

## MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met jointly with the Planning Board at a Regular Meeting on April 24, 1962, at 7:30 P.M. o'clock with the following members present: Mayor McClamroch; Aldermen Page, Wager, Walters, Strowd, Giduz and Robinson; Town Attorney LeGrand, Town Manager Peck and Building Inspector Archer. Planning Board members present were: Messrs. Powell, chrm., Chapin, Burns, Lasley, Smith, Cleaveland, also Executive Secretary Charles Turner.

Mayor McClamroch stated that the purpose of the meeting was to bring before the two boards the items of business of commercial zoning as advertised for a public hearing, which as a matter of procedure would be referred to the Planning Board for recommendations; that at this time the public has an opportunity to be heard.

Commercial zoning amendments as suggested by the Planning Board's zoning committee were discussed and interpreted by Mr. Pearson Stewart. He explained the now existing Business District would be named Central Business District I and II; that the main difference in the two types would be in the off street parking; a new zone created called Limited Business District; delete Regional Shopping Center District and replace with a new zone called Regional Commercial District which would be more restrictive than the existing Suburban Commercial District. That suburban commercial would be maintained as a district with some changes; that Agricultural is unchanged.

Many interested persons questioned the intent and purpose of these changes. Mr. Muirhead asked if the new regulations regarding setbacks would make some of the Glen Lennox buildings, non conforming, and would any present existing use become non conforming? Mr. Stewart stated he thinks Regional Commercial mainly applies to undeveloped areas; that it should not change the properties existing now, but mainly applies to raw land. He stated it is the intent of the Planners to encourage each district to keep residence areas for homes, etc., that each district's own purposes and functions should be kept to that district. Aldermen Strowd asked if Limited Business District would encourage many private small home businesses. The board stated that home occupation regulations will take care of this; that retail sales are not considered home occupations; that no signs will be permitted in this zoning.

Height regulations brought opinions from Messrs. Muirhead and Foushee, who both requested that the height be 90 feet in business zone be permitted. Everyone present had an opportunity to be heard.

Alderman Giduz moved that Commercial Zoning be referred to the Planning Board for recommendation, seconded by Alderman Wager, and unanimously carried.

Re: Durham Road Zoning

1. To be Regional Commercial: An area on the south side of the Durham Boulevard from Lloyd's Road east about 2400 feet to the first cross over between lanes, averaging about 600 feet in depth. This area would include the six acres on the Lloyd Road presently zoned suburban commercial and the triangle of existing suburban commercial district along the Boulevard. Alderman Walters moved that this amendment to the zoning map be referred to the Planning Board for its recommendation, seconded by Alderman Robinson, and unanimously carried.

2. To be Regional Commercial: The areas on the by-pass and East Franklin Street west of the existing Suburban Commercial District at Eastgate. These are the areas requested for Commercial Zoning by Masterbilt Homes. Alderman Giduz moved that the amendment to the zoning map be referred to the Planning Board for recommendation, seconded by Alderman Page, and unanimously carried.

3. To be Regional Commercial. The area between the By-pass and East Franklin Street owned by E. N. Richards, lying east of Bolin Creek, Excluded from this zone is all land within 250 feet of the By-pass and E. Franklin Street and within 250 feet of Bolin Creek. Alderman Page moved that this amendment to the zoning map be referred to the Planning Board for recommendation, seconded by Alderman Wager, and unanimously carried.

4. To be Regional Commercial. The area south of the Boulevard, east of the County Road #1741 for about 1200 feet including all the land between the Boulevard and the old Durham Road and an area south of the old Durham Road for about 500 feet east of County Road #1741, averaging about 200 feet deep. Alderman Wager moved that this amendment to the zoning map be referred to the Planning Board for recommendation, seconded by Alderman Robinson, and unanimously carried.

#### Zoning Durham Road

Mayor McClamroch stated that closely connected with the recommendations of the Planning Board are the following requests for rezoning along the Durham Road:

1. Request by Emmett Haigler to rezone from RA-10 Residential to Suburban Commercial, the land on the North side of E. Franklin Street between W.C.H.L. and the Old Oxford Road. Alderman Walters moved that this request be referred to the Planning Board for recommendation, seconded by Alderman Strowd, and unanimously carried.

2. Request by the Ranch House Inc., to rezone from RA-20 Residential and Agricultural to Regional Commercial for about 7 acres on the north side of Durham Boulevard across from Sion Jennings property. Alderman Strowd moved that this request be referred to the Planning Board for its recommendation, seconded by Alderman Page, and unanimously carried.

