



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Minutes Board of Aldermen

Tuesday, March 25, 2014

7:30 PM

Board Chambers - Room 110

Present: Mayor Lydia Lavelle, Alderman Michelle Johnson, Alderman Damon Seils, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell and Alderman Sammy Slade

Also Present: David Andrews, Town Manager, Cathy Wilson, Town Clerk, Mike Brough, Town Attorney

APRIL 1, 2014 MEETING CANCELLATION

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO CANCEL THE APRIL 1, 2014 MEETING. VOTE: AFFIRMATIVE ALL

A RESOLUTION TO MODIFY THE WEDNESDAY HOURS OF THE CARRBORO FARMER'S MARKET

The purpose of this item was to modify the hours of operation on the Wednesday Carrboro Farmer's Market.

A motion was made by Alderman Gist, seconded by Alderman Slade that this resolution be approved.

A RESOLUTION TO MODIFY THE AGREEMENT WITH THE CHAPEL HILL-CARRBORO FARMER'S MARKET MARCH 25, 2014

WHEREAS, the Carrboro Board of Aldermen have an agreement with the Chapel Hill-Carrboro Farmer's Market to run the market for the Town, and;

WHEREAS, the Town and the Farmer's Market agree to modify the agreement from time to time.

NOW THEREFORE BE IT RESOLVED, that the agreement is modified to allow change the hours of operation for the Wednesday Markets to begin set-up by 2:00 p.m. and vacating the property by 8:00 p.m. with actual Market hours between 3:00 p.m. and 6:00 p.m.

FURTHER the Manager is authorized to enter into a modified agreement that provides for these items.

This the 25th day of March, 2014

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Johnson, Alderman Gist, Alderman Seils, Alderman Haven-O'Donnell, and Alderman Slade

COMMUNITY INPUT ON TOWN'S WEBSITE REDESIGN

The purpose of this item was for the Board of Aldermen to receive public comments on the Town's website redesign.

Andy Vogel, the Town's IT Director, made the staff presentation. In response to a question from Alderman Gist, he explained that the website will be accessible and mobile compatible.

Alderman Johnson asked for the website to include a community participation tool.

Alderman Haven-O'Donnell asked staff to provide a schemata of how the information will flow through staff to get to the website.

There was no public comment provided.

PUBLIC HEARING ON LAND USE ORDINANCE AMENDMENTS RELATING TO DESIGN STANDARDS FOR BIKE AND PEDESTRIAN PATHS

The purpose of this agenda item was for the Board of Aldermen to consider amending the Land Use Ordinance to clarify design standards for bike and pedestrian paths.

Tina Moon, the Town's Planning Administrator, and Jeff Brubaker, the Town's Transportation Planner made the staff report.

Alderman Slade raised a question about the ASHTO standards as they relate to shared use paths, specifically paths versus trails and how the recreation points listed as "Hiking/Biking Trail" weigh those specifications. He suggested that the Board explore the recreation points system for hiking and biking trails perhaps in combination with several standard mechanisms. He asked for pervious and impervious surfaces to be included with additional information from AASHTO standards.

Alderman Haven-O'Donnell stated that AASHTO standards would eliminate the ability to have a natural surface trail. She asked for more discussion on this item before considering adoption.

Alderman Gist agreed with Alderman Haven-O'Donnell and stated that she did not have enough information to make a decision tonight. She suggested a public hearing along with environmental reports on how the plans will affect the Greenways future.

Alderman Seils noted that staff is attempting to establish a policy to provide recreation points for a trail design. He recommended that staff provide different recreation points, specific to the trail type, and the cost of the project. He also recommended that various paths could have differing standards.

A MOTION WAS MADE BY ALDERMAN SLADE, SECONDED BY ALDERMAN JOHNSON, THAT THIS ITEM BE REFERRED BACK TO STAFF. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING ON LAND USE ORDINANCE AMENDMENTS TO ALLOW ADDITIONAL USES IN THE M-1 ZONING DISTRICT WITH A CONDITIONAL USE PERMIT

The purpose of this item was for the Board to consider amending the Land Use Ordinance to allow additional uses in the M-1 zoning district with a conditional use permit, subject to certain criteria

Tina Moon, the Town's Planning Administrator, made the staff presentation.

