

(3). That it is necessary in the public interest to acquire an easement or right-of-way twenty (20) feet in width for the purpose of extending the sanitary sewer system of said Town in, through and on the following property belonging to the heirs of J. S. McFarland. A right-of-way having a width of twenty (20) feet, the center line of which is located in Chapel Hill Township, Orange County, N. C. and is described as follows:

BEGINNING at a point in the dividing line between the McClamroch property and the McFarland property, said point being approximately 65 feet west of the center of Booker Creek and running thence in a northerly direction on the west side of Booker Creek 380 feet, thence in a northwestwardly direction generally parallel to Booker Creek 1,350 feet to point in the dividing line between the McFarland Property and the Clark Hills Development, said point being approximately 45 feet west of the center of Booker Creek, a total distance of approximately 1,730 feet and to construct and maintain in, on and through said land a sanitary sewer line, also to take on said land such equipment and apparatus as necessary for construction and preparing of said line together with the right to sever such trees and bushes as are necessary for the construction and maintenance of said line. This right to include the privilege of ingress, egress and regress of the said Town, its employees, agents and contractors installing and maintaining said line.

(4). That the Town Attorney be and he is hereby authorized and directed to institute condemnation proceeding as provided by law for the acquisition of said easement or right-of-way for the purpose aforesaid.

This motion was seconded by Alderman Wager and adopted unanimously.

The meeting adjourned at 9:00 P.M.

Robert McClamroch Mayor
David B. Roberts Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular quarterly hearing with the Town Planning Board on August 24, 1964 at 7:30 p.m. with the following members present: Mayor McClamroch; Aldermen Strowd, Page, Wager, Giduz, Walters and Robinson; Planning Board members: Scroggs, Smith, Martin, Lasley, Wallace, Tuttle and Fitch; Town Manager Peck, Town Attorney LeGrand and Town Clerk Roberts.

Mayor McClamroch called to order the regular quarterly hearing before the Board of Aldermen and Planning Board. He announced that this was a hearing only and that no action, other than referring matters to the Planning Board, would be taken. He asked first for petitions from the audience.

ROADS FOR HIGH SCHOOL

Mrs. Ross Scroggs representing the Chapel Hill School Board asked that the Town and the Highway Commission expedite plans for roads to serve the new Chapel Hill High School to be built for use by September 1, 1966. She pointed out the crowded traffic conditions on Estes Drive and Airport Road at the present time and that the traffic to the new School would make these conditions worse than they are now unless some improvements were made before that time. The School Board was particularly asking for a new access road to the school site from the south and for improvement on Airport Road.

THOROFARE PLAN

Mayor McClamroch called on Mr. Poole, representative of the Advance Planning Section of the State Highway Commission, to discuss the changes recommended by the Highway Commission in the Thorofare Plan previously approved by the Town. Mr. Poole pointed out the following changes:

- 1). Use of Hillcrest Drive instead of Pleasant Drive as a connection from Carrboro to Estes Drive. This change was made at the

recommendation of the District Highway Engineer because the terrain was more suitable for the road.

- 2) The addition of Old Greensboro Road to the Thorofare Plan and deletion of Oak Street. With the change from Pleasant Drive to Hillcrest Road, these changes appear to improve the Plan
- 3) Changing the crossover from Columbia Street to Pritchard Street from a location near Stevens Street, as previously shown, to one at North Street.
- 4) The addition of Ephesus Church Road, showing a connection from Ephesus Church Road to Willow Drive near the Bypass.
- 5) The addition of a radial road extending from Country Club Road, near the Institute of Government, along Rocky Ridge Road crossing Manning Drive, 15-501, Morgan Creek and extending to the proposed outer loop.

At the request of Mayor McClamroch, Mr. Poole reviewed briefly the history of the Chapel Hill Thorofare Plan, then discussed in some detail the six (6) alternates studied by the Highway Commission for a radial road across Morgan Creek between the Raleigh Road and Pittsboro Road, citing the advantages and disadvantages of each of the alternates studied. He showed traffic flow maps as an indication of the need for such a radial prior to 1980. The Mayor then opened the floor for questions from the audience. Jim Wallace asked if this means that Mr. Hunt would have to revise his subdivision in the area? - Yes. Bill Stewart asked if the estimated cost, something over \$600,000, include the grade separation at 15-501 and provide for a four-lane highway? - Yes. Dr. Totten objected to use of Rocky Ridge Road, in fact he objected to the whole thing.

Alderman Giduz asked Arthur Tuttle, University Planner, what effect this road would have on the University Development. Mr. Tuttle stated that the proposed alignment is considered reasonable by the University, but that the Board of Trustees had taken no action on this. The Highway worked with the University Planning Department in preparation of the Plan.

