



Town of Carrboro

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

Meeting Minutes Board of Aldermen

Tuesday, September 9, 2014

7:30 PM

Board Chambers - Room 110

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

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

DIAPER NEED AWARENESS PROCLAMATION

Mayor Lavelle noted that she had issued a proclamation for "Diaper Need Awareness" earlier in the week.

DISCUSSION ON NEXT STEPS FOR 110 EAST MAIN STREET CONDO OVER ACME

The purpose of this agenda item was for the Board of Aldermen to consider next steps for 110 East Main Street condo located over ACME Restaurant.

Annette Stone, the Community and Economic Director, made the staff presentation.

Alderman Slade stated that he would like to hold on to the property while exploring opportunities for co-working space.

Alderman Gist suggested that the space be used for an antipoverty program to support low-income entrepreneur. She stated that this could be accomplished by combining a mix of income bases in the space. She asked that future discussions include consideration of the Town owned parking lot space and the possibility of buildings that could host growing businesses.

Alderman Seils stated that while he would like more information on UNC Prof. Ted Zoller's definition of affordable co-working space, he is still inclined to sell the property. He noted that Carrboro has a current co-working location at Perch and that he does not want the Town to undermine their work. He

asked for the Town's first conversation, regarding interest in the space, should be with the owners of Perch.

Alderman Haven-O'Donnell stated that she wants the Town to continue to use the revolving loan fund to assist in entrepreneurial interests for low-income entrepreneurs. She asked to see the notes from the June 30, 2013 retreat discussion.

Alderman Chaney expressed concern that the Town purchased the space as leverage in an economic development deal but is now looking at it for a separate use that has not been fully studied. She suggested that staff begin a process of interviewing Perch, emPOWERment, and Bull City Co-Working to see the financial requirements of owning and operating a co-working space.

Alderman Johnson stated that she would be interested in doing the research for an incubator space while leasing the property.

Mayor Lavelle stated that she is interested in looking at long-term strategies for the property and also asked that the Town -owned parking lot area should be included in any long-term study.

CONTINUATION OF DISCUSSION ON JOINT PLANNING PUBLIC HEARING ITEM - AMENDMENTS TO ALLOW FOR THE POSSIBILITY OF LOCATING AGRICULTURAL SUPPORT ENTERPRISES IN THE RURAL BUFFER

The purpose of this item was to continue the discussion and consider coming to a decision on proposed amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement which will make agricultural support enterprises allowable within the Rural Buffer portion of the Joint Planning Area. These changes are necessary in order for Orange County to approve proposed text amendments to its Unified Development Ordinance that will allow the new uses to occur within the Rural Buffer.

Trish McGuire, the Town's Planning Director, made the staff presentation.

Mayor Lavelle asked that the staff look into the 100 foot buffer requirements.

Alderman Haven-O'Donnell stated that she continues to want the term "low-intensity" to be used every time that the term "agricultural support and enterprise" is used in the resolution, the Joint Planning Agreement, and the Joint Planning Agreement Land Use Plan. She asked why the terms "agricultural services" and "feed mill" had been omitted from the list of "Potential ASECZ uses in the Rural Buffer." Perdita Holtz, from the Orange County Planning Department, stated that Orange County Planning Staff had mistakenly omitted those terms from the list. After discussion by the Board of Aldermen, both "agricultural services" and "feed mill" were included in the discussion of the list.

Alderman Slade stated that he questions a lot of the uses and does not want to add more allowed uses in the rural buffer. He expressed support for adding a cap to the uses.

Alderman Chaney expressed a preference to be as expansive as the Town can tolerate while adding a

timeframe to revisit and assess the change. She suggested that the Board get an update annually, during the joint-meeting.

Alderman Gist stated that a lot of the ideas that the Board is discussing have come from residents that have lived and worked in the rural buffer for years. She expressed concern deliberating on issues that Carrboro does not have jurisdictional authority over.

Alderman Seils asked that language that ties the JPA to the current version of the County UDO be added to the resolution. He also asked that the Agricultural Preservation Board be involved in reviewing the permits and that older, exempt farm buildings, be exempt from the setback requirement.

The Town Attorney was asked to look into the sunset clause option as discussed in the staff memo and report back to the Board.

MOTION WAS MADE BY ALDERMAN HAVEN-O'DONNELL, SECONDED BY SLADE TO INCLUDE THE TERM "LOW INTENSITY" WHEN THE TERM "AGRICULTURAL SUPPORT AND ENTERPRISE USES" IS USED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALDERMAN HAVEN-O'DONNELL, SECONDED BY ALDERMAN CHANEY TO APPROVE OF THE SUGGESTED PERMISSIBLE USES WITH THE EXCEPTION OF: 1-AGRICULTURAL PROCESSING FACILITY, 19-MICROBREWERY W/MAJOR EVENTS, 24-WINERY W/MAJOR EVENTS, AND 30-ASSEMBLY FACILITY GREATER THAN 300 OCCUPANTS. THE BOARD ALSO REQUESTED THAT STAFF PRESENT AN UPDATE TO THE TOWNS AND COUNTY DURING THE ANNUAL JOINT-PUBLIC MEETING AND TO EXPLORE THE CONCERN WITH THE 100 FOOT BUFFER. LANGUAGE SHOULD BE INCLUDED IN THE JOINT PLANNING AGREEMENT THAT TIES THE AGREEMENT TO THE COUNTY'S CURRENT VERSION OF THE UNIFIED DEVELOPMENT ORDINANCE. THE BOARD RECOMMENDS THAT THE COUNTY'S AGRICULTURAL PRESERVATION BOARD BE INVOLVED IN THE REVIEW OF ALL PERMITS. THE BOARD ALSO RECOMMENDS THAT EXEMPT FARM BUILDINGS NOT BE SUBJECT TO SETBACK REQUIREMENTS AND THAT THE REVIEW PERIOD BE EXTENDED FROM 35 TO 40 DAYS. STAFF SHALL REVIEW THE 100 FOOT BUFFER REQUIREMENTS AND REPORT BACK TO THE BOARD. THE TOWN ATTORNEY SHALL EXPLORE THE SUNSET PROVISION. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GIST)

DISCUSSION OF POSSIBLE CHANGES TO CHAPTER 10 IN RELATION TO THE KEEPING OF LIVESTOCK

The purpose of this agenda item was to provide an opportunity for the Board of Aldermen to discuss the requirements for keeping fowl within Town limits.

Trish McGuire, the Town's Planning Administrator, made the staff presentation.

Alderman Johnson, the Board's liaison to the Animal Control Board of Appeals, discussed the recent

appeals heard by the Board.

Alderman Slade suggested four square feet per chicken in the coup and six square feet per chicken for the run to maintain adequate land for the chickens.

Alderman Seils stated that he prefers to regulate the number of allowed chickens based on setbacks rather than lot size. He also suggested that a certain number of chickens could be allowed without a permit requirement.

MOTION WAS MADE BY ALDERMAN SLADE, SECONDED BY ALDERMAN JOHNSON FOR STAFF TO DEVELOP AN AMENDMENT THAT STRIKES THE LOT SIZE REQUIREMENT WHILE EXPLORING THE CURRENT SETBACK RULE. THE REQUIREMENT THAT CHICKENS CAN ONLY BY KEPT FOR EGGS FOR THE CONSUMPTION OF THE OWNERS OF THE LOT SHOULD ALSO BE REMOVED FROM THE ORDINANCE. VOTE: AFFIRMATIVE ALL

TOWN HISTORIAN APPLICATION

The Board suggested edits to the application and asked that it be brought back with the agenda item on September 16, 2014.

ADJOURNMENT

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