MINUTES OF THE SPECIAL MEETING OF THE BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL
IN THE TOWN HALL ON APRIL 30, 1941

Book 6, Page 935

The Board of Aldermen held a joint meeting with the Zoning Board on Wednesday afternoon, April 30, in the Town Hall. Mayor Foushee presided and the following Aldermen were present: Messrs. G. B. Hellen, P. H. Robertson, R. W. Madry, F. O. Bowman and R. J. M. Hobbs. P. L. Burch was absent. Members of the Zoning Board present were Messrs. Louis Graves, R. P. McClamroch, A. W. Hobbs and A. C. Pickard.

Subject: Report by Colonel Pratt on proposal for Planning Commission.

Colonel Pratt stated that at a recent Town meeting a committee was appointed to draft a proposal for a Town Planning Commission, and at the last Town meeting this committee's report was given and is as follows:

The report is signed by John M. Booker (chairman), W. D. Carmichael, Jr., Clyde Eubanks, Joseph Hyde Pratt, and H. G. Baity.

Resolved:

1) that the Town Hall Meeting recommend to the Mayor and the Board of Aldermen that they appoint a Town-Planning Commission of five members, which shall elect its own chairman;

2) that the vacancies occurring in the membership of this commission be filled by appointments by the Mayor and the Board of Aldermen;

3) that the commission be invested with the authority to perform the following duties and such others as may be assigned it in the future:

a) to recommend the acquisition of properties in the stream valleys around Chapel Hill that are unsuitable for building sites but suitable for parks, and to develop and care for such parks;

b) to study and plan the future zoning of the Town as it grows, leaving, however, the carrying out of zoning ordinances to the existing Board of Adjustment;

c) to plan and carry out the development of parking spaces for cars;

d) to stimulate the improvement of the appearance of the streets, especially in the business section, after securing the advice of the best available consulting architect, whose duty it would be to pass upon the elevations of all renovated or newly erected buildings before they are renovated or erected, with a view to securing harmony in the designs of the various architects employed by the owners;

e) to work in close cooperation with the property owners, the Merchants Association, and the civic clubs.

Dr. Booker reported that he had talked with Mr. Nash in regard to the beautification of the business district and that he suggested the Town have all architects who are interested in competing for the job to submit a plan, and the one

submitting the best plan would be retained as the consulting architect. His fee would be 1% for any improvements made according to his plans.

It was announced that at the next meeting of the Board of Aldermen this subject will be discussed again.

Subject: Changing Zone on Rosemary Street from Business No. 2 to Residence Zone B.

The Mayor stated that the purpose of the meeting was to consider the Zoning Board's proposal that the property on the north side of Rosemary Street from a point 100 feet to the east of Columbia Street to Roberson Lane be changed from Business Zone No. 2 to Residence Zone B, and that the Board desired to meet with the Zoning Board before taking any action on the proposal.

Mr. Louis Graves stated that a good many people in this neighborhood had expressed a desire to have the property in question changed to a residence zone. From the Town's point of view, it was thought that there was enough business property without having to use this for business purposes. From the citizen's point of view, it would appear to be in their interest to have this residential property, as the appearance of the property will be better and also the view from their homes. Other members of the Zoning Board concurred with Mr. Graves' opinion.

Upon motion by Alderman Hellen and seconded by Alderman Bowman, all the Aldermen present voting in the affirmative with the exception of Mr. Robertson, who did not vote, the Board of Aldermen moved to accept the recommendation of the Zoning Board and change the hereinbefore described property on Rosemary Street from Business Zone No. 2 to Residence Zone B.

Subject: Building Line on Rosemary Street.

The Mayor explained that the Zoning Board recommended that the building line or set-back line now existing for business property on Rosemary Street, which is 20 feet on each side of the street, be changed to 10 feet. Upon motion by Alderman Robertson and seconded by Alderman Bowman, all the Aldermen present voting in the affirmative therefor, the Board of Aldermen changed the set-back line on the north side of Rosemary Street from Church to Columbia Street and on the south side of Rosemary Street from Church Street to Henderson Street from 20 feet to 10 feet, from the property line.

Subject: Change of set-back line on East side Columbia Street Between North and Rosemary Streets.

Upon motion by Alderman Hobbs and seconded by Alderman Robertson, all the Aldermen present voting in the affirmative therefor, the Board of Aldermen of the Town of Chapel Hill moved to change the building line or set-back line in Business Zone No. 2 on the East side of Columbia Street between North and Rosemary Streets from 20 feet to 10 feet, from the property line.

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Subject: Alternate Judge for Municipal Election to be Held May 6, 1941.

It was reported that Mr. T. A. Henry might not be able to serve as Judge of Elections and that an alternate should be appointed to serve in the event that Mr. Henry can not serve. Upon motion by Alderman Bowman and seconded by Alderman Madry, the Board of Aldermen appointed Mr. John B. Hocutt as alternate Judge of Elections for the Municipal Election to be held May 6, 1941.

There being no further business, the meeting adjourned.

Town Clerk