

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, 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.

Auditor's Report

Mr. E. E. Peacock, auditor, reported that he had examined the February vouchers; that this is a protective measure which could locate discrepancies in unwise or illegal spending before the yearly audit; that current year's collections are 79.68% as of February 28, which is a drop of 2 1/2% compared to 1961 collections. He recommended that an effort be made to collect personal property tax particularly from students who move elsewhere at the end of the school year. Mayor McClamroch stated that the town hopes by sending tax cards sometime in July, that collections will be better.

Marquees

Mr. Carlton Byrd requested permission to build a marquee on the front of Belks Store which would be only 9' - 2" above the sidewalk at the lowest point and be supported with metal posts on the sidewalk. It was agreed that the present sign ordinance made no provision for height variance. Alderman Page moved that the Town Attorney amend the ordinance so that where the grade in front of a store made strict observance of the ordinance a hardship, that the Board of Aldermen could grant a variance. Seconded by Alderman Robinson. Carried.

Alderman Strowd moved that the post supports in the sidewalk area be permitted but that final approval must be given by the Board when plans are completed. Seconded by Alderman Robinson. Carried.

Improvement - Durham Road

The Board discussed the request that the Highway Department be asked to improve U.S. 15-501 from Eastgate to Roosevelt Drive, and agreed that no action be taken until the overall priority plan can be studied. of the thoroughfare

Oakwood Drive

The matter of the assessment on Oakwood Drive which was carried over from February 12 meeting was brought before the Board. Mr. William Geer spoke for the residents of Oakwood. He stated that the people voted on the bond issue to take care of storm sewer costs; that they petitioned for curb and gutter and not storm sewer costs, and the petition was signed on the basis of estimated costs by Thomas D. Rose. The Board agreed that the issue is whether the amount of public drainage assumed is entirely the Town's responsibility. Herman Lloyd stated that because the curb was built up to meet the road, it caused extra fill and excavating to bring it up. He was advised that this is the general practise. Alderman Giduz moved that the Committee of the Whole together with Herman Lloyd and Town Manager study the situation on the site, seconded by Alderman Page, and carried.

Fire Department

Town Manager stated that Chief Boone was correct that the wage increase for some men last July was only \$4.00, as a \$10.00 raise was given in November 1960. Alderman Walters moved that the Board accept the Town Manager's recommendation to disallow request for additional raise.

Budget Revisions

Alderman Wager moved the adoption of the following:

AN ORDINANCE TO AMEND THE BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING July 1, 1961, and ENDING June 30, 1962

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

SECTION I.

That the Budget Ordinance of the Town of Chapel Hill entitled, "AN ORDINANCE APPROPRIATING FUNDS FOR THE FISCAL YEAR BEGINNING July 1, 1961, and ENDING June 30, 1962, AND TO LEVY TAXES TO RAISE REVENUE FOR SAID FISCAL YEAR", as duly adopted on July 25, 1961, be and the same is hereby amended, as follows:

1. That the account entitled, "From Surplus", in the Revenue Section of the General Fund, be and the same is hereby changed from \$12,000.00 to \$25,890.00.

2. That Account No. 526, entitled "Reserve for Parking", in the Appropriation Section of the General Fund, be and the same is hereby changed from \$20,420.00 to \$34,310.00.

5. That the Appropriation Section of the General Fund be amended by transferring \$1,900.00 from Account No. 801, entitled "Contingencies", to Account No. 226, entitled "Social Security".

This the 12th day of March, 1962.

Seconded by Alderman Strowd, and unanimously adopted.

*** -- ***

Housing Authority Appointments

Mayor McClamroch said that he would make the appointments at the next meeting.

Building Permit Fees

Alderman Walters moved the adoption of the following:

AN ORDINANCE RELATING TO BUILDING PERMIT FEES

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

SECTION I.

No permit shall be issued for the construction of or additions, alterations or repairs to any building within the boundaries of the Chapel Hill Planning Area, as 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, until a fee has been paid according to the following schedule:

<u>Estimated Building Cost</u>	<u>Fee</u>
\$ 0 - \$ 499	\$ 2.50
500 - 999	5.00
1,000 - 2,499	7.50
2,500 - 4,999	10.00
5,000 - 9,999	15.00
10,000 - 19,999	20.00
20,000 - 30,000	30.00
All over \$30,000	\$1.00 per thousand

SECTION II.

This ordinance shall be in full force and effect on and after March 12, 1962.

SECTION III.

All ordinances in conflict herewith are hereby repealed.

This the 12th day of March, 1962.

Seconded by Alderman Wager, and unanimously adopted.

