brough

COURTESY REVIEW OF 201 NORTH GREENSBORO STREET AREA AND POLICIES POTENTIALLY AFFECTING A DEVELOPMENT PROJECT

A potential applicant for a development project at 201 N. Greensboro Street requested an opportunity to discuss policy issues surrounding the potential application with the Board of Aldermen. Town staff requested that the Board conduct a courtesy review of the information and, where appropriate, offer comments related to policy matters.

Michael Brough, the Town's Attorney, highlighted that there is not a request to rezone nor develop the property at this time. He noted that the development of this property would require certain planning and zoning considerations but this meeting was not for a detailed site review.

Chris Bostic, a professional engineer with Kimley-Horne and Associates, stated that he represents the interested developer, Hart Red. He explained that they are seeking further information on what may be allowed at the site and stated that they have spent an extensive amount of time reviewing the Town's Development Ordinance and Town Visioning documents. The next step will most likely take place in January and include conversations and meetings with neighboring property owners in that area. He presented the Board with preliminary schematic plans. He explained that a two-story building is the only economically viable option at this point. The proposed building would be 24,000 square feet. It is the developer's intent to have a single-tenant bottom floor with additional tenants on the top floor. He explained that the developer understands that ease of pedestrian flow is a top priority of the Town and they would consider upgrading the pedestrian traffic flows. At this time, the developer does not own any of the properties but is in the beginning phases of forming a contract for purchase. The current sidewalk design is between 10 feet and 12 feet.

Alderman Coleman encouraged Mr. Bostic to meet with James Harris, the Town's Economic Development Director, in planning the development. He explained that currently, a lot of Carrboro business owners are looking for space to open or expand and that this building could offer that space. He stated that Center Street will need limited traffic because of the residential neighborhood and the historic fabric of downtown Carrboro. He also suggested that the applicant apply for Conditional Use Rezoning, if rezoning is considered, to allow the community to weigh-in on the project. He encouraged the applicant to closely review and consider the Downtown Livability Amenities during the design phase.

Alderman Lavelle noted that the applicant should be aware of the Planning Board's green building "checklist" that is used when reviewing proposed projects.

Mayor Chilton suggested relocating the proposed entrance directly across from the Harris Teeter entrance so a four-way intersection is created. He also suggested that the applicant consider abandoning or limiting the public right-of-way on Short Street. If Short Street access is closed or limited, there would also need to be a driveway access agreement with Fitch Lumber Company because they would need access across the property.

Alderman Slade stated that if homes have to be removed, he encourages their relocation rather than being destroyed and placed in the landfill. He also suggested the expansion of sidewalks, bicycle paths and pedestrian access along the property, a naturally vegetated buffer screen between Center Street and the property, and the reduction of "heat islands" or paved surfaces.

Alderman Haven-O'Donnell stated that she supports the idea of flexible business space on the second level of the property. She stated that she agrees with the suggestion of creating a limited right-of-way on Center Street so that the residential character of the area may be maintained. She suggested that the applicant closely review and consider the ideas presented during the Weaver Street charette on the use of the property.

Alderman Gist stated that a 24-hour facility would not be appropriate in that area and that the applicant should also consider delivery times, parking lot lighting, and other relevant considerations related to the tenant's impact on the quality of life of neighbors.

Alderman Broun stated that one of her concerns is dealing with the possibility of this project causing a vacancy in another location in Town.

UPDATE ON BOLIN CREEK WATERSHED RESTORATION ACTIVITIES

The purpose of this agenda item is to provide an update on the status of Bolin Creek watershed restoration efforts.

Randy Dodd, the Town's Environmental Planner, made the presentation. The project is funded by the Environmental Protection Agency through the State of North Carolina and the project cost may be near \$100,000. The project is scheduled to start after Thanksgiving and be completed in January.

