

SUBDIVISION

Alderman Giduz, seconded by Alderman Strowd, moved that the subdivision of Section VII of Lake Forest be approved as submitted. This was carried by a vote of 5-1 with Alderman Walters Dissenting.

PITTSBORO STREET EXTENSION

Town Manager Peck reported a copy of a letter from Chancellor Sharp to the Highway Commission asking immediate action on the extension of Pittsboro Street between McCauley and Franklin Street, and a request by Mr. Hill that the Town Board help expedite this. No action was taken.

Adjourned 10:05 P.M.

*Robert McClamroch* Mayor  
*David B. Roberts* Town Clerk

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met with the Planning Board at a regular quarterly hearing on February 23, 1965 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Wager, Walters, Robinson, Giduz, and Strowd, Alderman Page was absent; Planning Board members Scroggs, Wallace, Lasley, Smith, Christopher, Tuttle, Martin and Fitch. Also present were Town Manager Peck; Town Clerk Roberts; Town Attorney LeGrand.

Mayor McClamroch called the meeting to order and informed the persons present as to the procedures followed at such hearings.

SPECIAL USE-APARTMENTS-15-501 BYPASS

A request for a special use permit for one hundred and eight (108) apartment units, to be known as Kingswood, located between the 15-501 Bypass and Morgan Creek about midway between Pittsboro Road and Smith Level Road was presented by Mr. Erving Cohen of Norfolk and Mr. Robert Anderson of Chapel Hill. Mr. Faust pointed out that there was a possible conflict with a proposed radial road shown on the Town Thoroughfare Plan. There was no opposition to the project. Alderman Strowd moved that this be referred to the Planning Board for study and recommendations. This was seconded by Alderman Robinson and unanimously carried.

REZONING-MT. BOLUS

A rezoning petition signed by all of the property owners in Mt. Bolus requesting RA-20 zoning instead of the present RA-10 was presented. There was no opposition. Alderman Walters, seconded by Alderman Wager, moved that this be referred to the Planning Board. This was carried unanimously.

REZONING-EPHESUS CHURCH ROAD

Mr. Whid Powell presented a request for rezoning from RA-10 to Regional Commercial of about 1.3 acres on the south side of Ephesus Church Road between the 15-501 Bypass and the Legion Road. Mr. Powell pointed out that this was an extension of the existing Regional Commercial zoning in this area. There was no opposition. Alderman Giduz, seconded by Alderman Strowd, moved that this be referred to the Planning Board. This motion was approved unanimously.

SPECIAL USE-COLONY APARTMENTS

Mr. Powell also presented a request for a special use permit for thirty (30) apartment units between the existing Colony Apartments and the Heart Association Building on Ephesus Church Road. The effect of these apartments on the traffic situation at the intersection of Ephesus Church Road and the Bypass was questioned by Dr. Chapin. Alderman Giduz, seconded by Alderman Robinson, moved that this request be referred to the Planning Board. This motion was carried unanimously.

REZONING-EAST FRANKLIN STREET

Mr. Dave Henry presented a request for rezoning from RA-10 to RA-66 of about 3 acres on the south side of East Franklin Street east of Elliott Road. There was no opposition. Alderman Wager, Seconded by Alderman Walters, moved to refer this to the Planning Board. This motion was unanimously carried.

SPECIAL USE APARTMENTS EAST FRANKLIN STREET

Mr. Henry also requested a special use permit for thirty two (32) apartments in the area for which he was requesting a zoning change. Mr. Scroggs, Chairman of the Planning Board, questioned the procedure of submitting a request for rezoning and a special use request, based on the rezoning, at the same time. Town Manager Peck questioned whether there was sufficient area for thirty two (32) apartments shown on the application. Alderman Giduz, seconded by Alderman Robinson, moved that, subject to being in conformance with the density standards, this be referred to the Planning Board. The motion was carried unanimously.