Alderman Walters asked if the University would prefer alternate No. 5. Mr. Tuttle said that they would, as far as it affected University property. He said that the Plan was for the approval of the Community not for the University, and that the Board of Trustees would not act specifically on any problem until there was a real need for that particular portion of the Plan.

Mr. Poole asked Lucien Faust to discuss his traffic forecast for this area. Mr. Faust stated that the forecast was based on an estimated population of Chapel Hill and surrounding area of 65,000 persons, of whom an estimated 6,500 persons would live south of Morgan Creek between the Raleigh Road & Pittsboro Road, and that most of these persons would be driving primarily to the University Campus, the hospital, or downtown Chapel Hill.

Mr. Stewart asked where they would be expected to park.

John Manning then asked a lot of specific questions about the use of the property known as the Mason Farm owned by the University, about the exact location and the use of the arboretum, and about particular lots sold by Mr. Hunt in his subdivision. Mayor McClamroch told him that this was a case of general planning, not something dealing with a specific lot or lots.

Jim Wallace stated that the northern end of the radial should be built before the southern end as he doubts the University will go through with their part of it.

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Mayor McClamroch stated that this argument had been used for several years now and that in his experience with the University he found that silence generally meant approval, that they were quick to express disapproval.

Mr. Wallace said that in his opinion the Highway Department is the only one wanting the road, that the Town had won out over Duke Power Company on the matter of a transmission line in this area, and that they should oppose a highway through the same area including the arboretum.

Bill Stewart read portions of the Thorofare Plan Act and indicated that he thought the Highway Commission, particularly the Advance Planning Section, was over stepping their authority. He indicated that the Highway Commission was supposed to cooperate with the Town in preparing a Thorofare Plan and not dictate a plan to them. He suggested that any approval of this road should require that all portions of the road be developed at one time so there will be no possibility of the southern end being constructed and the northern end, near the University, never be built.

Mr. Poole indicated that the Highway Commission will be glad to consider any of the other alternates that the Town might choose, but would want good reasons for choosing them.

Dr. Totten described the location of the arboretum in reply to a question and indicated that alternate No. 5 would do the least damage to the arboretum.

Mr. Poole indicated that one of the strongest arguments for the No. 5 alternate was that it would be possible to have grade separation at 15-501 which would be needed.

Mr. Giduz asked asked that the University's attitude was towards alternate No. 5 going through the campus. Mr. Tuttle replied that as far as the University was concerned it was a reasonable solution to the highway problem and that it was considered to go along the edge of the campus not through the campus.

Mr. Manning asked when a hearing could be held before the Highway Commission on the Thorofare Plan. Mr. Poole stated that there would be no hearing except that a hearing would be held before construction and purchase of any land for such a route.

Mr. Stewart asked about a connection with Ashe Place. Mr. Poole replied that connection with Ashe Place should never be permitted as it is a very steep road, and would direct traffic into a residential area that was not designed to carry through traffic.

Mr. Lasley asked if the opponents to the radial road opposed all plans or just a particularly plan. Mr. Stewart said that his group objected to all of the plans but that alternate No. 6 was the least objectionable. Mr. Manning, speaking for Dr. Taylor, said that he only objects to the road that goes through his property.

Alderman Strowd moved that this matter be referred to the Planning Board. This motion was seconded by Alderman Walters and unanimously carried.

VARIANCE-BOLIN CREEK

Mayor McClamroch read a letter from the Board of Adjustment stating that they had approved a variance for construction of a drive-in dairy building on East Franklin Street, west of Bolin Creek, provided that it did not interfere with the Thorofare Plan. The Aldermen and Planning Board were asked to rule on whether or not this proposed building would interfere with the Thorofare Plan. Mr. Poole said that from the point of view of the Highway Commission that this section of the Thorofare Plan would be difficult to construct and the amount of traffic would be questionable. Arrorney LeGrand ruled that the Town would probably have to purchase this land if they refused a building permit on it. Alderman Strowd questioned the traffic conditions at this location and doubted if it would be safe to have such a building located here. R. B. Fitch suggested that it be referred to the Planning Board for additional study.

Alderman Robinson moved that the decision by the Board of Adjustment be approved and that the building be allowed. This was seconded by Alderman Giduz. Alderman Walters offered a substitute motion to refer the matter to the Planning Board for consideration. This was seconded by Alderman Page.

Mr. Norman Williams, who proposed to build the building, ask that the reason why the permit could not be approved be placed in the minutes. Mayor McClamroch replied that the reason was that the Board felt that it needed additional study. The substitute motion was carried unanimously.

SPECIAL USE-APARTMENT

Attorney Robert Page speaking for Clawson L. Williams, Jr. and W. B. Ellington, presented plans for sewage and drainage lines for the proposed site and discussed the proposal for the Board of Aldermen. He stated that the developers would pave McCauley Street and Hilltop Street for access to the apartments. He stated that the apartments were needed for hospital personnel, that the apparent crowding at one end of the lot was to avoid excessive streets and construction of a new sewer pumping station and that they, the developers, would be willing to dedicate the balance of the property for park or playground purposes, and that the development would act as a buffer for Westwood.

