

A special meeting of the Carrboro Board of Aldermen was held on Wednesday, May 28, 2003 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor Pro Tem	Alex Zaffron
Aldermen	Joal Hall Broun
	Jacquelyn Gist
	John Herrera
	Diana McDuffee
	Alex Zaffron
Interim Town Manager/	Michael B. Brough
Town Attorney	
Town Clerk	Sarah C. Williamson

Absent:

Mayor	Michael Nelson
Aldermen	Mark Dorosin

CONTINUATION OF PUBLIC HEARING: WINMORE VILLAGE MIXED USE CONDITIONAL USE DISTRICT REZONING AND WINMORE VILLAGE MIXED USE ARCHITECTURALLY INTEGRATED SUBDIVISION CONDITIONAL USE PERMIT

Winmore Land Management, LLC submitted a petition to rezone 65.85 acres from R-20 to Village Mixed Use Conditional Use District and also submitted an application for a conditional use permit to allow a Village Mixed Use Architecturally Integrated Subdivision. It is necessary for the Board of Aldermen to hold a public hearing on these matters before taking action. This was a continuation of the public hearing held on May 27, 2003.

Julie McClintock, representing the Friends of Bolin Creek, was sworn in. She requested control of storm water into Bolin Creek. The Friends recommend that storm water construction plans be approved prior to issuance of the conditional use permit; that the Town receive additional advice on storm water plans; make the Town responsible for storm water receptors; insist on updated FEMA maps; clarify the maintenance requirements of the storm captors; and describe who will be responsible for maintenance of them; request the Town Engineer to allow generous margin for error in storm water calculations; recommend catch all of the two-year storm for the first one inch of rain; design for the two-year storm and control for the ten-year storm; control the silt and nitrogen into Bolin Creek; build in volume controls; improve the number of storm water holding areas; look at alternative lot configuration to reduce impervious surface; and redesign the roadway to avoid a stream crossing.

Robert Dowling was sworn in. He stated that Orange Community Housing and Land Trust Board has conceptually agreed to work with the developer on the cooperative housing component in collaboration with Weaver Community Housing Association. The developers have agreed to donate the land for the affordable housing. As a resident of Carrboro, he stated that he is concerned about the health of Bolin Creek. Would support the Winmore application as long as Bolin Creek is protected. Need to develop intensely where development is allowed.

Christine Cotton, a resident of Arbor Creek Court, was sworn in. Requested delay of the rezoning until the complete development plan comes before the Town.

Marsha Guido, a resident of Hogan Woods Circle, was sworn in. She read a statement from John Anderson requesting denial of the rezoning because of its significant impact on the environment; high density development should not be built this close to Bolin Creek; all phases of the development should be considered at once to see the entire impact of the development.

Dave Laubscher, a resident of Arbor Court, was sworn in. He asked if Homestead Road could accommodate this development; are we at the threshold that the road cannot accommodate the amount of traffic generated by this development. He stated concern that improvements to Homestead Road have been delayed.

Scott Buddingfield, a resident of 107 Hogan Woods Circle, was sworn in. All phases of this project should be reviewed at once; expressed concern about the traffic generated by Winmore on child-filled streets; careful attention should be paid to the carrying capacity of streets.

Nancy Kuenzli, a resident of Hogan Woods Circle, was sworn in. In order to ensure a successful VMU development, the traffic impact of all phases of the Winmore development need to be considered as a single project. There is no mass transit infrastructure in place to support Winmore; there is inadequate traffic access from Homestead Road to support Winmore, Phase I; there is clearly intent to develop Winmore Phases II and III. If the Board approves the Winmore proposal without demanding study of the traffic impact of plans that already exist for subsequent phases of the same project, the Board will be endangering the public safety of Carrboro residents by using incomplete traffic studies in its endorsement of the Winmore proposal. Urged the Board to deny this application as only a partial plan and send the application back for further analysis by city planners, especially with regard to the traffic impact of all the phases of the Winmore development on both Homestead Road and surrounding residential streets. She stated support for the village mixed-use development concept, but expressed concern about the small playfield. Urged that the playfields be redesigned to provide safe playfields for children.

Deborah Russo, a resident of Hogan Woods Circle, was sworn in. Feels that there will be cut-through traffic through Lake Hogan Farms to get to Homestead Road; urged that the Board vote against Winmore.

Monica Steinudl, a resident of Painted Turtle, was sworn in. Urged that the Board strongly consider the impact of Winmore on the area's infrastructure and school system. Feels that the Board will be negligent if it does not consider the affect of this development on the schools.

Kevin Szogas, a resident of South Fields Circle, was sworn in. Urged the Board to consider all phases of Winmore at once. Feels that the stores in Winmore will not be utilized. Residents will have to drive since mass transit will not be available. People will have to drive to outside grocery stores, as Winmore is not a walkable, self-sufficient development. Winmore is not Walkable - will not reduce auto use, no mass transit; will not provide additional open space. Winmore should be denied.

Deborah Bettingfell, was sworn in. She read a statement from Grover Cable, a resident of Hogan Woods Circle. Careful attention should be paid to a statement in the Vision 2020 document: "Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs ". Stated that all phases of this development should be considered at once.

John Cotton, a resident of Arbor Creek Court, all phases of this development should be considered together. This project would force people to drive to reach services. Presented a petition containing the names of 160 citizens requesting that the rezoning and conditional use permit be denied because Winmore will generate excessive traffic over inadequately sized roads in the surrounding communities—decreasing the safety and walkability of the less dense and pre-existing neighborhood. Winmore will exacerbate the problem of a school system that already exceeds capacity. Winmore will potentially damage the ecologically sensitive Bolin Creek watershed. Winmore will not meet the objective of functioning as a village, as defined by the Carrboro Facilitated Small Area Plan.

Joe Wander, a resident of 115 Hogan Woods Circle, was sworn in. Feels the Winmore development is a bad plan and the complete development should be considered together.

Shirley Marshall, a resident of 205 D W. Poplar Avenue, was sworn in. She spoke in support of the development. The County must provide seats in schools—not the Town. Winmore represents community living with affordable housing.

Kim Fahs, a resident of 8401 Inverness Way and representing the Homeowners of the Transition Area (HOTZ), was sworn. She stated support for the concept of a natural urban landscape or nature preserve to be developed on a portion of the Horace Williams property adjacent to the proposed Winmore development. HOTZ has voted and decided to support the Nature Preserve proposal as a step in the right direction.

James Carnahan, a resident of 122 Oak Street, was sworn in. He requested that the Board support the rezoning and conditional use permit. He stated that the village mixed use was not supposed to be a self-sustaining development. Every step should be taken to integrate this development with the rest of the environment, and stated that he has concerns about the storm water management.

Jean Earnhardt, a resident of 600 Bolin Brook, was sworn in. Feels this development is right for this piece of land. She pointed out the small amount of remaining undeveloped land in the northern transition.

Maria Savasta-Kennedy, a resident of 404 Hogan Woods Circle, was sworn in. She asked the Town to do an independent storm water study; study the impact of people coming in to this development on Homestead Road; urged the Board not to rely on a homeowners association to manage the storm water; and stated that the crucial questions need to be addressed before the Board votes.

Tommy Griffin, a UNC employee and member of the Employee Forum, stated that the Forum had adopted a resolution in support of the Winmore project because it will provide affordable and reasonably priced housing for University staff.

Frank Phoenix, representing Habitat for Humanity, was sworn in. He spoke in support of this development, as it will provide affordable housing opportunities in a multi-housing type development.

[Alderman Herrera arrived at the meeting.]

David Godschalk, a professor of land use planning, was sworn in. He stated that areas should be designated for growth and conservation. Believes Winmore is smart growth, reducing sprawl, offering affordable housing, choice of housing, will be walkable, neighborly and inclusionary. It will be a short journey to schools, will conserve land, environmentally friendly and provides protection of natural areas, is a high quality development, and should reduce transit impacts.

