

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,
MONDAY, NOVEMBER 24, 1986

Mayor Pro-tem Thorpe called the meeting to order. Council Members present were:

- Julie Andresen
- David Godschalk
- Jonathan Howes
- David Pasquini
- Nancy Preston
- R. D. Smith
- Arthur Werner

Mayor Wallace arrived late, 8:10 p.m. Also present was Town Manager David R. Taylor, Assistant Town Managers Sonna Loewenthal and Ron Secrist, and Town Attorney Ralph Karpinos.

Petitions

Edith Salmony, representing residents of Countryside Subdivision, petitioned the Council to acknowledge as public streets Country Road, Roundtree Road, Village Lane, and Creekside Lane, and to resume maintenance of said streets. She gave a brief background of the situation. (For copy of petition, see Clerk's files.)

Council Member Preston asked for clarification of why Ms. Salmony was requesting the Town to "resume" maintenance of the roads. Ms. Salmony replied that at one point the Town had been maintaining the roads but that the question of ownership of the roads came into question this past year and it was discovered that the roads had not been accepted by the Town as public streets.

Council Member Smith asked the Manager to see why the developer of the subdivision had not established a homeowner's association to maintain the roads as was originally planned.

Council Member Werner asked the staff to provide a more detailed background of the situation when the item came back to the Council.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO REFER TO THE MANAGER. THE MOTION PASSED UNANIMOUSLY, (8-0).

Betsy Hayes, speaking as a resident, asked to speak to item #7.1, Consideration of expanding the Historic District.

Manager Taylor petitioned the Council to delete item #10b, Parking Restrictions on Sage Road, from the agenda. The Council agreed.

Council Member Werner asked that the Manager review the parking situation on the east side of Sage Road as well as the west side when the item returned for Council consideration.

Council Member Howes commented that he was pleased to see that for the first time in several years all of the outside lights around the Municipal Building were lit and operating. He said the some of the lights had been disconnected many years ago as a means of reducing energy costs.

Council Member Godschalk said that he had recently received a letter from a concerned citizen, Albert Hardy, Jr., who decried the current unsafe driving conditions in Chapel Hill. He stated that there was rampant disregard for the speed limits and that he had been put into life threatening situations more times than he cared to think about. Mr. Hardy ended his letter by indicating his plans to leave his job in Chapel Hill because of the traffic conditions. Council Member Godschalk agreed with the statements in Mr. Hardy's letter saying that the problem was community-wide. He encouraged community attention to the traffic laws and safety concerns because the disregard of such was damaging the quality of life in Chapel Hill.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER HOWES TO REFER TO THE MANAGER. THE MOTION PASSED UNANIMOUSLY, (8-0).

Minutes

Council Member Preston asked that the minutes be corrected on page 15 to state "...to continue to be used".

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT THE MINUTES OF NOVEMBER 10, 1986 AS CORRECTED. THE MOTION PASSED UNANIMOUSLY, (8-0).

Calling Public Hearings on Establishing a New Low Density Residential Zoning and Revising the Zoning Atlas

Roger Waldon, Planning Director, said the staff recommended calling two public hearings. The first hearing would be on February 16 to discuss the possibility of a Development Ordinance Text Amendment creating a new low density residential zone. He said this was in part due to the petition the Council received in August from some Lake Forest homeowners. The second hearing would be on April 21 to discuss a comprehensive rezoning to bring the Zoning Atlas into greater conformity with the Land Use Plan.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT RESOLUTION 86-11-24/R-1.

Council Member Andresen asked when would it be best for the Council, if it so desired, to add areas to those already suggested for consideration for rezoning. She asked if the Council should do that this evening or later, and if it were necessary to

identify them before the public hearing. Mr. Waldon replied that the notice for the rezoning public hearing needed to be as specific as possible.

Town Attorney Karpinos stated that the proposed Resolution 86-11-24/R-1 only addressed calling a public hearing on the possibility of a text amendment to the Development Ordinance, not to the zoning atlas.

Manager Taylor said Ms. Andresen's comments spoke to Resolution 86-11-24/R-2.

Council Member Andresen asked at what point other areas should be identified if they were to be considered in the public hearing. Mr. Waldon said that the item would go to the Planning Board in March so that any additions to those the staff had suggested should be made prior to March.

