

A worksession of the Carrboro Board of Aldermen was held on Tuesday, April 12, 2011 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

Absent or Excused: None

**CONTINUED DISCUSSION OF A LAND USE ORDINANCE MAP AMENDMENT
RELATED TO THE PROPERTY LOCATED AT 210 HILLSBOROUGH ROAD**

Staff prepared a draft ordinance related to the placement of a B-2-CZ zoning district of property located at 210 Hillsborough Road. The Board of Aldermen held a public hearing on March 22, 2011 and continued the discussion to this date to receive responses to questions related to the rezoning. A written response to questions was prepared and Orange County staff was available to respond to questions.

Gwyn Harvey, Assistant County Manager, thanked the Board for their consideration of the matter and recognized County staff members present.

Edward Bennett read a statement supporting the rezoning of the property from Melba Okun, a resident of 108 High Street. He stated that the library would be a great addition to the Town and the location is easily accessible by bike, bus, and walking.

Veejay Saramin, a resident of High Street, spoke in favor of the proposed rezoning of the property. He stated that the traffic impact will be insignificant and the library will be a great benefit to the Town.

Nerys Levy spoke in favor of the proposed rezoning of the property. She stated that the lack of library services in Carrboro is depriving the youth from valuable academic resources and that the location will be accessible to the majority of southwestern Orange County residents.

Gerry Christmas, a resident of 208 James Street, spoke in favor of the library. He stated that he originally opposed the Carrboro Post Office location but now appreciates the location and that life changes and things move on. He cannot see being against the library.

Alex Brown spoke in favor of the proposed rezoning of the property. He stated that the neighborhood is already home to a public school and a church, and the Town cannot afford to risk losing the opportunity to have a library.

Barbara Rubish spoke against the proposed rezoning of the property. She asked the Board to listen to the neighbors and deny the rezoning as there will be increased traffic and other associated safety hazards. She stated that the County should consider other offers.

Dorothy Taylor-Senter spoke against the proposed rezoning of the property. She stated that the project will take years and significant resources to complete, and that the rezoning would create a donut hole commercial zone that is surrounded by the residential neighborhood. She asked how the site was selected and why it is urgent to buy now.

Jeff Rubish spoke against the proposed rezoning of the property. He presented the Board with aerial photographs of the proposed location and explained that the location is inappropriate. He stated that the library will completely change the character of the historic neighborhood that people have spent a lot of money trying to maintain and that Hillsborough Road will be widened and a turn-lane installed requiring the removal of many trees.

Robert Dow spoke against the proposed rezoning of the property and expressed concern with the use of B-2 fringe zoning. He stated that the library will have a high level impact on the neighboring properties and that Pine Street would have to absorb additional traffic. He felt that the process has not provided sufficient time for review. He asked why so little information was available on other parcels that were considered.

Logan Carter, resident of 209 Simpson Street and the real estate agent for NCLA Properties, spoke in favor of the proposed rezoning of the location. He expressed appreciation for the Board's consideration and service.

Ashley Stanford spoke against the proposed rezoning of the property. He stated that the rezoning would be incompatible with the current residential zone and that the neighborhood is not in transition from a residential zone.

Marty Mandelle, a resident of 116 Pine Street, stated that she does not believe the location is the best site but if passing the rezoning will allow for further review of the proposed location then it should be approved. She asked the following questions:

- 1) If the library comes to Carrboro, it will be called the southwest Orange branch? Who is the library for? Is this the best location for all of southern Orange County?
- 2) If Orange County withdraws from the Hyconeechee Library System, will the library continue to be a southwest Orange branch?

Tyler Huntington spoke against the proposed rezoning and questioned the location. He stated that the County has \$600,000 and could consider linking into existing commercial development projects.

Kathy Gunn, a resident of 212 Hillsborough Road, stated that she is surprised that Orange County did not do a presentation. She hopes that the vote is not based on fear that this will be the last chance for a library in Carrboro.

Michael Harvey, Orange County Planning Department, thanked the Town's Planning Staff for their help and answered questions from the Board. He explained that Shelton should not be the sole means of ingress or egress.

Trish McGuire, the Town's Planning Administrator, answered questions from the Board. Roadway and right-of-way widths for the proposed entrance way were discussed.

Ms. Harvey answered questions from the Board. If the Board approved the rezoning, the County will move forward with the \$10,000 option to extend the examination period by an additional 120 days and follow through with issues related to finalization of the purchase of the property. The purchase will be completed within 120 days from April 19, 2011. She noted that a one-story building design was chosen because of design and operational efficiencies.

Mr. Brough explained that all conditions related to this rezoning and any subsequent conditional use permit must be mutually agreed upon by the Town and the applicant [Orange County].

Sahana Ayer, an attorney for Orange County, explained that the Board of County Commissioners was contacted by phone and staff was given the authority to accept the addition of a condition that allows for a "one or two story" library design.

The following resolution was introduced by Alderman Coleman and seconded by Alderman Haven-O'Donnell:

**A RESOLUTION ADOPTING A
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR
ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CARRBORO
LAND USE ORDINANCE
Resolution No. 89/2010-11**

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An ordinance amending the zoning classification for the property known as 210 Hillsborough Road (PIN 9778684269) from R-10 to B-2-CZ

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 Carrboro Vision 2020: Policies through the year 2020, policy 1.22.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks support development of a centrally located and conveniently accessible library.

Section 3. This resolution becomes effective upon adoption.

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

Noes: Jacqueline Gist

Absent or Excused: None

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN HAVEN-O'DONNELL TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 2.69 ACRES OF LAND KNOWN AS 210 HILLSBOROUGH ROAD FROM R-10 TO B-2-CZ." WITH THE FOLLOWING CHANGES:

1. That the third condition be amended to read as follows: "The height of the library building shall be limited to one or two stories to ensure that the structure is not detracting from adjacent single-family residences or dominating the local landscape."

VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GIST)

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN HAVEN-O'DONNELL THAT:

WHEREAS, the neighbors of 210 Hillsborough Road had the good faith expectation that there would be residential development on that property, and

WHEREAS, ORANGE COUNTY intends to build the southwest branch library at 210 Hillsborough Road,

THEREFORE, THE BOARD OF ALDERMEN REQUEST THE FOLLOWING:

1. When the library conditional use permit comes forward it includes conditions addressing the impact on those neighbors, including, but not limited to increasing the "Type A" opaque screen height to 10 feet.
2. That during review of the CUP plans for the library, the applicant must derive a sound attenuation plan if a vehicular driveway is proposed connecting to Hillsborough Road. This plan should mitigate audible sounds on residential properties adjacent to

the driveway to the greatest degree practicable by means of sound attenuating barrier walls, vegetation, or other similar treatments. The plan must be designated by a competent professional with expertise in sound attenuation. The plan must be implemented prior to the library's opening. Whatever measures are incorporated into the plan must be maintained as a perpetual requirement of both the conditional rezoning and the project's CUP.

3. That the library design be based on a professionally facilitated neighborhood charrette inclusive of the neighbors and interested parties in the community.
4. The Board also expects that the Board of County Commissioners remain flexible and open to other potential sites that may be brought to them during the period of finalization.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY
ALDERMAN HAVEN-O'DONNELL TO ADJOURN THE MEETING AT 9:52 P.M.

VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk