



AGENDA
HILLSBOROUGH TOWN BOARD
December 10, 2007
7:00 PM, Town Barn

COMPLIANCE WITH THE "AMERICANS WITH DISABILITIES ACT" interpreter services and/or special sound equipment are available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 732-1270.

1. PUBLIC CHARGE

The Hillsborough Board of Commissioners pledges to the citizens of Hillsborough its respect. The Board asks its citizens to conduct themselves in a respectful, courteous manner, both with the Board and with fellow citizens. At any time should any member of the Board or any citizen fail to observe this public charge, the Mayor or their designee will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Mayor or their designee will recess the meeting until such time that a genuine commitment to this public charge is observed.

COMMENTS FROM MAYOR STEVENS

OATHS OF OFFICE

1. **MAYOR TOM STEVENS**
2. **COMMISSIONER EVELYN LLOYD**
3. **COMMISSIONER L. ERIC HALLMAN**
4. **COMMISSIONER BRIAN LOWEN**

RECEPTION FOLLOWING OATHS OF OFFICE

INTERVIEW: Interview volunteers to fill vacancies on the Historic District Commission (2 vacancies) and on the Planning Board (2 current vacancies)

2. AUDIENCE COMMENTS REGARDING MATTERS NOT ON THE PRINTED AGENDA

3. AGENDA CHANGES & AGENDA APPROVAL

4. PUBLIC HEARING (HEARING CANCELLED – Notice Error**)**

- A. Public Hearing to gather public comment regarding an Ordinance to condemn dwelling at 106 US 70 East for Minimum Housing Code Violation

5. APPOINTMENTS

- A. Selection of Mayor ProTem
- B. Committee Assignments for the Mayor and Town Board
- C. Consider appointments to fill vacancies on the Historic District Commission
- D. Consider appointments to fill vacancies on the Planning Board

6. COMMITTEE REPORTS (*Critical*)

7. REPORT FROM THE TOWN MANAGER

8. DEPARTMENTAL REPORTS

Attachment 8

9. ITEMS FOR DECISION – CONSENT AGENDA

- A. Consider Approval of the Minutes of the October 8, 2007 Regular Board Meeting, the October 8, 2007 Closed Session, the October 18, 2007 Public Hearing, the October 22, 2007 Monthly Workshop, and the November 8, 2007 Land Use Plan Hearing *Attachment 9.A*
- B. Consider acceptance of sewer utilities for Millstone Drive Sewer Extension Project and start of 1 year warranty *Attachment 9.B*

- C. Adoption of Section 160A-383 consistency statement for Ordinance deleting Section 2.15 of the Zoning Ordinance *Attachment 9.C*
- D. Consideration of an Ordinance deleting Section 2.15 of the Zoning Ordinance, Planned Unit Development District *Attachment 9.D*
- E. Adoption of Section 160A-383 consistency statement for Ordinance deleting Section 2.18 and 5.28 of the Zoning Ordinance *Attachment 9.E*
- F. Consideration of an Ordinance deleting Section 2.18 and 5.28 of the Zoning Ordinance, Entranceway Overlay District and Standards *Attachment 9.F*
- G. Adoption of Section 160A-383 consistency statement for Ordinance amending 3.4.1 of the Zoning Ordinance *Attachment 9.G*
- H. Consideration of an Ordinance amending Section 3.4.1 of the Zoning Ordinance, to delete Barbershop and Beauty Parlors as specifically listed uses *Attachment 9.H*
- I. Authorize the submittal of a joint PARTF grant application with Orange County for funding to construct Fariview Park *Attachment 9.I*
- J. Consider approval of amendment to the 2008 Town Board Meeting Schedule to include Budget Workshop dates *Attachment 9.J*
- K. Consideration of amendment to Chapter 14, Section 8 Deposits, of the Town Code *Attachment 9.K*

10. ITEMS FOR DECISION – REGULAR AGENDA

- A. Douglas Dwyer would like to address the Board regarding designating a loading area in front of 133 East King Street *Attachment 10.A*
- B. Jim Yamin of The Banks Law Firm would like to address the Board regarding the development of a 90-unit affordable apartment development for seniors 55-and-older on a roughly 11-acre subdivided tract of land at the intersection of Highway 86 and Business 70 in Hillsborough *Attachment 10.B*
- C. Consideration of an Ordinance amending the Zoning Map to designate .51 acres on W. King Street as Central Commercial rather than Residential 20 (Colonial Inn, TMBL 4.36.A,4a) *Attachment 10.C*
- D. Consideration of a Resolution adopting the Future Land Use Plan and Map *Attachment 10.D*
- E. Consideration of an Ordinance amending Section 4.14.1.b of the Zoning Ordinance, the outside play area requirement for daycare centers *Attachment 10.E*
- F. Consideration of a Resolution adopting the revised Master Parks and Recreation Plan *Attachment 10.F*
- G. Discussion of whether to schedule a short term moratorium (from January to March) on site plan applications during the review of amendments modifying the review process *Attachment 10.G*
- H. Discuss possible provision of residential solid waste collection of unincorporated parts of Locust Street and Tulip Tree *Attachment 10.H*
- I. Update on construction and financing schedules/options for upcoming projects and equipment purchases *Attachment 10.I*

11. CLOSED SESSION

- A. Closed Session as authorized by North Carolina General Statute Section 143-318.11 (3) to meet with Town Attorney regarding potential Litigation arising from delinquent Food and Beverage Tax Payments and failure to file Food and Beverage Tax Reports
- B. Closed Session as authorized by North Carolina General Statute Section 143-318.11 (5) regarding Property Acquisition (Riverwalk)
- C. Closed Session as authorized by North Carolina General Statute Section 143-318.11 (5) regarding Property Acquisition (Potential Economic Development)
- D. Closed Session as authorized by North Carolina General Statute Section 143-318.11 (3) to meet with Town Attorney regarding current Litigation Robins v. Town of Hillsborough (Asphalt Plant)

12. ADJOURN