Council Member Andresen said she did not want to see the area along Sage and Erwin Roads currently zoned R-2 changed to the suggested R-3 and wondered if this area should even be included in those under consideration for rezoning.

Council Member Werner asked why the staff was proposing two public hearings. Mr. Waldon replied that there were two separate issues being considered. The first was the possibility of a Text Amendment to the Development Ordinance which would establish a new low density residential zone. The second was the question of whether or not to amend the Zoning Atlas which involved the rezoning process.

Council Member Werner said he felt the information on proposed rezoning should come back to the Council for review prior to the public hearing so that all the areas the Council felt should be reviewed were included in the notice of the public hearing.

Council Member Godschalk asked if it were likely that there might be other new zones which needed to be created. Mr. Waldon responded that with the proposed new low density residential zone and the recently adopted mixed use zones the staff did not feel any other zones were needed.

Council Member Smith asked that a list of the number of lots which would be affected by the proposed rezoning, along with the number of non-conformities which would be created be given to the Council when the item came back for review.

Council Member Preston commented that when the comprehensive rezoning took place several years ago there had been a lot of confusion and many citizens commented that they had not been informed. She said she hoped this would not occur this time. Mr. Waldon said that the proposed rezoning hearing was for specific areas not townwide and as such notification of affected property owners should be easier to accomplish.

Council Member Pasquini asked why the staff did not recommend changing the present R-1 zoning designation to the proposed lower density zone. Mr. Waldon replied that the current R-1 classification was the proper zone for some areas and development had occurred in these areas which fit the R-1 application. He said to arbitrarily change all R-1 zones to the lower density zone would create a lot of non-conformities.

Council Member Pasquini asked if the proposed new low density zone would apply to undeveloped or developed property. Mr. Waldon said it would apply to both.

THE MOTION PASSED UNANIMOUSLY, (8-0).

The resolution, as adopted, reads as follows:

A RESOLUTION CALLING A PUBLIC HEARING ON AN AMENDMENT CREATING A NEW, LOW DENSITY ZONING DISTRICT (86-11-24/R-1)

BE IT RESOLVED by the Council of the Town of Chapel Hill that a Public Hearing be scheduled for February 16, 1987 to consider a proposal to amend the Chapel Hill Development Ordinance in a manner that would create a new, low density residential zoning district.

This the 24th day of November, 1986.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT RESOLUTION 86-11-24/R-2. THE MOTION PASSED UNANIMOUSLY, (8-0).

The resolution, as adopted, reads as follows:

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER ZONING CHANGES TO THE TOWN ZONING ATLAS TO BRING THE ATLAS MORE INTO CONFORMITY WITH THE LAND USE PLAN (86-11-24/R-2)

BE IT RESOLVED by the Council of the Town of Chapel Hill that a Public Hearing be scheduled on April 21, 1987 to consider a comprehensive rezoning in an effort to bring the Atlas more into conformity with the Land Use Plan.

This the 24th day of November, 1986.

Council Member Preston asked the staff to prepare a report on the philosophy of non-conformities and the consequences of having them.

Soil Erosion, Sedimentation and Stormwater Management Update

Manager Taylor said that on September 8 the Council had requested an update on the soil erosion, sedimentation, and stormwater management efforts. He asked Town Engineer George Small to give the staff presentation.

Mr. Small said the Engineering Staff Report in the Council's agenda addressed the current status of the Town's stormwater management program and its relationship to soil erosion and sedimentation (SES) measures. He said that Warren Faircloth of the Orange County SES office was present to help answer any questions the Council might have. Mr. Small gave a presentation on what constituted stormwater run-off and its relationship to soil erosion and sedimentation control. He pointed out that currently SES control measures were in effect from the start of a land disturbing activity through its completion at which point general stormwater management measures were implemented to effectively minimize subsequent soil erosion and sedimentation. He said the SES measures create impediments for water flow but that they could not completely dilute the run-off due to the nature of the soil in the area. Mr. Small said with regard to the current stormwater management program the Town had developed a soil conservation service hydrologic model; prepared a engineering design manual; and was in the process of preparing a Resource Conservation District (RCD) implementation guide and developing a drainage ordinance. He concluded by saying the control of stormwater aided in the management of erosion control and that he thought the Town was in relatively good shape in these areas.

