

Alderman Walters stated that there has been discussion that a full time salaried director for recreation will be needed soon; that public support through a tax levy has been mentioned for a later date; that the time is close when some form of solid support will be sought.

Alderman Giduz stated that the evaluation study by the Employment Security Commission will soon be finished and that in view of the new budget that a pay scale should be studied by the Finance Committee. Town Manager was requested to investigate and report at the next meeting.

Alderman Giduz stated that an informal option should be taken by the Town on the triangular piece of property located on Airport Road, as proposed to be used as a site for a new Town Hall building; that the committee investigate the matter and take action.

There being no further business to be considered at this time, the meeting was adjourned at 9:07 P.M. o'clock.

Mayor Protem

Mary Honeyay Town Clerk

March 28, 1961

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MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Regular Meeting in the Town Hall on April 10, 1961, at 7:30 P.M., o'clock with the following present: Mayor Cornwell; Aldermen Robinson, Giduz, Strowd, McClamroch, Wager, and Walters; Assistant Town Manager Stewart. Absent: Town Manager Rose and Town Attorney LeGrand.

Minutes of March 28, 1961, were approved as read on a motion by Alderman Walters, seconded by Aldermen McClamroch, and passed.

Oral Petitions: Re: Special Use Permit - Moody Trailer Court NC 86
Mr. Vilas I. Moody appeared before the Board. He stated that he has met all the requirements as outlined for him to do in order to get a Special Use Permit; that he has complied and performed with the Zoning Ordinance requirements. A group of adjacent property owners appeared before the Board. They presented a signed petition which represents 100% of the property owners all opposing Mr. Moody's request for a Special Use Permit in N. Forest Hills Subdivision, also letters from three local realtors who stated it would depreciate property values in that area. Alderman McClamroch moved that the Board reverse the decision of the Planning Board, and disallow the Special Use Permit, seconded by Alderman Wager, and unanimously passed.

Mr. George Welsh, Tenney Circle appeared before the Board to discuss the possibility of an apartment house being constructed at the end of East Rosemary Street on area sold by Harriss Land Company. He inquired as to what action the residents of the neighborhood could take to keep the area residential. The Board stated that they could consult the Planning Board about rezoning to RA-20.

Letter from Mrs. O. A. Pickett, Jr.

The Board discussed the letter received in opposition to marquees being installed in front of business buildings as it tends to destroy the natural beauty effect of the town which outsiders have admired for many years. Alderman Giduz moved that the letter be received, seconded by Alderman Walters, and passed.

Housing Conditions in Chapel Hill

A letter was read from the Episcopal Church Women of Chapel of the Cross; they stated that housing conditions on W. Rosemary Street have been found to be in need of investigation; that some of the local agencies have also discussed this need. Alderman Giduz

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moved that this letter request be accepted, seconded by Alderman Robinson, and passed. Building Inspector was requested to get information in the matter.

E. L. Gray - Duke Power Company Switching Station

The Board reviewed the petition presented by E. L. Gray and signed by five property owners of adjacent property who asked that the Board go on record as requesting the Duke Power Company to seek a route for high tension lines to avoid going through the proposed residential areas South of Morgan Creek as follows: new development known as Farrington Hill, Laurel Hill Subdivision, Sec. 2, and Upper Morgan Creek Development. Alderman Walters moved that a Resolution be adopted by the Board to urge Duke Power Company to build the high tension lines to avoid going through the proposed residential property in the area described above, seconded by Alderman McClamroch, and unanimously adopted.

Stuart Chapin, 206 Burlage Drive

Mr. Chapin requested that as the curb and gutter work is in progress by his home, that the Town extend the curb along from his Burlage-Cedar corner along on Cedar Street for which he will pay the extra assessment. Alderman Strowd moved that the Town proceed with Mr. Chapin's request, seconded by Alderman Wager, and passed.

MONTHLY REPORTS:

Report of Auditor

Mr. E. E. Peacock stated that he has examined the March 1961 vouchers and found them to be in order and properly supported; that tax collections for March 1959 were 82.81% on \$220.931 (General Fund) and for the same period 1960 were 79.69% on \$246,726 " " a difference of 3.12%.

Report of Planning Board

Laurel Hills Subdivision, Sec. II, Preliminary Sketch

Alderman Wager moved that the Board accept the recommendation of the Planning Board to defer action until a street system can be studied for the entire area, seconded by Alderman McClamroch, and passed.

Report of Health Department - Was examined.

Report of Recorder's Court - Was examined.

Report of Police Department - Was examined.

Report of Fire Department - Was examined.

Town Attorney:

The Board stated that copies of the ordinances as revised and compiled have been received, but in the absence of the Town Attorney, no action would be taken at this time.

Alderman Walters moved the adoption of the following:

AN ORDINANCE AMENDING THE "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS", as adopted March 14, 1955, and as subsequently amended, so as to REZONE THE AREA HEREINAFTER DESCRIBED FROM "AGRICULTURAL" to "RA-20, RESIDENTIAL."

WHEREAS, after due advertisement as provided by law, a joint public hearing was duly called and held by the Board of Aldermen and the Planning Board of the Town of Chapel Hill, on February 27, 1961, to consider request for rezoning the area hereinafter described from AGRICULTURAL to RA-20, RESIDENTIAL; and,

WHEREAS, following said public hearing the Planning Board of the Town of Chapel Hill recommended to the Board of Aldermen the rezoning of the area hereinafter described, as requested, from Agricultural to RA-20, Residential; and,

WHEREAS, thereafter, the Board of Aldermen adopted the recommendation of the Planning Board with respect to the rezoning of said area;

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill:

SECTION I.