Tom Wills, a resident of 600 Brandywine Road, was sworn in. He spoke in favor of the development. It is commendable that the developer will require green building techniques and stated that the residents of Camden don't seem to be taking care of storm water problems prior to construction of Winmore.

Milt Rhodes, with the N.C. Smart Growth Alliance, was sworn in. He stated that the Alliance advocates for local citizens and stakeholders having a role in decision making. Also, the Alliance advocates for the mixed use and higher density projects that enable transportation choices and for a development process that is fair and predictable.

Jim Rubun was sworn in. He applauded the Town for using small growth principles; stated he has mixed feelings about Winmore; is in support of traffic improvements and storm water management. He asked if the Town could request bus service to this area; stated that it is important to keep Bolin Creek healthy; to limit impervious surface; and the playfields should be removed from the buffer.

Linda Haac was sworn in. She suggested that the developer's presentation should have been started earlier in the evening to give citizens the opportunity to speak earlier. She stated that the Board's decision on this development will determine the health of Bolin Creek; urged the Board to honor its resolution supporting the health of Bolin Creek; stated that the Board should look at the tax structure of the town; stated concern about traffic, sidewalks and storm water runoff; and asked if Carrboro is prepared to provide town services to this area.

Walter Huvener, a resident of Hogan Woods Circle, was sworn in. He stated that it is a well-designed community, and urged the Board to study the traffic information.

John Schrom, with John R. McAdams Co., was sworn in. He emphasized that the flow calculations are not based on FEMA regulations. The Town Engineer has approved the storm water management plan. The storm water captors are a best management practice and benefit the site by preserving trees. The developer has obtained a statement from an environmental firm that acknowledges the firm's ability and intention to perform maintenance on the water quality facilities on the site. The flooding is not occurring on the Winmore property. Winmore will not affect Camden Creek.

Nancy Salmon, speaking for Haiyan Gao, a resident of N. Hawick, stated that Winmore would look like it is a high-density community built upon an environmentally sensitive area with no access to any public transportation. This development will have a negative impact on the schools. The Chapel Hill-Carrboro school district just went through the redistribution process which was a hard and painful process. It was divisive and had generated hard feelings among many residents of the community. The development plans for Winmore do not include plans and discussions about schools. Students from neighboring subdivisions will not be able to walk to the high school because of the heavy traffic from Winmore. She also spoke for Betty Kent who speaks against the Winmore development because of its impact on the environment, its impact on the schools, and safety issue of making a left turn from the proposed development onto Homestead Road.

Tony Sease, a resident of Southern Village, was sworn in. He suggested that the Board consider the concerns of citizens exclusive of growth management issues; he cautioned the Board to evaluate the merits of this project on the holistic evaluation of a sustainable land use pattern that can adapt and evolve over time; and encouraged the Board to support the project.

Cara Crisler, Executive Director of the N.C. Smart Growth Alliance, was sworn in. She commended the Town in supporting smart growth and stated that the village mixed use development is a good idea

Caleb Southern, a resident of Durham, was sworn in. He urged the Board to find a way to make Winmore work and supports the VMU process.

James Stewart, a resident of 114 Hogan Woods Circle, was sworn in. He suggested that town staff look at whether the infrastructure is sufficient to support the Winmore development; is the water infrastructure sufficient; is there sufficient technology to provide emergency services to this area; questioned the use of new technology for bridge construction; and requested that the Town review studies prepared by Appalachian State and N.C. State University in relation to this type development and the issue of crime and the cost to support it.

Herman Green, a member of the development team, was sworn in. He commended the citizens for their input on this development. He has devoted his life to developing an ecological society. He said that they are attempting to have solar hot water heaters in all the houses in Winmore.

MOTION BY JOHN HERRERA AND SECONDED BY JOAL HALL BROWN TO CONTINUE THIS PUBLIC HEARING ON JUNE 3, 2003. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (NELSON, DOROSIN).

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO
ADJOURN THE MEETING AT 10:30 P.M. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (NELSON,
DOROSIN)

Mayor Pro Tem

Town Clerk