Council Member Andresen asked if it would help to have incentives for large tracts of land to remain undisturbed. Mr. Small replied yes and that the RCD addressed this issue. Council Member Andresen asked if Mr. Small felt the RCD had hindered sedimentation control in some areas. Mr. Small said not to his knowledge. Council Member Andresen asked if the methods being used at the Kirkwood development were good techniques for soil erosion sedimentation control. Mr. Small said the swales and drainage basins which were put in were the correct measures for stormwater management however the clear cutting of the site probably did not help the soil erosion.

Council Member Andresen said she questioned Mr. Small's statement that stormwater management was under control in the Town. She pointed out that the Town had not had a significant rain in a long time. She asked if Mr. Small thought there would come a time when the amount of run-off from a development site would be the same as it was prior to development of the site.

Mr. Small said yes, but that most people had no idea of the type of stormwater run-off from a development site prior to development of the site so that the basis of comparison was lacking.

Council Member Andresen asked Mr. Faircloth if farms were exempt from the SES measures. Mr. Faircloth responded that agriculture endeavors, as well as others like the University, NCDOT, and OWASA, were exempt from the County's ordinance. He said the State granted the exemptions and had authority over the activities of these groups.

Council Member Preston asked why the Jordan Lake watershed was not included in the SES ordinance while the University Lake watershed was included. Mr. Faircloth replied that the University Lake watershed had been included at the request of a Task Force in Carrboro several years ago and that revisions needed to be made to the ordinance.

Council Member Preston asked what was the maximum amount of impervious surface recommended by the North Carolina Department of Natural Resources and Community Development (NRCD). Mr. Faircloth replied that the NRCD recommended 6 or 12%. He said this was for water quality controls not just stormwater management. He agreed with Ms. Preston's quoting of 33% impervious surface limits for stormwater management in urban areas.

Council Member Preston said she felt an ordinance change to require a bond for developers to cover stormwater and erosion measures was a good idea. Town Engineer Small agreed and said he would study the issue and include the information as part of the staff's recommendation on a drainage ordinance.

Council Member Smith said he had not been satisfied with the degree of SES control in the recent years. He noted two instances where problems had occurred with public housing projects. He said he wondered if the problems were the lack of personnel to monitor the SES control measures or the ordinance itself. Mr. Faircloth said that public housing developments were also exempt from the Orange County ordinance and covered by the State, but that there was also a lack of personnel to provide quality service state-wide.

Council Member Werner commented that it was unclear to him why the SES control measures were handled by the County and the stormwater management issues by the Town when the two issues were inter-related. He questioned whether or not the Town should assume control of the entire system. He asked Mr. Small and Mr. Faircloth if they knew of any advantage to having the two functions separated. Mr. Small and Mr. Faircloth said no. Mr. Faircloth said the separation was possibly due to the fact that the SES ordinance had been developed by the County prior to the Town's having an Engineering Department.

Council Member Werner commented that the staff and the Council had not addressed the issue of what were to be the goals of a stormwater management program. He said they needed to decide what they wanted the system to accomplish prior to developing a stormwater ordinance. He said the Town needed to look at down-

stream affects as well as the amount of run-off. He also commented that they needed to discuss what remedial action, if any, needed to be taken for current problems. He asked which was better for stormwater management - curb and gutter or natural shoulders along the roads. Mr. Small said that curb and gutters allowed for better control of stormwater run-off. He said a report on the issue would be presented to the Council in the spring.

COUNCIL MEMBER THORPE MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ACCEPT THE REPORT. THE MOTION PASSED UNANIMOUSLY, (8-0).

Zoning of Recently Annexed Property - Owens/Kruschke

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT ORDINANCE 86-11-24/O-1A.

Mayor Wallace asked why the Planning Board had recommended adoption of Ordinance-1B. Mr. Waldon replied that the Planning Board had felt the shape of the site lent itself towards a R-1 zone rather than R-4.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN FOR A SUBSTITUTE MOTION TO ADOPT ORDINANCE 86-11-24/O-1B.

Manager Taylor said that part of the property was in Orange County as was already zoned R-4. The proposal was to zone that portion of the property recently annexed which was in Durham County.

Council Member Preston said that this meant if O-1B were passed the property would be split between two zones. Manager Taylor said this was true.

Council Member Pasquini spoke in favor of the substitute motion saying he did not want to see the property developed to the density that R-4 would allow.

