

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 18, 2012 in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Dan Coleman
	Jacquelyn Gist
	Lydia Lavelle
	Randee Haven-O'Donnell
	Michelle Johnson
	Sammy Slade
Town Manager	David Andrews
Town Clerk	Catherine C. Wilson
Town Attorney	Mike Brough

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN COLEMAN TO APPROVE THE MINUTES OF SEPTEMBER 4 AND 11, 2012. VOTE: AFFIRMATIVE ALL

AN ORDINANCE REVISING THE MEMBERSHIP OF THE GREENWAYS COMMISSION

The purpose of this item was for the Board to consider an ordinance revising the membership of the Greenways Commission.

The following ordinance was introduced by Alderman Gist and seconded by Alderman Coleman:

AN ORDINANCE AMENDING THE CARRBORO TOWN CODE TO PROVIDE THAT ONLY RESIDENTS OF THE TOWN OF CARRBORO MAY BE APPOINTED OR REAPPOINTED TO SERVE ON THE GREENWAYS COMMISSION
Ordinance No. 5/2012-13

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 3-24.7(a) of the Carrboro Town Code

(a) There shall be a Greenways Commission composed of one or two members of the Board of Aldermen appointed by the Board as liaison members, plus six other members appointed by the Board of Aldermen. All persons appointed or reappointed to the Commission after the effective date of this subsection shall be residents of the Town, and residency within the Town shall be a continuing requirement for membership on the Commission. However, any member of the Commission who does not reside within the Town on the effective date of the amendment to this subsection shall be allowed to remain as a member of the Commission until that member's term expires and a successor has been appointed and qualifies.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this 18th day of September 2012:

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

Noes: None

Absent or Excused: None

**FOLLOW-UP REVIEW OF NORTHERN STUDY AREA DESIGN WORKSHOP
PLANS WITH PRELIMINARY REZONING ANALYSIS**

The purpose of this agenda item was to present a follow-up report on the five concept plans produced by the citizen-teams during the Northern Study Area Design Workshop held at the Morris Grove Elementary School on February 26, 2011. This memorandum reviewed the details of the plans in an effort to advance the discussion of rezoning strategies for portions of the Northern Study Area (NSA).

Jeff Kleaveland, the Town's Zoning Development Specialist, made the report to the Board.

Alderman Gist stated that parking spaces need to be considered because most people will be driving to the area.

Alderman Slade requested parking information from Ferrington Village. He suggested that the Board think creatively in how to create another downtown in the NSA. He also would like the area to be developed as a "second downtown" and not a replica of Southern Village or Ferrington Village.

Alderman Coleman suggested that the Board refer the NSA concept plans and report to the Planning Board and that the Board postpone making a decision until they have been further informed by the Planning Board's discussion of this item. He also suggested that staff use principles from the current VMU to apply in the creation of a new zone.

Mayor Chilton suggested that traffic circles be considered at most of the intersections in the area to encourage a more pedestrian friendly design. He also suggested that the Town should consider encompassing more land in the possible rezoning. He stated that the transit service will most likely become more robust after the project is developed and asked that this be considered during the development of building guidelines for the project. He also stated that he does not want a gas station/convenience store to be built at the intersection in the project.

Alderman Haven-O'Donnell also suggested referring this item to the Planning Board. She pointed out that designs from Teams 1 and 4 do not show the design with the NCDOT Eubanks Road realignment. She stated that those plans would have to be modified to align the traffic circle with the new intersection at Old 86 and Eubanks. She also noted that she wants design features that will prevent the project from becoming another Carrboro Plaza.

Alderman Lavelle stated that she would like for staff to investigate the creation of a "short B4" zoning district and for the Planning Board to review this project.

Alderman Gist stated that the Board agreed with the study of a new "short B4" zone that will be more secure for the developer and the surrounding community.

John Gantt, a resident of 1004 Karen Woods Drive, stated that the workshops did not provide a lot of opportunity for original ideas and that more opportunity is needed for public input in the project and zone type. He asked that the project preserve green space and that retail and commercial zoning should not be considered over residential.