That the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", as adopted March 14, 1955, and as subsequently amended, be and the same is hereby further amended so that the following area be and the same is hereby rezoned from Agricultural to RA-20, Residential, and that the uses permitted in areas designated as RA-20, Residential, as set forth in said zoning ordinance, shall hereafter apply to the following described area:

BEGINNING at the center of Morgan Creek, the northeast corner of the Proposed Farrington Hills Subdivision: running thence with the eastern property line of the Farrington Hills Subdivision South 1 deg. 05' 10" West 1825 feet; thence South 21 deg. 35' 30" West 1644 feet; thence North 75 deg. 30' 1856 feet; thence North 1808 feet; thence East 4600 feet; thence North 1881 feet to the center of Morgan Creek; thence northwestward with the meanders of Morgan Creek 660 feet; thence West across the oxbow below Chapel Hill Sewage Treatment Plant about 1300 feet to the center of Morgan Creek; thence southwestward (upstream) with the meanders of Morgan Creek about 3300 feet to the Beginning.

SECTION II.

All ordinances, laws and clauses of laws in conflict herewith are hereby repealed.

This the 10 day of April, 1961.

seconded by Alderman McClellan, and unanimously adopted.

Town Manager:

Right of Way Costs - Highway #54

Assistant Town Manager stated that he has talked with Mr. Babcock of the State Highway Department at the request of Town Manager Rose and advised them that this Board would like an extension of time due to illness of Town Manager; that Mr. Babcock stated they would hold the request for cost participation, for the present, but would like to know something soon. The Board took no action at this time.

Re: Tax Refunds - Oh Boy Restaurant

The Board discussed the matter of reduced property valuations as recommended by the Tax Supervisor of Orange County and the advisability of consulting with the Board of Review and Equalization. Action was postponed at this time.

Re: Proposed Thoroughfare Link

The proposed link to be constructed by Security Construction Company was discussed. The Preliminary Sketch showed a 60' R/W Road. They have modified the location and increased R/W to 90' to conform with the Town's thoroughfare plan, and are willing to dedicate the 90' road if the Town will participate in the costs involved. The Board stated that as it is outside the Town, the Board has no jurisdiction in the matter.

Employment Security Commission - Job Classification Program

The Board stated that now the revaluation procedure has been finished that the findings should be put in a mimeographed book form that it would cost around \$150 (100 sheets @ \$1.50 per sheet). Alderman Wager moved that the Board authorize the expenditure, seconded by Alderman Walters, and passed. Mr. Donald Mayman will set a salary scale, it was stated, before new budget time.

Committee Reports: Alderman Robinson, chairman of the Street Committee stated the committee went to Craig Street on the south side where water stands and presents an unsanitary condition; that it is on a vacant lot and comes from Sunset and Nunn; needs about an 18" pipe under the road. Alderman Robinson moved that the Town proceed with correcting this situation,

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seconded by Alderman Walters, and passed.

New Business:

Alderman Robinson stated that residents of Church Street oppose apartment houses built there (now RA-6 zoning), also discussed need for storm sewer from Rosemary to Roberson which affects McDuffie's property on Graham Street.

Alderman Strowd stated that the committee appointed to investigate the building site (Strowd, Walters & McClamroch) for a new town hall on the triangular property at Carr Street and Airport Road, will report something soon.

Alderman Giduz discussed the need for all registered voters to be advised by postal cards of the correct voting precinct as the three precincts have been made into five precincts to conform to the setup by the County. The possibility of the League of Women Voters assisting the Registrars was considered. Alderman Giduz moved that these cards be mailed out as discussed, seconded by Alderman McClamroch, and passed. Mayor Cornwell appointed the following committee to compose the message to be printed on the cards: Alderman Giduz, chairman, Alderman Strowd and himself.

Alderman Giduz moved that the Finance Committee consider new sources of revenue for municipalities with the new budget needs in view, seconded by Alderman McClamroch, and passed. Alderman Giduz requested that the matter be considered immediately.

Municipal Sales Tax Exemption

Town Manager has written to Raleigh to Davetta Steed urging that municipalities remain exempt from State Sales Tax, however, the Board stated that it might be advisable to send a representative or two. Aldermen Wager and McClamroch plan to go to Raleigh on April 12th.

Alderman Wager stated that in view of the approaching municipal election that more advertising could be given to the Bond Issue. Alderman moved that a message be composed and a press release made, seconded by Alderman McClamroch, and passed. Aldermen Wager, Giduz and McClamroch agreed to prepare and review the resolution to be released.

Alderman McClamroch questioned the location of the stop sign at Laurel Hill Road at Country Club Road.

Walters

Alderman stated that a full time salaried Recreation Director should be considered for the next fiscal year. The matter will be discussed by the Finance Committee - that sources other than ad valorem taxes be reviewed.

Alderman Strowd stated that curb and gutter installation on streets connecting to streets that someday be considered in long range planning, should be carefully considered and not just a temporary planning be made.

Alderman Robinson stated that the swimming pool on Robinson Street is progressing fairly well; that they are endeavoring to raise funds to meet unpaid electric and plumbing bills.

There being no further business to be considered at this time, the meeting was adjourned at 9:17 P.M. o'clock.

Clara K. Cornwell Mayor

Mary Doney Town Clerk

April 10, 1961