THE SUBSTITUTE MOTION FAILED TO PASS, (4-5), WITH COUNCIL MEMBERS ANDRESEN, PASQUINI, WERNER AND MAYOR WALLACE VOTING IN FAVOR.

THE MOTION TO ADOPT ORDINANCE 86-11-24/O-1A CARRIED, (5-4), WITH COUNCIL MEMBERS ANDRESEN, PASQUINI, WERNER AND MAYOR WALLACE VOTING AGAINST.

The ordinance requires a second reading at the next regular meeting of the Council.

Manager Taylor pointed out that since the ordinance had not been adopted on first reading the property in Durham County was unzoned and that any kind of development could occur prior to final adoption of the zoning ordinance.

Consideration of Special Zoning for Two Older Areas

Council Member Preston said that in the Town's efforts to preserve and strengthen neighborhoods she felt designating two older neighborhoods as special districts was needed. She said the areas included part of West Cameron Avenue, Pritchard Avenue, McCauley, Pittsboro, West Rosemary, Noble and Brooks Streets. Ms. Preston commented that all of these areas could be designated as additional historic districts or as special appearance districts. She said under State law the first step in this process was to undertake a study on the historic, architectural and cultural significance of the buildings, sites, and features. She asked the Council to initiate these proceedings.

Ms. Betsy Hayes, speaking as a resident of Cameron Avenue, spoke in support of the proposal. She commented that the area was steeped in history and should be preserved as a historic district. She encouraged the Council to take steps to make the areas under consideration part of the historic district.

Council Member Smith expressed concern that the proposal suggested 90 days in which to present a preliminary report and recommendation. He said he felt this was too short a time for the Planning staff to present a report as they were working on a public facilities ordinance and other things.

Council Member Preston commented that she hoped the preliminary report could be completed as soon as possible and the Town was indeed fortunate to have citizens interested in the preservation of historic landmarks in the Town and many would be willing to assist in this effort.

Council Member Howes commented that the last time the Town had been involved in designating historic districts, the University had had a class that did the legwork for the survey.

Council Member Preston said she had talked with Kay Maltbie on the Planning staff and that she was looking into the possibility of this.

Council Member Godschalk said that the Council had to also remember that the designation of some of these areas as Historic Districts could result in the reduction of the availability of affordable housing for University students because the landlords would tend to raise their rents to pay for the improvements necessary and because the units would now be part of the Historic District and therefore be viewed as more desirable.

COUNCIL MEMBER THORPE MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK TO REFER TO THE MANAGER, WITH A REPORT BACK AS SOON AS IT IS CONVENIENT. THE MOTION PASSED UNANIMOUSLY, (9-0).

Calling Public Hearing on Annexation of Jessee Property

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER SMITH TO ADOPT RESOLUTION 86-11-24/R-3.

Council Member Werner commented that the Parks and Recreation Commission had reviewed a development proposal for the property last week and been told that this was the last time they would be able to see it. He asked if this were true. Mr. Taylor responded that the proposal was following the normal development schedule with the assumption that the property would be zoned R-1. He said if the Parks and Recreation Commission wanted to review the project again there would be no problem to do so.

THE MOTION PASSED UNANIMOUSLY, (9-0).

The resolution, as adopted, reads as follows:

RESOLUTION FIXING DATES OF PUBLIC HEARINGS ON QUESTION OF ANNEXATION OF CERTAIN AREAS PURSUANT TO G.S. 160A-31, AS AMENDED (86-11-24/R-3)

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Municipal Building Meeting Room at 7:30 o'clock, p.m. on the 8th day of December, 1986.

Section 2. The area proposed for annexation is described as follows:

Tract I:

BEGINNING at an iron stake in the center of Weaver Dairy Road at the northwest corner of J.M. Tillman Property, and running thence with his line South 4° 40' West 1750 feet to an iron stake in McClamroch's line; thence with the line North 86° West 950 feet to a stake and pointers; thence North 4° 50' East 1885 feet to a point in the center of said road; thence along and with the center of said Weaver Dairy Road South 50° 20' East 300 feet to an iron stake; thence continuing with the center of said road North 87° 15' East 643 feet to the BEGINNING, and containing 35.10 acres, more or less, as shown on plat and survey of property of Southgate Jones heirs, dated August 1950, by Ralph Weaver, Registered Surveyor.