*** -- ***

McMasters Street Sewer

Town Manager stated that the estimated cost of sewer for McMasters Street is \$12,000; that there are several vacant lots in the area to be considered as to ownership. Alderman Robinson said if the petition is prepared, he will proceed to get it signed; that such petition should be considered under the present sewer policy.

Zoning

Alderman Giduz moved the adoption of the following:

AN ORDINANCE TO AMEND THE TABLE OF DISTRICT REGULATIONS AS SET FORTH UNDER SECTION 3 of the "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS", AS ADOPTED MARCH 14, 1955, AND AS SUBSEQUENTLY AMENDED, SO AS TO CHANGE THE MAXIMUM HEIGHT LIMITS AS TO CERTAIN PROPERTIES

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 26, 1962, to consider the amendment of the Table of District Regulations, as set forth under Section 3 of the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", as adopted March 14, 1955, and as subsequently amended, so as to change the maximum height limits of structures located on college or university property; and,

WHEREAS, following said public hearing the Planning Board of the Town of Chapel Hill recommended to the Board of Aldermen the adoption of such amendment; and,

WHEREAS, thereafter, the Board of Aldermen unanimously adopted the recommendation of the Planning Board with respect to such proposed amendment to the said zoning ordinance,

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 by adding, in the Table of District Regulations as incorporated in Section 3 of said ordinance, entitled "District Regulations", a new sub-section to the "NOTES", entitled "NOTE G. Exceptions to height regulations", to be designated number 3, and to read as follows:

3. 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 and, provided further that any such structure shall not be within 500 feet of any aircraft landing field.

SECTION II.

All ordinances in conflict herewith are hereby repealed.

This the 12th day of March, 1962.

Seconded by Alderman Page, and unanimously adopted.

*** -- ***

Alderman Wager moved that Town Attorney be authorized to prepare ordinances concerning:

1. Special Use requirements for Multi-family units.
2. Posting of signs before zoning hearings.
3. Minimum Rear yard depth - RA-6 zone.

Seconded by Alderman Robinson. Carried.

Area Requirements - Business & RA-6

Mr. James Farlow came before the Board to discuss the request which was disapproved by the Planning Board. He asked the Board to abandon consideration of Item B; that Business & Fire Zones are not exactly concurrent. He supplied an alternate which eliminates the two bedroom classification, and urged that the Board consider this request, as costs to property owners in the fire district are almost prohibitive. Alderman Walters moved that the recommendation of the Planning Board to disapprove the request, be accepted, seconded by Alderman Wager. Alderman Strowd moved that the Planning Board study multi-family housing in the central business district, seconded by Alderman Page. Carried.

BBB913

Alderman Page moved that Town Attorney be authorized to prepare the following ordinances as recommended by the Planning Board:

1. An amendment to the ordinance to permit the requiring of fees to accompany petitions concerning rezoning, special use and appeals to the Board of Adjustment, to help defray costs involved.
 2. An ordinance setting up a fee for permits requesting rezoning and special use in the amount of \$10.00; a fee of \$5.00 for requests for variances made to the Board of Adjustment and appeals under the jurisdiction of this board.
- Seconded by Alderman Strowd. Carried.

Re: Strowd Request for Industrial Zoning

Alderman Giduz moved that the request of the Planning Board to delay the recommendation on the H. D. Strowd request for industrial zoning on the Jones Ferry Road, be granted, seconded by Alderman Wager. Carried.

Re: Hazard Request for Trailer Park Special Use Permit

Alderman Walters moved that the recommendation of the Planning Board to disapprove this request, be upheld, seconded by Alderman Wager. Carried.

Re: Taylor Request for Trailer Park Special Use Permit

Building Inspector stated that he believes Mr. Taylor has an unusual problem in that the back of his land is unusable for trailers. The Board agreed that he should be in compliance with the zoning requirement by August 1, 1962. Alderman Giduz moved that, ^{action on} the recommendation of the Planning Board to disapprove this request, be postponed, seconded by Alderman Strowd. Carried.

Building Inspection

Alderman Walters moved the adoption of the following:

AN ORDINANCE TO AMEND THE "ORDINANCE OF THE TOWN OF CHAPEL HILL PROVIDING FOR PERSONNEL POLICIES, A POSITION CLASSIFICATION PLAN AND A PAY PLAN COVERING EMPLOYMENT BY THE TOWN OF CHAPEL HILL".

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

SECTION I.

That the ordinance entitled, "Ordinance of the Town of Chapel Hill Providing for Personnel Policies, a Position Classification Plan and a Pay Plan Covering Employment by the Town of Chapel Hill", as adopted on March 28, 1961, and as recorded on Page 243, Minute Book 11, of the Official Minutes of the Board of Aldermen of the Town of Chapel Hill, be and the same is hereby amended by adding in Table III therein, entitled "Classes Grouped by Salary Ranges", under the column entitled "Classes of Positions", a new class of position entitled, "Deputy Building Inspector", to be classified under Salary Range No. 11 with an assigned work week of 40 hours.