MOTION WAS MADE BY ALDERMAN HAVEN-O'DONNELL AND SECONDED BY ALDERMAN COLEMAN FOR THE REPORT TO BE FORWARDED TO THE PLANNING BOARD ALONG WITH THE BOARD'S COMMENTS. PLANNING STAFF SHALL ALSO CONSIDER THE CREATION OF A "SHORT B4" PRESCRIPTIVE ZONING DISTRICT. VOTE: AFFIRMATIVE ALL

[Alderman Coleman left the meeting.]

REVIEW AND DISCUSSION OF THE HISTORIC ROGERS ROAD NEIGHBORHOOD TASK FORCE INTERIM REPORT

The purpose of this agenda item is to provide for Board review and discussion of the Historic Rogers Road Neighborhood Task Force Interim Report (HRRNTF).

Alderman Johnson introduced the interim report.

Rev. Robert Campbell stated that he worked with a subcommittee of the Board in the 1990's asking for sewer and water for the Rogers Road Community and that there is still no sewer service. He asked the Board to fund the sewer service in the area to help mitigate the negative effects from the landfill. He also asked the Board to help bring back the community center in the area.

Alderman Gist suggested that staff research a partnership between the school system and RENA so transportation can be provided and afterschool programming arranged so that the children are not without a community center during the current academic year. She suggested that the Town work with the school system to establish transportation for the afterschool groups.

Mayor Chilton also suggested partnering with the YMCA to look into this issue of afterschool activities. He also stated that the increase of sewer lines will have an effect on the affordability of the neighborhood and that the Rogers Road Community should be aware that the character of the area will change. He suggested that the Board look at sewer line extension policies in respect to developer's contribution to repay the cost of those extensions. He also suggested that the Town's sewer subsidy policy could be changed to fully cover the cost of hook-up for certain low income owners. He stated that he feels the Town should contribute around 14% to the solution of the problem and that the question of when the Town should pay should be considered.

Alderman Slade stated that there should be some input from the Rogers Road Community on the urgency of the community center substitute during this academic year. He noted that Orange County is working on funding for a community center in the community.

Alderman Lavelle suggested that the Board look into maintaining the affordability of the homes that benefit from the extension of the sewer lines. She also suggested that the Town look into recouping extension costs from developers. She also asked who is going to pay the costs of maintaining the community center.

David Bellen, a Carrboro resident, stated that he agrees with the comments from Rev. Campbell. He explained that the community has spoken and that they want the extension of sewer service. He suggested that the Board consider committing funds, along with the Town of Chapel Hill, to cover the costs for a sewer engineering study.

Michael Talbert, the Assistant County Manager, explained the location of the current water line extension locations to the Board.

Matt Efird, Assistant to the Town Manager, explained the formulas for sewer cost responsibility to the Board.

MOTION WAS MADE BY ALDERMAN SLADE AND SECONDED BY ALDERMAN LAVELLE THAT THE TOWN OF CARRBORO HAS THE INTENTION OF CONTRIBUTING NOT MORE THAN \$900,000 FOR THE TOWN'S PORTION OF THE COMMUNITY CENTER AND COST OF THE SEWER PROJECT. THE TOWN MANAGER SHALL RESEARCH FUNDING SOURCES. TOWN STAFF SHALL ALSO INVESTIGATE HOW THE TOWN CAN RECOUP THE SEWER LINE INVESTMENT COSTS FROM DEVELOPERS. THE BOARD EXPRESSES ITS APPRECIATION TO THE COUNTY FOR THEIR COMMITMENT TO THE PROJECT AND REQUESTS THAT THE TOWN OF CHAPEL HILL CONSIDER THEIR SHARE OF THE CONTRIBUTION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (COLEMAN)

JOINT MEETING AGENDA TOPICS

Mayor Chilton asked the Board to email him topics for the October joint meeting.

CENTURY CENTER USE

MOTION WAS MADE BY ALDERMAN LAVELLE AND SECONDED BY ALDERMAN HAVEN-O'DONNELL THAT THE TOWN CO-SPONSOR THE HISTORICAL SOCIETY FUNDRAISER FOR THE STRAYHORN HOUSE AND WAIVE THE FACILITY USE FEES FOR THE CENTURY CENTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (COLEMAN)

ADJOURNMENT

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN HAVEN-O'DONNELL TO ADJOURN THE MEETING AT 10:49 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk