

(6)

ATTACHMENT 3

Council Member Andresen agreed that there was a need for landscaping along the frontage of the shopping center but warned the staff not to completely depend upon berms and alternative buffers since they did not always work. She pointed out the Brendle's site as an example.

Council Member Preston asked for clarification of where the entrance to the proposed Wachovia Bank was in relation to this development and if offsetting the two entrances would create problems. Mr. Waldon pointed out on the map where the entrances were and said he did not feel it would create a problem and that the staff did not expect a lot of crossover traffic between the two facilities.

Council Member Smith asked for clarification of what was involved in the 50' gravel construction entrance and asked when Wachovia Bank expected to begin construction of their facility. He said he was concerned that construction vehicles would park and block Banks Drive which was a public street. Mr. Waldon replied that he did not know exactly when Wachovia would begin construction and that he thought the 50' gravel construction entrance applied to having a gravel in the entrance to the site, going back 50', during construction.

Council Member Smith said that he would like information on the vehicular traffic patterns to and from banks during specific times of the day.

L. C. McLean, speaking as the construction manager for the project and representing NCNB, said the applicant supported the Manager's recommendation.

Pat Evans, representing the Planning Board, said the Board recommended adoption of Resolution A, approving the application.

Manager Taylor said he recommended adoption of Resolution A, approval of the application, with conditions.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK TO REFER TO THE MANAGER AND ATTORNEY. THE MOTION PASSED UNANIMOUSLY, (7-0).

Public Hearing on Reserving Future School Sites in Future Subdivisions
- Development Ordinance Text Amendment

Roger Waldon, Planning Director, said the proposed ordinance would give the Town authority to reserve future school sites, if sites were approved by both the School Board and the Town Council, and are designated on the Town's Land Use Plan. He said no future school sites had yet been designated.

Pat Evans, representing the Planning Board, said the Board recommended adoption of the proposed ordinance.

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Council Member Smith asked if there had been any comments from the School Board on this proposal. Mr. Waldon replied that the staff had discussed this proposal with the School Board and administrative staff and they had expressed support.

Council Member Preston commented that the proposal only affected subdivisions and not special use permit applications. She asked what would happen if there were a future school site designation for an area under consideration for a special use application. Town Attorney Karpinos responded said the ordinance would not authorize reservation, but if the site had been designated and the School Board wanted to act it would be able to act quickly, but it would not be able to reserve it for an indefinite period of time.

THE MOTION PASSED UNANIMOUSLY, (7-0).

A MOTION WAS DULY MADE AND SECONDED TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY, (7-0).

The meeting adjourned at 10:32 p.m.

MINUTES OF A PUBLIC HEARING
TOWN OF CHAPEL HILL
MAY 18, 1987