

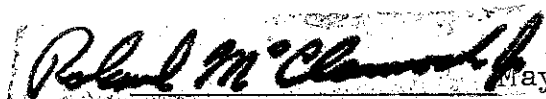
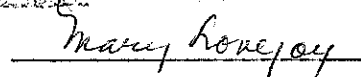
Sanitary Fill

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.

 Mayor
 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

Commercial, and 14 acres between the two described areas above from Agriculture to RA-10.

Request by Masterbilt Homes, et al., for a special use permit to construct 108 housing units on 14 acres described in the above for which RA-10 zoning was requested. Mr. Blankstein stated that this second request is to clarify any doubtful problems as to financial responsibility and hopes that every thing will be in order so that as soon as the declaratory judgment pending in Court is satisfied, they can proceed without delay. Alderman Strowd moved that the requests made by Masterbilt Homes be tabled, seconded by Alderman Giduz, and carried.

Requests from W. M. McCauley, Paul N. McCauley and W. O. Ray to rezone from RA-10 to Suburban Commercial lots on the N/S of East Franklin Street between W.C.H.L. and Eastwood Lake Road. Mr. Wilbur Kutz discussed the request also one from Emmette Haigler whose request was omitted in the advertising. Dr. John Ewing, as spokesman for the Milton Avenue group registered strong opposition to the above requests for a Suburban Commercial zone, and submitted a petition signed by residents and property owners, to support his stand. Opposition was expressed by Mr. Smith, Tyler and Lloyd. Alderman Wager moved that the request of W. M. McCauley be tabled at this time, seconded by Alderman Walters, and carried.

Alderman Giduz moved that the request of Paul McCauley be tabled at this time, seconded by Alderman Page, and carried.

Alderman Walters moved that the request of W. O. Ray be tabled at this time, seconded by Alderman Wager, and carried.

Town Manager stated that Mr. Haigler's request to rezone which was not advertised, can be considered at the next hearing, based on his present application.

Request from W. S. Kutz to rezone from RA-6 to Suburban Commercial a lot on the east side of the Airport Road at the south east corner of the entrance into the Town House Apartments. Alderman Giduz moved that this request be tabled, seconded by Alderman Strowd, and carried.

Request for a special use permit by Ernest Taylor for a trailer park on the Airport Road about 200 feet north of the city limits with the Airport Road. This is an existing trailer park, but a special use permit is required by an ordinance adopted January 9, 1961. Mr. Taylor presented a plat showing the location of the trailers. The Building Inspector stated that the minimum space requirements have not been met. Alderman Page moved that this matter be referred to the Planning Board, seconded by Alderman Strowd, and carried.

The Planning Board recommended approval of the following change in the Height Regulation of the Zoning Ordinance: Any structure located on college or university property may exceed the maximum height limits set forth herein provided the height of the structure does not exceed the horizontal distance from the base of the structure to the closest point on the nearest private property line. Alderman Giduz moved that the recommendation of the Planning Board be referred back for its recommendation, seconded by Alderman Walters. Alderman Giduz withdrew this motion. Alderman Giduz moved that this recommendation be referred to the Board of Aldermen for consideration at the next regular meeting, seconded by Alderman Wager, and carried.

Amendments to the zoning ordinance recommended by the Planning Board requiring that a special use permit be required for any structure designed to contain more than five dwelling units; a requirement that signs be posted on all land for which a request for rezoning is to be heard; that the Zoning Ordinance Table of District Regulations include the figure "25" in the column titled "Minimum Yard Sizes---Rear Depth in Ft." and opposite the district titled "RA-6 Residential."; a requirement to collect a fee for costs involved for requests for zoning amendments, special use permits, and appeals to the Board of Adjustment. Alderman Robinson moved that these requests be referred to the Board of Aldermen for

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consideration at the next regular meeting, seconded by Alderman Walters, and carried.

Request for a special use permit by M. L. McQueen for a trailer park on the S/S of the Old Durham Road about 500 feet east of University Heights. The Building Inspector stated that Mr. McQueen has not complied with the necessary requirements to complete his application for a special use permit for trailer park. Mr. McQueen stated that he feels he has done all he should do to establish whatever is necessary; that the former building inspector had approved his plan, the septic line has been inspected by the district health department and asked that the Board of Aldermen grant the request for a special use permit. The Mayor read correspondence in reference to this matter. The board felt that Mr. McQueen should complete his application.

Request for a special use permit by Fred Hazard for a trailer park on the S/S of the Old Durham Road about 700 feet east of University Heights. There was opposition registered by eight persons from the audience. They stated they oppose trailer parks for reasons of overcrowding; reduction of property values and fire hazards. Alderman Giduz moved that this special use permit request be referred to the Planning Board, seconded by Alderman Strowd, and carried.

Adjournment: 10:02 P.M.

Robert M. McClamroch

February 26, 1962.

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Regular Meeting in the Town Hall on March 12, 1962, at 7:30 P.M., o'clock with the following members present: Mayor McClamroch; Aldermen Robinson, Giduz, Strowd, Wager, Walters and Page; Town Attorney LeGrand, and Town Manager Peck.

Minutes of the January 23, 1962 meeting were approved on a motion by Alderman Page, seconded by Alderman Wager, and carried.

Minutes of the February 12, 1962 meeting were approved on a motion by Alderman Walters, seconded by Alderman Giduz, and carried.

Minutes of the February 26, 1962 meeting were approved on a motion by Alderman Giduz, seconded by Alderman Wager, subject to rephrasing in two or three places, and carried.

Damage Claim

The Board discussed the letter from Judge Phipps who represents the late O. D. Neville heirs who claim their property on West Rosemary Street has been damaged by the widening of the street an estimated \$1,500.00. The Board asked that Town Attorney and Town Manager dispose of the matter.

High School Property

Mr. Bob Cox as chairman of a committee appointed to study the idea of using the High School as a municipal building reported to the Board of Aldermen. Mr. Cox stated that his committee, composed of Messrs. Page, Culbreth, Peters, ^{not} Sturdevant and Mrs. Walters have held eight meetings; that they do believe it is feasible at this time for the Town to consider purchasing the school for a municipal building but that they hope the recreation program will be supported by the Town. Alderman Giduz moved that the Board accept this recommendation and that the committee be discontinued, and that a written letter of thanks be sent to the committee, seconded by Alderman Wager, and carried.