

increasing the appropriation No. 6330, Street Construction, by \$10,000.00 and decreasing appropriation No. 8000, contingencies by \$10,000.00

SECTION II.

All ordinances in conflict herewith are hereby repealed.

This the 21st day of October, 1963.

Seconded by Alderman Walters, and unanimously carried.

ADJOURNED: 5:40 P.M.

Robert M. McClamroch Mayor
David B. Roberts Town Clerk

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a regular meeting on October 29, 1963 at 7:30 P.M. with the following present: Mayor McClamroch; Aldermen Strowd, Walters, Giduz, Wager, Robinson, and Page; Assistant Town Manager Archer; Town Attorney LeGrand; and Town Clerk Roberts. Absent: Town Manager Peck.

Minutes

Alderman Wager moved that the minutes for October 14, 1963 be approved as circulated. Alderman Page seconded this motion which was unanimously carried.

Alderman Walters moved that the minutes for October 21, 1963 be approved as circulated. Alderman Robinson seconded this motion which was unanimously carried.

Annexation

Alderman Robinson moved to adopt the following resolution:

RESOLUTION ON ANNEXATION

WHEREAS, the areas hereinafter described are now developed to such an extent as to be urban in character within the meaning of Section 160-453, 16 (c), General Statutes of North Carolina, and are not now included within the boundary of another incorporated municipality, are adjacent to the present boundaries of the Town of Chapel Hill and more than one-eighth (1/8) of the aggregate external boundaries of said areas now coincide with the present boundary of said Town; and,

WHEREAS, it is the intent of the Town of Chapel Hill to consider annexation of the areas hereinafter described and it is necessary that a public hearing be held on the question of whether or not such areas be annexed to and become a part of the Town of Chapel Hill;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, that a public hearing be held at 7:30 o'clock p.m., on the 25th day of November, 1963, in the Chapel Hill Town Hall for the purpose of considering the question of the proposed annexation; that a notice of said public hearing be published in a newspaper having general circulation within the Town of Chapel Hill once a week for at least four (4) successive weeks prior to the date of said public hearing, the date of the last publication to be not more than seven (7) days preceding the date of the public hearing. Be it further resolved that a report and plans be prepared as provided in Section 160-453.15, General Statutes of North Carolina, and be made available for public inspection at the Chapel Hill Town Hall at least fourteen (14) days prior to the date of said public hearing.

Alderman Walters seconded this motion which was unanimously carried.

BBH924

The area, to which the above resolution applies, is described as follows:

Starting at the intersection of the Chapel Hill Town line and the Carrboro Town line, at the northwest corner of Chapel Hill, thence proceeding in a northeasterly direction with the existing Town line of Chapel Hill about 1300 feet to Tanyard Branch, thence with the center of Tanyard Branch and the existing Chapel Hill Town line in a northwardly direction about 300 feet; then westerly along property lines about 210 feet to an unnamed street; then across the street in a northwesterly direction; then westwardly about 200 feet to Sykes Street, across Sykes Street and continuing in a westerly direction about 165 feet; then in a southerly direction, parallel to Sykes Street 100 feet to a property line; then westwardly along the property line 45 feet to a corner; then southwardly along a property line about 140 feet to Gomains Avenue, across Gomains Avenue with a westward jog; then with the property line, southwardly 267 feet to a property corner; then westwardly 200 feet to Bynum Street and across Bynum Street with a northward jog, continuing westwardly along a property line about 165 feet to a corner; then southwardly along property lines and across Craig Street about 170 feet to the Carrboro Town line, then southeastwardly along the Carrboro Town line about 75 feet to the point of beginning.

Zoning -- C. B. D. Parking

Alderman Walters moved to adopt the following ordinance:

AN ORDINANCE TO AMEND THE "ORDINANCE PROVIDING FOR THE ZONING FOR CHAPEL HILL AND SURROUNDING AREAS", AS ADOPTED MARCH 14, 1955, AND AS SUBSEQUENTLY AMENDED --

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 August 26, 1963, to consider various changes in the zoning ordinance; and,

WHEREAS, following said public hearing, the Planning Board recommended to the Board of Aldermen the adoption of the following described amendments to the zoning ordinance; and,

WHEREAS, thereafter, the Board of Aldermen approved the recommendations of the Planning Board;

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

* SECTION I.