This property is the same property conveyed to Grantor by Kermit H. Hunter (single) on 28 May 1952 and recorded in Deed Book 140, page 564, Orange County Registry.

Tract II:

BEGINNING at a large hickory North 86 West 1638 feet from an iron stake in McClamroch's line, (said stake also being South 4° 40' West 1750 feet from an iron stake in the center of Weaver Dairy Road at the northwest corner of J. M. Tillman's property), and running thence from said large hickory North 4° 40' East 2335 feet to a rock; thence South 86° East 125 feet to another iron; thence from said other iron North 33° East 80 feet to an iron stake in the center of Weaver Dairy Road; thence along and with the center of said Weaver Dairy Road South 23° East 222 feet to an iron in the center of said road; thence along and with the center of said South 34° East 150 to an iron; thence along and with the center of Weaver Dairy Road 48° East 368 feet to an iron in the center of said road; thence along and with the western line of land willed to Thomas Decatur Jones, III, South 4° 50' West 1885 feet to a stake in McClamroch's line; thence North 86° West 688 feet to the large hickory, the point and place of BEGINNING, and containing 35.10 acres, more or less, as shown on plat of property of Southgate Jones heirs date 28 August 1950, by J. Ralph Weaver, Registered Surveyor.

This property is the same property conveyed to Grantor by Kermit Hunter and wife, Josephine Hunter, on 3 September 1953 and recorded in Deed Book 148, Page 79, Orange County Registry.

SAVING AND EXCEPTING from the above tracts the following deed from Grantor to the Town of Chapel Hill on 21 December 1978 and recorded in Book 300, Page 274, Orange County Registry:

BEING a small lot or parcel of land, containing Two Thousand Five Hundred (2,500) square feet, and being a portion of 70.2 acres of land owned by the Grantor, which lot or parcel is situated on the boundary between the Grantor's property and a certain tract or parcel of land owned by the Town of Chapel Hill, consisting of 49.54 acres, more or less, and known as Cedar Falls Park, and situated a short distance south of Weaver Dairy Road (State Road 1733) and more particularly described as follows: The BEGINNING point of this lot is established by measuring a distance from a point in the southern right-of-way line of Weaver Dairy Road, located on the existing Baity property line, and measuring from said point South 29° 37' West a distance of 36.19 feet to the point and place of BEGINNING, running thence South 01° 06' 05" West 193.35 feet to an iron pin in the line of the property of the Town of Chapel Hill; running thence North 01° 06' 05" East 12.93 feet to a concrete monument; running thence South 88° 23' East with the property line of the Town of Chapel Hill, a distance of 193.35 feet to an iron pin, the same being the point and place of BEGINNING.

BE IT FURTHER RESOLVED that a public hearing on the question of zoning for the above-mentioned area will be held at the Municipal Building Meeting Room at 7:30 o'clock, p.m. on the twelfth day of January, 1987.

Section 3. Notice of said public hearing shall be published in the Chapel Hill Newspaper, a newspaper having a general circulation in the Town of Chapel Hill, at least ten (10) days prior to the date of said public hearing.

This the 24th day of November, 1986.

Municipal Agreement with NCDOT for Bypass Improvements

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT RESOLUTION 86-11-24/R-4.

Council Member Godschalk spoke in support of the resolution but wondered if Carrboro had ever been asked to participate in the program.

Manager Taylor said that it had been thought about but that no Council action had been taken. He said even if Carrboro were to participate it would not change the level of participation of Chapel Hill.

Council Member Howes said it was desirable to have Carrboro participate but agreed that the level of Chapel Hill's participation should not change. He also pointed out that the University would benefit from the improvements to the Bypass and that participation from them might also be explored.

Manager Taylor said that if the Council wished to ask the University and Town of Carrboro to participate in the program he could prepare a resolution to that affect for the Council to consider at the next meeting. The Council agreed.

Council Member Preston said she was glad to see the Council taking action on the Bypass improvements as it was one of the top concerns noted in the recent Bond Election.

THE MOTION PASSED UNANIMOUSLY, (9-0).