Runyon Woods stated that the intent of this was not to subvert a rezoning request as the TAB and ESC had mentioned in their recommendations. He spoke to the daylighting suggestion and requested the LEED language for daylighting.

Kurt Gray, a resident of 445 South Greensboro Street, stated that he neighbors the property and thinks that it would be nice to have a restaurant in that area and requested pedestrian development in the project.

Alderman Slade asked for the Board to revisit the ordinance and compare where current manufacturing is taking place and to minimize alternatives other than manufacturing in those zones. He suggested a weighted point process.

In a response to a question from Alderman Gist, the attorney answered that this this change would not preclude future auto repair shops in Carrboro. The attorney also recommended an option to create the M-2 zoning district that would be identical to M-1 but allow other uses.

Alderman Seils stated that he feels it is unnecessary to add a new M-2 zoning district to the Land Use Ordinance.

Mayor Lavelle suggested adding drive-thru pharmacies in the M-2 district and asked for the Board to think through those points for the future consideration.

MOTION WAS MADE BY ALDERMAN SLADE, SECONDED BY ALDERMAN JOHNSON FOR STAFF TO INITIATE THE PROCESS TO CREATE A NEW ZONING DISTRICT, AS DESCRIBED BY THE TOWN ATTORNEY, ALONG WITH A MAP AMENDMENT. STAFF SHOULD ADDRESS THE QUESTION OF A POINTS SYSTEM WHEN THE ITEM IS RETURNED. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (SEILS)

PUBLIC HEARING ON LAND USE ORDINANCE AMENDMENTS RELATING TO SOLAR SETBACKS

The purpose of this agenda item was for the Board of Aldermen to consider amending the Land Use Ordinance relating to solar setbacks.

Tina Moon, the Town's Planning Administrator, made the staff presentation.

Alderman Seils stated that he is comfortable requiring a shadow impact analysis but stated that he is less comfortable requiring a site redesign based on the shadow impact. He also asked if there are instances where this has been a problem.

There were no public comments provided.

Alderman Gist wanted to make sure that this would not be in impediment to the development process.

A motion was made by Alderman Seils, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY PROVISIONS RELATING TO SOLAR SETBACKS.

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 regarding development taking place in a manner that is consistent with adopted town values, minimizes negative impacts and promotes energy conservation such as protecting solar access, specifically the following provisions:

2.0 Carrboro's development should take place in a manner consistent with a set of adopted values.

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.1 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

5.51The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waster co-generation to fuel public vehicles and the heating of town facilities.

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 remain consistent with its adopted plans or policies.

Section 3. This resolution becomes effective upon adoption.

This the 25th day of March, 2014

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Johnson, Alderman Gist, Alderman Seils, Alderman Haven-O'Donnell, and Alderman Slade

A motion was made by Alderman Seils, seconded by Alderman Haven-O'Donnell, that this ordinance be approved.

AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY PROVISIONS
RELATING TO SOLAR SETBACKS
Ordinance No. 23/2013-14

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-48.1(c)(2)(a), Concept Plan Review Procedures Prior to Submitting Applications, is amended as follows:

- a.A sketch site plan showing the location and size (including floor area) of proposed buildings, (including the extent to which buildings taller than 40 feet may cast a shadow), parking areas, and driveway entrances;

Section 2. Appendix A – Information Required with Applications, is amended with a new subsection A-6(b)(26) to read as follows:

Plans showing the maximum extent to which all buildings taller than 40 feet will cast a shadow on June 21st and on December 21st.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption, and its provisions shall be applicable to projects for which permits are issued after the effective date.

This the 25th day of March, 2014

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Johnson, Alderman Gist, Alderman Seils, Alderman Haven-O'Donnell, and Alderman Slade

CLOSED SESSION

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN GIST TO ENTER INTO CLOSED SESSION TO DISCUSS AN ECONOMIC DEVELOPMENT MATTER. VOTE: AFFIRMATIVE ALL

OPEN SESSION

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN JOHNSON TO ENTER INTO OPEN SESSION. VOTE: AFFIRMATIVE ALL

ADJOURNMENT

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE ALL