That Section 1 of said ordinance entitled, "Districts and Boundaries Thereof", be amended by striking out all of sub-section B thereof and by inserting in lieu thereof the following:

"B. In order to regulate and limit the intensity of use of lot areas; to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses; to regulate and limit the height and size of buildings, the Town of Chapel Hill and the areas surrounding its corporate limits hereinabove described and as defined in Chapter 527 of the Session Laws of 1953 are hereby divided into the following classes of districts:

RA-20 Residential District
RA-15 Residential District
RA-10 Residential District
RA-10A Residential District
RA-6 Residential District
Agricultural District
Central Business District
Limited Business District
Suburban Commercial District
Regional Commercial District
Industrial District"

SECTION II.

A. That the portion of the Table of District Regulations entitled, "District", being a part of Section 3 of said zoning ordinance, be and the same is hereby amended, as follows:

Strike out all of the vertical column entitled, "Central Business 1", under the subhead entitled, "District". Change the title of the vertical column designed as, "Central Business 2", to read, "Central Business".

B. That the portion of the Table of District Regulations entitled, "Table of District Regulations - Lot, Yard, Height, being a portion of Section 3 of said zoning ordinance, be and the same is hereby amended, as follows:

In the vertical column entitled, "District", strike out the words, "1 and 2", appearing in the horizontal column entitled, "Central Business".

SECTION III.

Strike out all of Section 6 entitled, "Off-Street Parking and Loading Space", and all sub-sections thereof and interest in lieu thereof, the following:

"Section 6. Off-Street Parking and Loading Space."

A. GENERAL REQUIREMENTS

1. Off-street parking space (either garage or properly graded open space) shall be provided in accordance with the requirements set forth below in all classes of districts. Off-street loading space shall be provided in accordance with the requirements set forth below in all classes of districts. Off-street parking and loading space shall also be provided as required under the provisions of Section 4.

2. Each application for a building permit or certificate of occupancy submitted to the Building Inspector as provided for in Section 8 shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress between such space and a street or alley. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this ordinance are met.

3. The certificate of occupancy for the use of any building, structure or land where off-street parking or loading space is required shall be withheld by the Building Inspector until provisions of this section are fully met. If at any time such compliance ceases, any certificate of occupancy which shall have been issued for the use of the property shall immediately become void and of no effect.

4. Where parking or loading areas are provided adjacent to a public street, ingress or egress thereto shall be made only through driveways or openings not exceeding 25 feet in width at the curb line of said street, except where the Board of Adjustment finds, after a public hearing, that a greater width is necessary to accommodate the vehicles customarily using the driveway. Detailed plans of all curb cuts and driveway openings shall be submitted to the Building Inspector for approval.

5. All parking, loading, outdoor operations and outdoor storage areas or facilities for fuel, material incineration and products in any class of business, commercial or industrial district, shall be enclosed by wall or fence of solid appearance or a tight evergreen hedge not less than 6 feet high where necessary to conceal such areas or facilities from Residence Districts adjoining or facing across a street in the rear or on the side of the principal building or use provided that no such enclosure is required in or adjacent to any principal front yard or corner side yard or within 25 feet of the intersection of a driveway center line and a street line.

BBH924

6. In any Suburban Commercial or Industrial District, no required parking area shall be within 10 feet of any street right-of-way. In any Regional Commercial District, no required parking area shall be located in any required front yard.

7. No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of off-street parking requirements in this ordinance shall be included as part of any off-street parking area similarly required for another building or use unless the times of usage of such buildings or uses will not be simultaneous, as determined by the Board of Adjustment.

B. OFF-STREET PARKING

For the purposes of this ordinance, each off-street parking space shall be construed to include 200 square feet of space of the proper shape to accommodate an automobile, together with necessary ingress and egress facilities. Such space shall not be reduced or encroached upon in any manner. Off-street parking space shall be provided on the lot or tract (except as noted below) and satisfactorily maintained by the owners of the following types of property uses, on the basis indicated:

1. OFF-STREET PARKING IN CENTRAL BUSINESS DISTRICT

a. As to any new commercial building constructed in the Central Business District after the effective date of this ordinance, October 29, 1963, provision must be made for off-street parking as required below.

b. Any commercial building existing on the effective date of this ordinance may be reconstructed, remodeled or enlarged with the same gross commercial floor area, or not to exceed 10% increase in the gross commercial floor area, without providing off-street parking; however, if such building is reconstructed, remodeled or enlarged so as to add more than 10% to the gross commercial floor existing at the date of this ordinance, off-street parking, in accordance with the requirement below, must be provided for that portion of the additional gross commercial floor area in excess of 10%.

c. Requirements for off-street parking in the Central Business District are:

(1). Commercial buildings such as stores, restaurants, offices and similar types of buildings: one space for each 400 square feet of gross commercial floor area.

