

A public hearing of the Carrboro Board of Aldermen was held on Tuesday, September 25, 2012 in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Jacquelyn Gist
	Lydia Lavelle
	Michelle Johnson
	Sammy Slade
Town Manager	David Andrews
Town Clerk	Catherine C. Wilson
Town Attorney	Mike Brough

Absent:

Aldermen	Dan Coleman
	Randee Haven-O'Donnell

\*\*\*\*\*

**PUBLIC HEARING TO CONSIDER A MAP AMENDMENT FOR PROPERTY LOCATED ALONG ALABAMA AVENUE FROM B-3 TO R-10**

The purpose of this item was for the Board of Aldermen to receive public comments and consider whether to amend the Carrboro zoning map.

Christina Moon, the Town's Planning Administrator, made the staff report.

Marty Roupe, the Town's Zoning Administrator, explained the most intensive use for the property to the Board. He explained that the Bland property would become a nonconforming lot based on the size of the lot in the new zoning district.

Phyllis Bland, a resident of 105 Alabama Avenue, thanked the Board for their consideration of the Town's Vision 2020 Policies. She expressed concern with the possibility of placing a commercial business in the community, the increase in traffic, and safety for the children.

Catherine Adamson, a resident of 116 Alabama Avenue, read a petition supporting the rezoning from B-3 to R-10 from the neighbors. A copy of the petition was given to the Town Clerk to be placed into the permanent record.

Larry Worth, a resident of 109 Alabama Avenue, stated that the rezoning of the property will reduce the stress on the people in the community. He stated that the current zone is inappropriate for the size of the community.

The following resolution was introduced by Alderman Slade and seconded by Alderman Lavelle:

**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 9. 2012/13

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 Carrboro Zoning Map to rezone approximately 1.66 acres of the property located along Alabama Avenue from B-3 (Neighborhood Business) to R-10 (Residential 10,000 square feet per dwelling unit). The four tracts are more specifically known as: 0.94 acres at 100 Alabama Avenue (PIN 9778-44-9917), 0.44 acres at 101 Alabama Avenue (PIN 9778-44-7789), 0.20 acres at 105 Alabama Avenue (PIN 0778-44-7951), and 0.08 acres of land at the southeast corner of the two streets (PIN 9778-44-9718).

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*, particularly provisions 2.11 and 2.42 which speak to mitigating the adverse impacts of infill development and preserving the character of older neighborhoods.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to further its goals, related to the nature of development, to encourage economic development in a way that is compatible with existing neighborhoods.

Section 3. This resolution becomes effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 25<sup>th</sup> day of September 2012:

Ayes: Sammy Slade, Lydia Lavelle, Mark Chilton, Michelle Johnson, Jacquelyn Gist  
Noes: None

Absent or Excused: Dan Coleman, Randee Haven-O'Donnell

The following ordinance was introduced by Alderman Slade and seconded by Alderman Lavelle:

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 1.66 ACRES OF PROPERTY ALONG ALABAMA AVENUE  
FROM B-3 TO R-10  
Ordinance No. 6/2012-13

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps as:

Chapel Hill Township, 100 Alabama Avenue (PIN 9778-44-9917), 101 Alabama Avenue (PIN 9778-44-7789), 105 Alabama Avenue (PIN 0778-44-7951), and a small tract of land at the southeast corner of the two streets (PIN 9778-44-9718), encompassing

approximately 1.66 acres as shown on the accompanying map titled “Rezoning Exhibit B-3 to R-10,” is hereby rezoned from B-3 (Neighborhood Business) to R-10 (Residential, 10,000 square feet per dwelling unit).

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 25<sup>th</sup> day of September 2012:

Ayes: Sammy Slade, Lydia Lavelle, Mark Chilton, Michelle Johnson, Jacquelyn Gist

Noes: None

Absent or Excused: Dan Coleman, Rande Haven-O'Donnell

\*\*\*\*\*

**BOARD OF ALDERMEN REVIEW OF MASTER SIGN PLAN FOR 300 EAST MAIN STREET PROJECT, PHASE 1**

The purpose of this item was for the Board of Aldermen to hold a public hearing on the matter of a Minor Modification to the Conditional Use Permit for the 300 East Main Street Project for a Master Sign Plan for Phase 1. Staff requests that the Board of Aldermen hold the public hearing, discuss and deliberate whether to approve the application, and consider

adopting the attached resolution approving the Minor Modification to the Conditional Use Permit.

Marty Roupe, the Town's Zoning Administrator, was sworn in and made the staff presentation to the Board. He explained that the location of the proposed parking signs seem fitting for the property.

Woody Farmer, representing the 300 East Main project, was sworn in and discussed the details of the sign plan with the Board.

Laura Van Sant, representing the 300 East Main project, was sworn in and discussed the signage plans with the Board. She asked for the Board's feedback regarding the monument and blade signs. She also requested that the Board allow the use of their design for the parking signs.

Damon Seils, the vice-chair of the Planning Board, was sworn in and spoke to the Board about the Planning Board's recommendation regarding the modification request.

Alderman Lavelle stated that she would be interested in having the Appearance Commission review the blade sign.

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN JOHNSON TO REFER THE BLADE SIGN TO THE APPEARANCE COMMISSION AND FOR THE ATTORNEY TO DRAFT AN AMENDMENT TO THE TOWN CODE THAT WILL ALLOW THE CONSIDERATION OF THE OFF-PREMISE MONUMENT SIGN. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (COLEMAN, HAVEN-O'DONNELL)

\*\*\*\*\*

### **JOHNNY'S MEDIATION**

Alderman Gist stated that she would like for the Board to discuss mediation facilitation for Johnny's and the neighbors during the October 2<sup>nd</sup> meeting. Mike Brough stated that the Board should look into developing a process for when they suggest mediation.

\*\*\*\*\*

### **NCLM UPDATE**

Alderman Slade stated that the NCLM will be looking into legislation that will protect against the annual rate hike bill.

\*\*\*\*\*

### **ADJOURNMENT**

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN JOHNSON TO ADJOURN THE MEETING AT 8:55 P.M. VOTE: AFFIRMATIVE ALL

\*\*\*\*\*

---

Mayor

---

Town Clerk