3. Request by Masterbilt Homes, et al, for rezoning an area of 1.4 acres on the south side of E. Franklin Street from RA-10 & Agricultural to Regional Commercial, & 4.6 acres on north side of the 15-501 bypass from RA-20 & Agricultural to Regional Commercial, and 14 acres between the two areas described from Agriculture to RA-10. As this area is involved in undecided court litigation in Superior Court, Attorney John Manning asked that no zoning be changed until such time as the court action is settled. Attorney Hodson requested that the land use be decided now; that the Masterbilt, Inc. are solvent. Mr. Flynn asked that a buffer zone be left between commercial areas and residences, particularly near the Tar Heel Motel at intersection of By-Pass. Alderman Giduz requested that the matter be referred to the Planning Board for its recommendation for the reason that it would be passing unfair justice in refusing to act on it; that this Board can later decide on its merits. The Board felt that the issue is as to the use that is to be made of the area. Alderman Giduz moved that the matter be referred to the Planning Board for its recommendation, seconded by Alderman Strowd, and unanimously carried.

4. Request of Raymond Andrews to rezone from RA-20 Residential and Agricultural to Regional Commercial, an area of about 3.3 acres immediately East of the Ranch House property. Alderman Robinson moved that this request be referred to the Planning Board for recommendation, seconded by Alderman Giduz, and unanimously carried.

#### Ridgefield Park

Security Construction Company is developing another area adjacent to the south edge of Ridgefield Park. They request that it be rezoned from Agriculture to RA-15, like the rest of Ridgefield Park, about 26 acres. Alderman Robinson moved that the request be referred to the Planning Board for recommendation, seconded by Alderman Walters, and unanimously carried.

#### Green Johnson Subdivision

A subdivision has been submitted off the Piney Mountain Road north of Coker Hills. Rezoning from Agriculture to RA-10 is requested for this subdivision and adjacent property belonging to Lillie B. Williams. This request is by Urban & Suburban Associates, Inc. et al. Attorney McKessick came before the board, representing the above applicants. Alderman Robinson moved that the request be referred to the Planning Board for recommendation, seconded by Alderman Page, and unanimously carried.

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Unified Housing

University Garden Apartments has requested a permit for ninety six apartment units on the south side of Bolin Creek near the end of North Columbia Street. The street connection would be to Pritchard Avenue extension. This is between Umstead Drive, Bolin Creek and Pritchard Avenue. Mr. Hammond, Architect stated they propose thirty units contained in five buildings which would be three stories high; that buildings overlook each other which tends to make a nice appearance. Alderman Page moved that the matter be referred to the Planning Board for recommendation, seconded by Alderman Walters, and unanimously carried.

Public Hearing adjourned at 9:30 P.M.

The board then convened in a regular meeting.

Town Manager stated that he has received the first draft on the proposed new municipal buildings and layout of the triangle tract, that such plans could be considered at a Special Meeting. The board set May 1, Tuesday at 4:30 P.M. as the time to study the first draft.

Town Manager stated that in the matter of off street parking, he has been advised that the Dale Ransom house has been purchased through the Parking Association; that the Walter Creech property and Mrs. Frederic Coenen property can be bought if action is taken in June; that perhaps revenue bonds could be sold; a down payment made from off street parking funds now in the bank; that Mr. W. E. Easterling from the Local Government should be present at any meeting held in the matter.

Mayor McClamroch authorized that a written notification of a Special Meeting to be held on Tuesday at 5:30 P.M. May 1st, be sent out.

Adjournment at 9:47 P.M.

*Robert McClamroch*

April 24, 1962

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### MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Special Meeting in the Town Hall on May 1, 1962, at 4:30 P.M., o'clock with the following members present: Mayor McClamroch; Aldermen Walters, Page, Wager, Robinson, Giduz and Strowd; Town Attorney LeGrand and Town Manager Peck.

#### Town Hall Site

Mr. James Webb, architect for Planning & Architectural Associates, presented a report on the present and possible use of the present Town Hall and his plans for use of the site owned by the Town at Columbia Street and Airport Road.

Town Manager said he would like to see the Fire Department ready to move by January 1st, and then to move along with the remodeling of the present Town Hall Building. Alderman Giduz moved that the Board tentatively approve the Site Plan as proposed, seconded by Alderman Page, and unanimously carried.