(2). Hotels and Motels: one space per bedroom; provided that an allowance of 10% of the parking spaces required for bedrooms may be used as parking space for other commercial uses within the hotel or motel building.

(3). Parking spaces required for uses within the Central Business District must be provided within 1000 feet of the use for which they are required.

2. OFF-STREET PARKING IN ALL DISTRICTS EXCEPT THE CENTRAL BUSINESS DISTRICT

Requirements are:

a. Dwellings (including one-family dwelling, two-family dwelling, apartment house, apartment hotel or any other single or multiple family residential use): one space for each family, dwelling unit or apartment. Fraternities and sororities, boarding houses, tourist homes and rooming houses shall provide at least three (3) spaces for each ten (10) persons housed in the structure.

b. Hotels: one space for each three guest bedrooms. Such space may be situated within 300 feet of the lot on which the hotel is situated, provided it is under common ownership; such space, if provided, shall be deemed required open space on the parcel of land on which the parking space is located.

c. Motels: one space for each guest bedroom.

d. Hospitals or sanitariums: one space for each vehicle used by patients, guests, employees and professional personnel, which shall be not less than one space for each one and one-half bed capacity in such institution. Such space shall be situated on the same tract as the hospital or sanitarium.

e. Theatres, auditoriums, churches, stadia and similar uses involving the assembling of persons to view theatrical or other performances or exhibitions at scheduled times: one space for each four (4) seats or similar vantage accommodations provided in such theatre or place of assembly for the patrons thereof.

f. Restaurants or other eating places: one space for each four (4) seats.

g. Office buildings: one space for each office, plus one space for each four employees.

h. Grocery stores, drug stores, variety stores, banks, apparel stores, specialty shops, department stores, personal service stores and similar types of businesses: one space for each 200 feet of gross commercial floor area. The parking areas of such spaces shall be within 100 feet of the use to which they pertain or within 200 feet in the case of areas containing more than 75 spaces.

i. Furniture stores, appliance stores, automobile showrooms and similar types of businesses: one space for each 500 square feet of gross commercial floor area. The parking areas of such spaces shall be within 200 feet of the use to which they pertain or within 400 feet in the case of areas containing more than 75 spaces.

j. Industrial uses: one space for each vehicle used directly in the conducting of such use and in addition one space for each four (4) employees of the establishment. Such space shall be situated on the same tract as the industrial use or within 300 feet thereof.

Notwithstanding any other provision or standards contained in this ordinance, parking areas of sufficient size to provide parking for all patrons, customers, suppliers, visitors and employees shall be provided on the premises of each use in any Limited Business District, Suburban Commercial District and Regional Commercial District.

C. OFF-STREET LOADING

Off-street loading space shall be provided subject to the following regulations. Such space shall be (a) not less than 15 feet in width for every fifty (50) feet of building width, (b) not less than 30 feet in length and (c) not less than 15 feet in height. It shall have access to an alley or, if no alley adjoins the lot, it shall have access to a street.

1. On every lot on which is conducted any hotel or commercial, industrial or institutional use, at least one off-street loading space shall be provided inside or outside the building for loading or unloading of goods, materials or merchandise from vehicles, unless provided otherwise by means of customer or employee parking space on the same premises.

2. On every lot on which is conducted any commercial or industrial use requiring the regular use of delivery or transport trucks for the receipt or delivery of goods as an incidental part of such use, sufficient space for the regular activities of such trucks shall be provided entirely on the premises.

BBH924

SECTION IV.

Amend Section 12, entitled, "Definitions", by striking out all numerical prefixes to the various sub-sections in said Section 12 and by inserting between the sub-section entitled, "Certificate of Occupancy", and the sub-section entitled, "Dwelling", two new sub-sections, as follows:

"Commercial Building. Any building used for commercial purposes not permitted in residential zones."

"Commercial Floor Area, Gross. All of that area covered by a commercial building and multiplied by the number of floors in that building, excluding the area of rooms used primarily for storage; for utility equipment, heating, cooling, etc.; for stairwells and elevator shafts; and entrances covered but not completely enclosed."

