

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a regular meeting on February 12, 1962 at 7:30 p.m. with the following present: Mayor McClamroch; Aldermen Walters, Wager, Page, Strowd, Giduz and Robinson; Town Attorney LeGrand and Town Manager Peck.

Minutes - Jan. 23, 1962

Motion by Alderman Giduz, seconded by Alderman Robinson that, because of the absence of the Town Clerk due to sickness, the approval of the January 23, 1962 minutes be delayed until the next meeting. Carried.

Zoning - Masterbilt Homes

Ed Blankstein, representing Masterbilt Homes, explained to the Board that his resubmission of a request for rezoning and special use at this time, after it had been denied in December 1961, was done for the following reasons: He is now trying, through the court, to establish ownership of the property involved for the purpose of the special use request and hopes to have this completed in the very near future; a question of financial responsibility had been raised after the last hearing and several other responsible firm names had been added to this application; the November 1961 application had not specified rezoning to RA-10 of the land for which special use had been requested, and this application corrected that omission. He also stated that he had been requested to submit a construction schedule with his special use request, but that this would depend greatly on the time of year that final approval could be obtained. His request is for Regional Commercial, which he understands probably will not be used, but is the only logical zone now in the zoning ordinance so he requested that, but will accept any other Commercial Zone. He asked that questions by the Board be brought out at the hearing so he would have an opportunity to clear them at that time.

Oakwood Drive

Mr. Lloyd asked that no action be taken on the Oakwood Drive assessment until they have had a chance to study the reports on this matter.

Fire Department

Chief Boone stated that he understood that four firemen were to receive raises in January 1962. There is nothing in the minutes to indicate this and Alderman Wager, chairman of the Finance Committee stated that, as best he remembered, no such action had been taken. Manager Peck said that these men were given a \$14.00/month increase in July 1961. Chief Boone said that he believed it was only \$4.00 per month. The Chief and Manager were asked to check on this and report their findings at the next meeting.

Auditor's Report

Mr. Peacock reported all vouchers in order for November and December 1961.

Traffic - Columbia Street

In order to improve traffic flow on Columbia Street, no parking during the morning rush hour was requested on the West side of S. Columbia Street near Franklin Street. Alderman Giduz moved and Alderman Walters seconded the following:

AN ORDINANCE RELATING TO PARKING ON SOUTH COLUMBIA STREET

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

SECTION I.

That from and after the 12th day of February, 1962, it shall be unlawful to park an automobile or vehicle of any kind on the west side of South Columbia Street within a distance of 275 feet from the southern line of West Franklin Street between the hours of

IAA762

7 A.M. and 9 A.M., exclusive of Sundays.

SECTION II.

Any vehicle of any kind parked in violation of this ordinance may be removed by town authorities and stored at the expense of the owner.

SECTION III.

All ordinances in conflict herewith are hereby repealed.

This the 12 day of February, 1962.

The motion was unanimously adopted.

Off Street Parking Fund

Motion by Alderman Giduz, seconded by Alderman Page that \$15,000 of the money appropriated for off street parking be invested equally in the two local Building and Loan Associations, and that an ordinance be drawn, amending the budget to carry forward the \$13,890.00 appropriated in 1960-61 for off street parking, and to appropriate from contingencies \$1,900.00 to the Social Security Account.

Building Code

Alderman Walters moved and Alderman Robinson seconded the following motion clarifying the adoption of the state building code to specify that it covers residential building:

RESOLUTION RELATING TO THE SCOPE OF THE NORTH CAROLINA STATE BUILDING CODE AS APPLICABLE TO THE TOWN OF CHAPEL HILL AND THE SURROUNDING AREA WITHIN THE PLANNING JURISDICTION OF THE TOWN

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the provisions of the "North Carolina State Building Code", as set forth and provided in the 1958 Edition of the "North Carolina State Building Code", as published by the North Carolina Building Code Council and the North Carolina Department of Insurance, having heretofore been adopted as the official building code for the Town of Chapel Hill, North Carolina, and for the area described in Section 5.82 of Chapter V, Subchapter E. Article 1, of "A Bill to be Entitled an Act to revise and Reorganize the Charter of the Town of Chapel Hill," as enacted by the General Assembly of North Carolina, Session of 1961, shall apply to the following structures within the planning jurisdiction of the Town of Chapel Hill:

- (a) Dwellings: and outbuildings used in connection therewith;
- (b) Apartment buildings used exclusively as the residence of not more than two families.

This the 12 day of February, 1962.

The motion was carried.

Preliminary Sketch, Hidden Hills Subdivision Block "D"

Alderman Page moved, seconded by Alderman Strowd that the recommendation of the Planning Board be accepted and that the preliminary sketch of Hidden Hills, block D be approved for consolidation only, with the understanding that the Final Plat show (1) all lots at not less than standard size for this zone, (2) public street access for all lots, and with the further understanding that (3) when the Final Plat is submitted the strip along the creek will be accepted for public purpose. The motion was carried.