Alderman Strowd asked Mr. Page to explain the use of the word buffer as the density of the apartment development exceeds the RA-6 development beyond it.

Attorney Emory Denny opposed the issuance of a Special Use for several reasons: 1) there was no map showing the buildings in use within 500 feet as required by the zoning ordinance or the proposals for ground cover as required, and the sewer and drainage plans came in three weeks later than required; 2) that Hilltop Street and McCauley Street were barely passable; 3) that the application does not meet the requirements of traffic safety, ~~density~~ and that the power line easement should not be counted towards usable land, also that the buildings were too close together to meet fire regulations, and that the Board will not be able to make the necessary findings required by the ordinance in this case.

Mr. Clyde Carter stated that such a development would greatly damage the value of his property.

Dr. Peacock objected.

Dr. Alexander questioned the legality of the hearing because of the incomplete application. The Mayor indicated that it was the practice of the Board of Aldermen to refer all applications to the Planning Board even when they were incomplete in some detail. Attorney Denny requested that the Board go strictly by the ordinance. Attorney LeGrand stated that in his opinion, the matter was not properly before the Board.

Alderman Giduz moved that no action be taken on this application as it appeared to be incomplete for the following reasons: a) plans for sewer and drainage were late, b) there was no information concerning the use of land 500 feet surrounding the property, c) there was no plan for planting ground cover or other vegetation. Alderman Strowd seconded this motion which was unanimously adopted.

HIGH SCHOOL PROPERTY

Sion Jennings presented to the Board of Aldermen maps and sketches of a proposed development of the high school property on West Franklin Street, and introduced Mr. Frank Hitchings, representing Allen Bros. and O'Hara of Memphis, Tennessee, who wished to place one building on the property at the present time, allowing the schools to use the existing buildings for one or two years until replacements can be constructed. As soon as the schools are discontinued, they will be torn down. It was suggested that under the circumstances, they were temporary buildings which would not prevent a commercial building from being constructed on the site. If they are not considered temporary, it would mean that a Special Use Permit application would have to be submitted which would take considerable time and the developer stressed the fact that he need to to get started on this work in order to have his building completed for the opening of the college year in September, 1965.

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Alderman Giduz moved that the school buildings , under these circumstances, be considered temporary structures and that the Building Inspector be allowed to issue a building permit which would meet all other specifications of the zoning ordinance. This was seconded by Alderman Strowd and unanimously approved.

The Public Hearing was adjourned at 11:23 p.m.

Mayor McClamroch then called to order the regular meeting of the Board of Aldermen.

MINUTES

Alderman Wager moved that the minutes of the meeting of August 10, 1964 be approved as distributed. This was seconded by Alderman Page and unanimously carried.

PETITION-WHID POWELL

A letter from Mr. Whid Powell was read asking that some changes be approved in his Special Use for apartments at Colony Woods. Alderman Walters moved that this matter be referred to the Planning Board for consideration. Seconded by Alderman Wager and unanimously approved.

BIDS-ACCOUNTING MACHINE

Town Manager Peck reported that only one bid had been received for an accounting machine. This bid was from the Burroughs Corporation. Assistant Manager ARcher discussed the use of the machine and the advantages over the operation it could give. He pointed out that there was an alternate in the bid which would allow the machine to be used for tax billing as well as for payroll and accounting purposes. Alderman Walters made a motion, seconded by Alderman Robinson, that the bid from Burroughs Corporation be accepted with the alternate. This motion was unanimously passed.

The meeting adjourned at 11:57 p.m.

Robert McClamroch Mayor
David B. Roberts Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on September 14, 1964 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Walters, Wager, Page, Robinson, Giduz, and Strowd; Town Manager Peck; Town Clerk Roberts; Town Attorney LeGrand.

MINUTES

Aldermen Wager moved that the minutes of the meeting of August 24, 1964 be approved as distributed. This was seconded by Aldermen Robinson and unanimously carried.

THOROFARE PLAN

Mayor McClamroch read a transmittal from the Planning Board recommending approval of all of the items on the most recent thorofare map prepared by the State Highway Department, including Alternate #6 suggested by them, with some modifications to this route. He also read a letter from Attorney William Stewart, representing a number of persons in the Morgan Creek area, urging adoption of Alternate Route #6. Mr. J. A. Branch, business manager UNC, speaking for the University, told the Board that the Buildings & Grounds Committee had made a study of the six (6) alternates, assisted by their Planning Department, were rejected by the Board for various reasons, and that #6 & #5 were given thorough study but that #6 was found to do a great deal of damage to the planned use of University property and that #5 was