SECTION V.

All ordinances in conflict herewith are hereby repealed.

This the 29th day of October, 1963.

Alderman Giduz seconded the motion which was unanimously carried.

Driveways

A proposed ordinance regulating the construction of driveways for business, commercial or residence purposes was discussed. The ordinance was withheld for further study.

Cemetery Markers

A proposed ordinance amendment regulating the size and placement of grave markers in the Memorial Cemetery was discussed. The ordinance was withheld for further study by the Cemetery Committee.

Plumbing Code

Alderman Giduz moved the adoption of the following ordinance:

AN ORDINANCE TO AMEND THE PLUMBING CODE OF THE TOWN OF CHAPEL HILL AND TO ADOPT THE 1963 EDITION OF THE PLUMBING CODE OF THE STATE OF NORTH CAROLINA.

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

SECTION I

That Article II entitled Administrative Provisions of the Plumbing Code of the Town of Chapel Hill, adopted January 20, 1949 in Book 8, Page 162 of the Official Minutes of the Board of Aldermen and as subsequently amended on December 11, 1962 in Book 11, Page 311 of the Official Minutes of the Board of Aldermen, is further amended as follows:

1. Delete all of Section 6 entitled Permit Required for all Plumbing, and insert in place thereof the following:

Section 5. Permits Required.

Application shall be made and permits shall be obtained for all plumbing installations and alterations and water and sewer connections in buildings now or hereafter erected, except that repairs and stoppages-eliminating leaks; removing obstructions in soil, waste and supply pipes; restoring defective valves, faucets and similar appliances to an efficient operating condition; without the removal of any fixture, trap, waste, or vent, or other piping - may be done by other than a master plumber and no plumbing permit is required. Permits shall be issued before work is started.

2. Delete all of Section 19 entitled Final Certificates Issued When Work Properly Done, and insert in place thereof the following:

Section 19. Final Certificates Issued When Work Properly Done.

When fixtures are set and connected with soil,

drain, waste or vent pipes, the plumbing inspector or his authorized agent shall examine same, and if fixtures are proper fixtures and properly installed, he shall issue to the master plumber a certificate stating that such work has been approved and permission is granted to the utilities to supply service, provided there is full compliance with all town ordinances and statutes of the State of North Carolina.

SECTION II

That Article IV entitled Laws Governing Journeyman and Master Plumber of the Plumbing Code of the Town of Chapel Hill, heretofore mentioned, is amended as follows:

1. Change Section 23 entitled Owner or Lessee Employing Other than a Master Plumber by adding the words for which permits are required after the word plumbing and before the words other than through a licensed master plumber.

2. Change Section 24 entitled Who May Practice Plumbing by adding the words for which permits are required after the word plumbing and before the words in the City.

SECTION III

That the North Carolina State Building Code, 1958 Edition, as adopted by reference on December 11, 1961 in Book 11, Page 311 of the Official Minutes of the Board of Aldermen, is amended by deleting Article XX entitled Plumbing Code of the State of North Carolina and by inserting in place thereof Article XX entitled Plumbing, 1963 Edition, except that the definition of the words Journeyman Plumber, contained in Chapter III, Section 302 shall read as follows:

Journeyman Plumber. A plumber or journeyman plumber is an artisan who is licensed under the provisions of the Plumbing Code of the Town of Chapel Hill and has acquired the requisite skill and knowledge necessary for the proper installation of plumbing.

SECTION IV

All ordinances in conflict herewith are hereby repealed.

This the 29th day of October, 1963.

Alderman Strowd seconded the motion which was unanimously carried.

Bids on Police Sedans

Mayor McClamroch stated that the Town had received 3 bids for two 1964 model sedans as follows:

<u>Bidder</u>	<u>Amount of Bid</u>
Yates Motor Company	\$3573.11
Crowell-Little Motor Company	3696.84
Harriss-Conners Chevrolet	3513.00

Alderman Walters moved that the Town accept the lowest bid submitted by Harriss-Conners Chevrolet provided the specifications are met and the two cars to be traded are continued in normal service until such time as the new sedans are delivered to the Town.

Alderman Robinson seconded the motion which was unanimously carried.