General Outdoor Advertising - Agreement

Motion by Alderman Wager, seconded by Alderman Strowd that the agreement reached between the Town Attorney and the General Outdoor Advertising Company covering removal of billboards, be approved and that the Mayor and Town Clerk be authorized to sign the agreement. The motion was carried.

Housing Authority

Several names were discussed for membership on the Housing Authority. Mayor McClamroch said that he would consider these and any others that the Board members would like to suggest and make his recommendation at the next meeting.

Library

A letter was received from the Chapel Hill Library Board suggesting a library building be included in the Town's planning for development of the Civic Center site on N. Columbia Street, and indicating that such a building is badly needed. Mayor McClamroch said that he would ask the committee appointed to study the possibility of using the Chapel Hill High School building to have a report on this for the March 12 meeting.

Building Inspector

The Town Manager asked if the Board wanted complete building inspection in the Planning Area outside the Town Limits, and stated that if this was wanted that suitable fees be charged to cover the cost making the inspection. The Board asked that a proposal be drawn up in ordinance form to be considered at the next meeting.

Bond Resolution

Alderman Page moved that the following resolution be adopted:

WHEREAS, the Local Government Commission of North Carolina has informed the Board of Aldermen that it has sold in the manner prescribed by law, the bonds hereinafter described, and the the contract of sale contemplates that said bonds shall bear interest as hereinafter provided; NOW, THEREFORE,

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the \$185,000 Street Improvement Bonds dated December 1, 1961, which are to be issued pursuant to the bond ordinance adopted by the Board of Aldermen on December 14, 1959, and the resolution adopted by such Board on January 8, 1962, shall bear interest as follows: (1) the bonds payable in the years 1963 to 1965, inclusive, 3% per annum, (2) the bonds payable in the years 1966 to 1969, inclusive, 2-3/4% per annum, (3) the bonds payable in the years 1970 to 1973, inclusive, 3% per annum, and (4) the bonds payable in the years 1974 to 1980, inclusive, 3-1/4% per annum.

Alderman Walters seconded the motion, and the motion was adopted. Those voting for the resolution were Messrs. Walters, Wager, Page, Strowd, Giduz and Robinson. No one voted against it.

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Sewer Line - McMasters Street

Alderman Robinson said that a sewer line was needed on McMasters Street and should be built. Alderman Giduz moved that a cost estimate be made for this line, seconded by Alderman Robinson, and carried.

Alderman Robinson also asked for action on the sidewalk on Church Street and on Graham Street, and the drainage near the Hollywood Grill.

Alderman Giduz reported speeding on Estes Drive and other streets; a parking problem near the rear drive of the Post Office, and litter complaints at the Oh Boy Drivein.

Meetings

The days for regular meetings was discussed but no action taken.

IAA762

Sanitary Fill

Alderman Strowd asked that the unit costs for the sanitary fill be determined so that fees may be set for contract haulers and for the Town of Carrboro.

Election

Mayor McClamroch reported that he and the Manager would attend the Board of Elections meeting in Hillsboro on February 14.

Adjournment: 9:20 P.M.

Robert McClamroch Mayor

Mary Honeyay Town Clerk

February 12, 1962

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met jointly with the Planning Board at the Quarterly Meeting on February 26, 1962, at 7:30 P.M. o'clock with the following members present: Mayor McClamroch; Aldermen Walters, Wager, Page, Strowd, Robinson and Giduz; Town Attorney LeGrand and Town Manager Peck, also Building Inspector Archer. Members of the Planning Board present were: Messrs. Powell, chrm., Chapin, Lasley, Cleaveland, Burns and Lalanne, also Charles Turner, exec. secretary.

Mayor McClamroch stated that the purpose of the meeting was to bring before the two boards the following sixteen items of business which have ^{been} advertised for a public hearing; that no action would be taken at this time other than to refer these requests to the Planning Board for its recommendation; that at this time the public has an opportunity to be heard.

Whid Powell, chrm. of the Planning Board reported that many hours have been spent working on the present zoning ordinance governing commercial zoning; that by March 6th meeting the Board hopes to complete this work; that a special meeting may be called to study the placement of the proposed new commercial areas, particularly along the Durham Boulevard.

Request by James Farlow, et al., to amend the zoning ordinance to reduce the area requirements for multi-family units in the RA-6 Residential zone and as these requirements apply in the business area, particularly as they apply within the fire district. Mr. Farlow spoke at some length in favor of this amendment. Mr. Morrow recommended that any change be limited to the business district. Mr. Manning, Mr. Allen, Dr. Dobbins and Mr. Parker spoke against the change. Motion by Alderman Giduz that this be referred to the Planning Board, seconded by Aldermen Strowd and carried.

Request by H. D. Strowd for industrial zoning on the N/S of Jones Ferry Road between the University water plant and Davie Road. There was no opposition. Alderman Page moved that the request be referred to the Planning Board for recommendation, seconded by Alderman Robinson, and carried.

Request by Masterbilt Homes, Inc. et al., to rezone 1.4 acres west of Crowell Little Motor Company from RA-10 & Agriculture to Regional Commercial; also 4.6 acres on N/S of 15-501 bypass West of Eastgate Shopping Center from RA-20 & Agriculture to Regional