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

A RESOLUTION RECEIVING STAFF REPORT ON BOLIN CREEK WATERSHED RESTORATION ACTIVITIES Resolution No. 34/2010-11

WHEREAS, the Town has been pursuing watershed restoration opportunities for many years and actively collaborating with other members of the Bolin Creek Watershed Restoration Team, including most recently, participation in 319 grant projects;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receive the staff report on recent watershed restoration activities.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of November 2010;

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

Noes: None

Absent or Excused: None

UPDATE ON REGIONAL TRANSPORTATION PLANNING ACTIVITIES

The Board of Aldermen received an update on various regional transportation planning activities, including the draft 2011-2020 Metropolitan Transportation Improvement Plan (MTIP), Triangle Transit regional transit planning, and the Orange County Transit Plan.

Jeff Brubaker, the Town's Transportation Planner, made the presentation. He explained that the MTIP is generally updated biannually.

Patrick McDunn, with Triangle Regional Transit Program, made the Triangle Regional Transit presentation. He stated that feasibility studies examining rail alternatives to Connect to Carrboro may be initiated at the local level and the MPO could offer help.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Sammy Slade.

A RESOLUTION RECEIVING AN UPDATE ON REGIONAL TRANSPORTATION PLANNING
ACTIVITIES
Resolution No. 41/2010-2011

WHEREAS, *Carrboro Vision 2020* states that the "safe and adequate flow of bus, auto, bicycle and pedestrian traffic within and around Carrboro is essential" (Objective 4.0); and

WHEREAS, *Carrboro Vision 2020* recommends that the "Town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region's public transit systems, and shorter routes and more frequent service" (Policy 4.13); and

WHEREAS, the Town of Carrboro participates in regional transportation planning, including the adoption of long- and short-range transportation improvement programs, through the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization; and

WHEREAS, the Town of Carrboro is a partner, along with the Town of Chapel Hill and UNC, in the Public Transit Committee that sets the policy direction for Chapel Hill Transit;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receives the update on regional transportation planning activities.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of November 2010;

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

Noes: None

Absent or Excused: None

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

A RESOLUTION PROVIDING COMMENTS ON TRANSIT PLANNING ACTIVITIES
Resolution No. 42/2010-11

WHEREAS, *Carrboro Vision 2020* recommends that the “Town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region’s public transit systems, and shorter routes and more frequent service” (Policy 4.13); and

WHEREAS, the *Carrboro Vision 2020* states that “Carrboro should support a passenger rail connection between the Horace Williams’ property, through Carrboro’s downtown, and the main campus of the University of North Carolina at Chapel Hill” (Policy 4.14); and

WHEREAS, the Board of Aldermen have long supported a future regional transit connection to Carrboro, including, most recently, resolutions on January 19, 2010, and June 22, 2010; and

WHEREAS, Triangle Transit is conducting an Alternatives Analysis to examine future regional transit investments; and

WHEREAS, the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization is beginning to develop its 2040 Long Range Transportation Plan to guide future transportation investments in the Triangle; and

WHEREAS, the Orange County Transit Plan is being developed to direct transit investments in the county;

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that:

- 1) Provision of light rail or another higher-order transit service to Carrboro should continue to be analyzed in future transportation planning processes, including the 2040 Long Range Transportation Plan;
- 2) Town staff are directed to explore resources for a feasibility study on opportunities and constraints of extending regional rail service to Carrboro, coordinating with the Town of Chapel Hill;
- 3) The design of a regional rail segment to UNC Hospitals should not preclude extensions to Downtown Chapel Hill, Downtown Carrboro, and Carolina North;

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 9th day of November 2010;

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY ALDERMAN DAN COLEMAN AND SECONDED BY ALDERMAN JACQUELYN GIST TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER AT 10:12 P.M. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY ALDERMAN JOAL HALL BROUN AND SECONDED BY ALDERMAN RANDEE HAVEN-O'DONNELL TO ENTER INTO OPEN SESSION AT 10:40 P.M. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY ALDERMAN JOAL HALL BROUN AND SECONDED BY ALDERMAN DAN COLEMAN TO ADJOURN THE MEETING AT 10:41 P.M. VOTE: AFFIRMATIVE ALL.

Mayor

Town Clerk