



Town of Carrboro

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

Meeting Agenda Board of Aldermen



Tuesday, June 24, 2014

7:30 PM

Board Chambers - Room 110

A. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

7:30-7:40

B. RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

1. [14-0227](#) 2014 Park and Recreation Proclamation

Attachments: [2014 park and recreation](#)

7:40-7:45

C. CONSENT AGENDA

1. [14-0225](#) Approval of Previous Meeting Minutes
2. [14-0216](#) Award of Construction Contract for 2013/14 Street Resurfacing Project

PURPOSE: The purpose of this agenda item is to award a construction contract for the 2013/14 Street Resurfacing Project

Attachments: [Resolution for Award of Street Resurfacing Contract June 2014](#)

3. [14-0219](#) Request for approval of a Supplemental Agreement and amend the Capital Project Ordinance for the Rogers Road Sidewalk Project

PURPOSE: The purpose of this item is to request the Board of Aldermen approve the following items regarding the Rogers Road Sidewalk Project: a supplemental agreement with NCDOT for additional funding and time extension, appropriate additional bond funds, and amend the Capital Project Ordinance.

Attachments: [ROGERS ROAD CIP ORDINANCE - Revised 6-17-2014](#)

4. [14-0223](#) Appointment of committee members for the Think Local First campaign

PURPOSE: The purpose of this item is for the Board of Aldermen to appoint a Think Local First committee

5. [14-0224](#) A Resolution to Allow For the Expenditure of Affordable Housing Funds

PURPOSE: The purpose of this item is to allow the Board to consider allowing the Town Manager to draw funds from the Affordable Housing Fund to pay rental housing and/or utilities deposits.

Attachments: [A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXPEND FUNDS FROM THE AFFORDABLE HOUSING FUND](#)

6. [14-0221](#) Amendment to Capital Projects Bond Fund

PURPOSE: The purpose of this item is to amend the Capital Projects Bond Fund to closeout completed projects and allocate unexpended budget balances to other projects and/or undesignated fund balance.

Attachments: [Bond Fund Project Closeout Amendment 6-2014](#)

7. [14-0215](#) Update of Downtown Employee Parking Issues and Interim Solutions

PURPOSE: The purpose of this item is to update the Board on staff's findings regarding interim solutions for employee parking in the downtown.

Attachments: [Attachment A- Resolution 12-10-13](#)

[Attachment B - Parking Lot Inventory June 2014 - Town Administered lots](#)

[Attachment C - Downtown Parking Survey](#)

[Attachment D SharedParking map](#)

[Attachment E - Notes from Parking Summit](#)

8. [14-0228](#) A Request to Make an Appointment to the Greenways Commission

PURPOSE: The purpose of this item is to make an appointment to the Greenways Commission.

Attachments: [ATTACHMENT A - A RESOLUTION MAKING APPOINTMENTS TO THE GREENWAYS COMMISSION](#)

D. OTHER MATTERS

7:45-8:10

1. [13-0404](#) CUP Minor Modification, Lake Hogan Farm subdivision; Conversion of reserved lot to allow residential use.

PURPOSE: Yogi Patel, as represented by Pabst and Hillburn, PA, has submitted an application for permission to use the vacant parcel identified as 303 Hogan Hills Road (PIN 9860822266) within the Lake Hogan Farms subdivision to build a single family residential home. A permit modification is required because this lot is part of the Lake Hogan Farms (LHF) subdivision and, in the original permit, was originally reserved for a possible public fire station.

Attachments: [Attachment A-LHF CUP mod resolution](#)
[Attachment B -LHF recorded CUP doc](#)
[Attachment C-lot plans](#)
[Attachment D-HOA approval Letter](#)
[Attachment E-letter from neighbor](#)
[Attachment F-Building Elevations](#)

E. PUBLIC HEARING

8:10-8:35

1. [14-0218](#) Club Nova Major Modification, 103 W. Main Street

PURPOSE: Club Nova Community Inc. has submitted an application for a Major Modification of their Conditional Use Permit to authorize construction of a 1629 sf building with associated site work. The proposed use of this building will be primarily office (use category 3.000).

Attachments: [Attachment A-CUP WORKSHEET](#)
[Attachment B-Original CUP](#)
[Attachment C-Club Nova Plans](#)
[Attachment D-project narrative](#)
[Attachment E-Original Parking Justification](#)
[Attachment F- Parking Justification and Survey](#)
[Attachment G-Cost analysis for stormwater exemption](#)
[Attachment H-Non-conform](#)
[Attachment I-Construction Management](#)
[Attachment J-Combined JRB recommendations](#)

8:35-9:30

2. [14-0220](#) Public hearing on Land Use Ordinance Amendments Relating to Land Uses Associated with Drive-In and Drive-Through Windows

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance affecting land uses with drive-in and drive-through windows. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - LUO amendment on drive-ins 6-17-14](#)
[Attachment C - Excerpts from ART-XI-drive-in windows](#)
[Attachment D - Excerpts from ART-X](#)
[Attachment E - Recommendations](#)

9:30-9:45

3. [14-0179](#) Public hearing on Land Use Ordinance Amendments Relating to Affordable Housing and Payments in-lieu

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to allow certain density bonus designated affordable units to convert to market units per specific requirements. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Ordinance Adoption](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - LUO amendment on removal of affordable housing restrictions 5-23-14](#)
[Attachment C - Excerpts from ART-IV Sec 54.1](#)
[Attachment D - Excerpts from ART-XII Sec 182.4](#)
[Attachment E - Recommendations](#)

9:45-10:00

4. [14-0222](#) Public hearing on Land Use Ordinance Amendments Relating to the Tree Protection and Replanting Standards

PURPOSE: The purpose of this item is for the Board of Aldermen to consider potential text amendments to the Land Use Ordinance to update the tree protection and replanting standards to reflect current urban forestry standards including the use of canopy cover for compliance with shade requirements. A draft ordinance has been prepared. The Board must receive public comments before taking action on the draft ordinance.

Attachments: [Attachment A-1 - Consistency Resolution for Approval](#)
[Attachment A-2 - Consistency Resolution for Ordinance Denial](#)
[Attachment B - Draft LUO amendment 6-19-2014](#)
[Attachment C - LUO Appendix E](#)
[Attachment D - Recommendations](#)

- F. MATTERS BY TOWN CLERK**
- G. MATTERS BY TOWN MANAGER**
- H. MATTERS BY TOWN ATTORNEY**
- I. MATTERS BY BOARD MEMBERS**