Off-Street Parking Lot

Mayor McClamroch reported that Mrs. Coenen's property can be vacated as soon as her roomers find available housing. The matter was referred to the Town Manager for solution.

BBH924

Remuneration to Police Officers

A memorandum from Town Manager Peck indicated the desirability to remunerate police officers for overtime resulting from demonstrations last summer.

Alderman Giduz moved that an ordinance be prepared to remunerate each of the 21 Police officers who performed overtime duties during the summer of 1963 the amount of \$100.

Alderman Wager seconded the motion which was unanimously carried.

Tax Releases

Mayor McClamroch read the following list of releases for 1963 taxes recommended by the Tax Collector:

<u>Name</u>	<u>Bill #</u>	<u>Amt.</u>	<u>Reason</u>
Highland Woods Rec. Assoc.	3678	24.00	A lot not connected
Reid Suggs	3097	202.10	Not in Town
Elizabeth Buice	375	38.64	Not in Town
J. P. Johnson Est.	1661	12.00	No one living in house since 1962
Frank W. Hanft	1319	12.00	Not connected
Waldo E. Haisley	1293	25.20	Not in Town
Everett Smith-	2962	45.44	Not in Town
Richard E. Lonsdale	1976	23.56	Not in Town
Alberta Johnson	1645	24.58	Not in Town
Emil T. Chanlett-	537	12.00	Not connected
Troy B. Sluder, Jr.-	2946	150.30	Not in Town
Floy T. Oldham, Jr.	2428	28.00	Not in Town
Durward T. Roberts, Jr.	2767	8.26	Not in Town
S. J. Sparrow	3009	4.56	Not in Town
J. R. Whitfield	3415	46.56	Not in Town
Robert H. Eagle	904	91.60	Not in Town
Arthur E. Fink	1040	160.58	Not in Town
W. H. Harrison	1373	112.44	Not in Town
Billy G. Butler	428	10.78	Not in Town
James E. Grizzle	39377	40.88	Duplicate, same as 3910
Donald Weir	3373	25.20	Not in Town
Joel E. Rothermel	2800	8.26	Duplicate, same as 2799
John R. Bozeman	303	20.14	Not in Town
A. D. Dickerson	839	11.32	Not in Town
Duke University	3633	577.92	Not in Town
Olin R. Yeager	3536	109.56	Not in Town
London Partin	2477	16.80	Not in Town
Thomas H. Levor III	1903	13.58	Not in Town
Harry J. Coullakis	692	13.18	Not in Town

T. H. Yates	3534	49.44	Not in Town
Arthur R. Ringwall	2750	231.90	Not in Town
Marshall Stewart-	3046	51.06	Not in Town
David B. Gillian	1188	130.00	Not in Town
Jack J. Carlisle	498	6.62	Not in Town
Bernard G. Greenberg	1243	121.92	1/2 of property in Town and 1/2 out of Town

Alderman Giduz moved that the above listed taxes be released from tax scroll, as erroneously entered.

Alderman Walters seconded the motion which was unanimously carried.

Dutch Elm Disease

Mayor McClamroch referred to a letter from the N.C. State Department of Conservation and Development wherein survey information reveals that Dutch Elm Disease has been found to be present in Chapel Hill.

The matter was referred to the Town Manager for his recommendation.

Adjourned: 8:55 P.M.

Robert M. McClamroch Mayor
David B. Roberts Town Clerk

MINUTES

Board of Aldermen

Town of Chapel Hill, N. C.

The Board of Aldermen met at a regular meeting on November 11, 1963 at 7:30 P.M. with the following members present: Mayor McClamroch; Aldermen Walters, Strowd, Wager, Giduz, Robinson and Page; Assistant Town Manager Archer, Town Attorney LeGrand; and Town Clerk Roberts. Absent: Robert H. Peck, Town Manager.

Minutes

Alderman Page moved that the minutes for October 29, 1963 be approved as corrected. Alderman Robinson seconded this motion which was unanimously carried.

Auditor's Report

Auditor E. E. Peacock reported that all vouchers for the month of October have been checked and found in order. The audit for the fiscal year 1962-63 will be completed in about two weeks.

Subdivisions

A Part of Coker Hills--Final Plat

The Planning Board has recommended that the Aldermen approve the final plat of a part of Coker Hills Subdivision as submitted. Alderman Walters moved that the recommendation of the Planning Board be upheld. Alderman Strowd seconded this motion which was unanimously carried.

BBH924