The resolution, as adopted, reads as follows:

A RESOLUTION AUTHORIZING THE MAYOR AND CLERK TO EXECUTE A MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION REGARDING STATE PROJECT 8.1500601 (U-2003) (86-11-24/R-4)

WHEREAS, the Town of Chapel Hill has proposed to participate in the amount of \$1,000,000 in the cost of construction of Project 8.1500601, Orange County, said project to consist of the improvement of U.S. 15-501/N.C. 54 Bypass from west of Carrboro to U.S. 15-501 Business north of Chapel Hill; and

WHEREAS, the Department has agreed to include said project in the Department's "Transportation Improvement Program" showing construction to start in Fiscal Year 1989 and agrees to make a "best faith effort" to meet this schedule;

NOW, THEREFORE, BE IT RESOLVED that Project 8.1500601, Orange County, is hereby formally approved by the Town Council of the Municipality of Chapel Hill and that the Mayor and Clerk of this Municipality are hereby empowered to sign and execute the Agreement with the Department of Transportation.

This the 24th day of November, 1986.

Consent Agenda

Council Member Pasquini asked that item 10(a) be removed from the consent agenda.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ADOPT RESOLUTION 86-11-24/R-5 MINUS ITEMS A & B. THE MOTION PASSED UNANIMOUSLY, (9-0).

The resolution and ordinance as adopted, read as follows:

A RESOLUTION APPROVING VARIOUS ORDINANCES AND A RESOLUTION ON THE CONSENT AGENDA (86-11-24/R-5)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby approves the following ordinances and resolution as submitted for the November 24, 1986 Town Council agenda:

c. Addition to Soil Erosion and Sedimentation Ordinance. (0-3)

This the 24th day of November, 1986.

AN ORDINANCE AMENDING THE CHAPEL HILL SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE (86-11-24/O-3)

BE IT ORDAINED by the Council of the Town of Chapel Hill that the Council hereby amends the Chapel Hill Soil Erosion and Sedimentation Control Ordinance (86-9-22/O-2) by adding the following section in appropriate sequence:

Section 20 Compliance with Plan Requirements

Any person engaged in land-disturbing activities who fails to file a plan in accordance with this ordinance, or who conducts a land-disturbing activity except in accordance with provisions of an approved plan shall be deemed in violation of this ordinance.

This the 24th day of November, 1986.

Referral of Mill Race Subdivision Application to Planning Board

Council Member Pasquini asked why the Manager was proposing to send the application back to the Planning Board. Manager Taylor said that after the public hearing before the Council the staff and developer had made drastic changes in the proposal. He said that the Planning Board had recommended denial of the previous proposal and since there had been changes to the plans he felt the Planning Board should review the changes.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADOPT RESOLUTION 86-11-24/R-6. THE MOTION PASSED UNANIMOUSLY, (9-0).

The resolution, as adopted, reads as follows:

A RESOLUTION REFERRING THE MILL RACE SUBDIVISION APPLICATION TO THE CHAPEL HILL PLANNING BOARD (86-11-24/R-6)

WHEREAS the application for preliminary plat approval for Mill Race subdivision was reviewed by the Chapel Hill Town Council on October 22, 1986; and

WHEREAS the recommendation of the Chapel Hill Planning Board was that the Council deny said application; and

WHEREAS the Council expressed concerns about the design of the proposed subdivision, and requested that the applicant revise the application; and

WHEREAS the application is being revised in a manner that may address the concerns of the Planning Board;

NOW THEREFORE BE IT RESOLVED by the Council of the Town of Chapel Hill that the revised Mill Race Subdivision application be referred to the Chapel Hill Planning Board for its review and recommendation to the Council.

This the 24th day of November, 1986.

Boards and Commissions

PARKS AND RECREATION COMMISSION

Council Member Howes nominated Richard Baddour.

For one seat on the Parks and Recreation Commission the following vote was taken.

Richard Baddour (8) Andresen, Howes, Pasquini, Preston, Smith, Thorpe, Wallace, Werner

Leandra Bedini (1) Godschalk

Richard Baddour was appointed.

COMMUNITY APPEARANCE COMMISSION

Council Member Howes nominated Larry Touchstone.

Executive Session

COUNCIL MEMBER THORPE MOVED, SECONDED BY COUNCIL MEMBER PRESTON TO ADJOURN TO EXECUTIVE SESSION TO DISCUSS LITIGATION AND THE INTEREST IN ACQUISITION OF REAL PROPERTY. THE MOTION PASSED UNANIMOUSLY, (9-0).

The meeting adjourned to executive session at 9:22 p.m.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER THORPE TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY, (9-0).

The meeting adjourned at 9:55 p.m.