SECTION II.

All ordinances in conflict herewith are hereby repealed.

This the 12th day of March, 1962.

Seconded by Alderman Giduz, and unanimously adopted.

*** -- ***

Budget Change

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

SECTION I.

That the Budget Ordinance of the Town of Chapel Hill entitled, "AN ORDINANCE APPROPRIATING FUNDS FOR THE FISCAL YEAR BEGINNING July 1, 1961, and ENDING June 30, 1962, AND TO LEVY TAXES TO RAISE REVENUE FOR SAID FISCAL YEAR", as duly adopted on July 25, 1961, be and the same is hereby amended, as follows:

1. That revenue account number 1105 entitled "Building Permits" be increased from \$2,000.00 to \$3,300.00 because of plumbing inspection fees and the change in building permit fees beyond the corporate limits.

2. That an appropriation account No. 231 entitled "Deputy Building Inspector" be established and that an appropriation of \$1,300.00 be made in this account.

This the 12th day of March, 1962.

Seconded by Alderman Strowd, and unanimously adopted.

*** -- ***

Sewer Charges

Town Manager Peck recommended that the Ordinance governing sewer charges be amended so that the water consumption records of the University can be considered on a calendar year rather than a fiscal year, in order to expedite obtaining the readings which will be placed on the Town's tax bills which should be mailed out in July. Alderman Page moved that the Town Attorney be authorized to prepare the ordinance, seconded by Alderman Strowd. Carried.

Sanitary Land Fill

A standard for fees for use of the Sanitary Land Fill was discussed and the need for such fees to be set up by ordinance. Alderman Giduz moved that the report be adopted, setting up the following fees:

Cost per truck load	(Occasional)	- \$2.00
Cost per truck load	(Commercial Hauler)	1.75
Cost per pickup truckup		1.00
Cost per automobile load		.50

Seconded by Alderman Page. Carried.

** -- **

Traffic

The Board discussed the recommendation made by the Police Department to remove the "No Left Turn" on Church Street entering West Franklin Street, as it has resulted in more harm than help. Alderman Page moved that the Town Manager's recommendation to remove the sign on a 30 day test period, be accepted, seconded by Alderman Walters. Carried.

General Outdoor Advertising

A sign owned by the General Outdoor Advertising Company which is located across from Watts Grill is in a commercial zone and therefore legal. They have requested that the agreement reflect this. The Board agreed that a letter should be mailed to them in regard to the matter.

Subdivision

Mr. H. M. Burlage has requested that his subdivision in Hidden Hills calling for a dedication of the land along the creek, be amended. The Planning Board has recommended that the Preliminary Sketch not show this as having been dedicated. Alderman Walters

moved that the recommendation of the Planning Board be upheld, seconded by Alderman Robinson. Carried.

Town Manager stated that State Highway Commissioner MacLamroc at a recent meeting with Highway officials has requested that the Town consider in the Thorofare Plan, an extension of West Franklin Street to Jones Ferry Road; that Mr. R. B. Todd bring this before the Carrboro Commissioners, and recommended that same be referred to the Planning Board for consideration.

Request Road Name Change

The Board considered a letter received from Burlington-Alamance County Chamber of Commerce wherein they request that the name "Prison Camp Road" sign be changed to a pleasanter name. No action was taken.

Re: Extension of Outside Fire District.

Mrs. Katherine B. Nuckolls, 433 Brookside Drive, has requested that her property be included in the Fire District: The Board agreed that she should be invited to petition for annexation into the City, Town Manager to so advise her.

Re: Proposed Municipal Building

The Board authorized the Manager to get a proposal for site plan and Fire Station on the Triangle Property.

Alderman Strowd, chrm. of Cemetery Committee said it is getting close to the time when something should be done about the cemetery.

Alderman Wager, chrm. of Finance Committee asked if anything can be done with getting assessments in line on undeveloped property. A revaluation will be made before January 1, 1965.

Alderman Page inquired as to the practice made by students, of parking on the sidewalk in Fraternity Court; suggested that parking on Columbia Street by the University Bank might be eliminated between the morning hours of 7 and 9:00 in order to obtain a better flow of traffic. The Board agreed to study the matter.

Alderman Wager wondered if trucks could be kept off of Estes Drive. The Board believe there is no better solution.

Adjournment at 11:00 P.M.

Robert M. Clamrock Mayor

Mary Honeyoy Town Clerk

March 12, 1962