SPECIAL-USE-APARTMENTS-BOLIN CREEK

Mr. Jack Carlisle requested a special use permit to construct two hundred and thirty one (231) apartment units on the north side of Bolin Creek east of the Airport Road. Mr. Green, City Planning & Architectural Associates, presented a plan of the development and exterior and interior plans of proposed apartments. The proposal of a reservation for a 90 foot highway easement along the creek as shown in the Thoroughfare Plan was pointed out. It was indicated that this easement was not deducted from the net land area in computing the number of apartments. Mr. Carlisle argued that this was for a road to be built at some indefinite time in the future, that he was willing to give the land, but did not feel that it should reduce the number of apartments at this time. In reply to a question about traffic Mr. Faust told the Board that there were approximately 8,000 cars a day using the Airport Road at the Bolin Creek Bridge and that between 7:00 and 9:00 a.m. there was a count of 1,350 cars in 1963. Mr. W.E. Haisley asked about a possible street tie-in with Hidden Hills. Mr. Carlisle said that he had no connection with Hidden Hills either with the property owned or that optioned by him. Dr. Baughman submitted a petition opposing this project. He suggested that the area be developed, according to a plan to be prepared by the Town, proposing large lots, parks, etc., that the part of the land along the creek be declared a flood plain and not allowed to be counted in that area for development. He also pointed out the considerable traffic load along Hillsboro Street and Airport Road at the present time. The petition was signed by 231 persons. Traffic counts made on February 22 & 23 by people from Mt. Bolus showed that between 7:15 and 9:15 a.m. an average of 1,530 cars passed during the two hour period at the Bolin Creek bridge, plus 20 school buses; that there were 1,256 cars during the same period on the Raleigh Road, and 339 cars on Hillsboro Street near Rosemary Street. Dr. Chapin suggested that an apartment zone should be established. Mr. Giduz questioned Mr. Carlisle about the flooding referred to in the petition and Mr. Carlisle denied that any of this land is subject to flooding. Mr. Scroggs commented that the present zoning ordinance does not take into consideration flood plains. Dr. Slifkin suggested that the Town buy all of the Bolin Creek Valley and preserve it as a protection to houses surrounding it. Mr. Haisley suggested that perhaps there could be sufficient contributions made to purchase part or all of this land. Alderman Strowd, seconded by Alderman Robinson, moved to refer this matter to the Planning Board. This was unanimously approved.

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#### REZONING-WILLOW DRIVE

An application by Willow Terrace Development Inc. was submitted requesting rezoning from Regional Commercial to RA-6 of the property on the north side of Willow Drive between 15-501 Bypass and the Doctors Building. There was no opposition. Alderman Giduz, seconded by Alderman Strowd, moved to refer this to the Planning Board. This motion was unanimously carried.

#### SPECIAL USE-APARTMENTS-WILLOW DRIVE

A special use permit was requested for twenty six (26) additional apartments to be built as an extension to the apartments now being built on Willow Drive on the land for which rezoning was requested. Several questions were asked about possible play area in this development. Alderman Walters, seconded by Alderman Robinson, moved to refer this matter to the Planning Board. This motion was carried unanimously.

#### REZONING-EAST FRANKLIN STREET

A request for rezoning, by Mr. McCauley, for two lots at the intersection of Milton Avenue and East Franklin Street from RA-10 to Regional Commercial was received. Mr. Ewing & Mr. Tyler, residents of Milton Avenue, opposed the petition. Dr. Chapin opposed this petition because of the traffic problems involved. Alderman Strowd, seconded by Alderman Giduz, moved to refer this to the Planning Board. This was carried unanimously.

#### REZONING-WEAVER DAIRY ROAD

Mr. Branch, representing Mr. Tillman, requested rezoning of about sixty eight (68) acres on the west side of Weaver Dairy Road from Agriculture to RA-15. He stated that a single family residential development was proposed for this area. There was no opposition. Alderman Strowd, seconded by Alderman Robinson, moved that this matter be referred to the Planning Board. This motion was carried unanimously.

#### REZONING-EPHESUS CHURCH ROAD

A petition signed by Mr. E. N. Richards was received requesting rezoning from Agriculture to RA-15 of one hundred and seventeen (117) acres on the south side of Ephesus Church Road between Ridgfield Park and Colony Woods. There was a question concerning the radial road on the Thoroughfare Plan shown through this area. Mr. Faust explained that in a tentative subdivision layout that area was being left for such a thoroughfare. There was no opposition. Alderman Robinson, seconded by Alderman Wager, moved this matter be referred to the Planning Board. The motion was unanimously carried.

#### ZONING ORDINANCE REVISIONS

A revision of the wording of several sections of the Zoning Ordinance, recommended by the Planning Board, was read by the Mayor. There was no opposition. Alderman Walters, seconded by Alderman Strowd, moved to refer this to the Planning Board. This was passed unanimously.

The Joint meeting of the Planning Board and Board of Aldermen was declared adjourned at 10:16 P.M. at which time the regular meeting of the Board of Aldermen was called to order.

#### POOL ROOM

Alderman Strowd, seconded by Alderman Wager, moved to disapprove the application for a pool room license by Joe and Odell Council. This was carried unanimously.

SEWER BIDS

Town Manager Peck reported receiving five (5) bids for a collector sewer system in the Lake Forest area with a low bid being submitted by Wrenn-Wilson for \$155,535.50. He recommended that no action be taken on this until the bids had been more thoroughly studied. No action was taken.

HEARING STREET ASSESSMENTS

Mayor McClamroch announced that a hearing had been advertised concerning the assessments on Greenwood, Caldwell and Longview Street. Mr. M. R. Harris, owner of the property at 108 & 110 Longview Street, said that the street had been constructed so high that it left his property in a hole and he was very dissatisfied with it. The Town Manager was asked to investigate and report back.

ROAD BOND

A proposal of State Highway Bonds in the amount of \$300,000,000.00, with 25% of the total being allocated to cities and towns, was discussed by the Board. Alderman Strowd, seconded by Alderman Giduz, moved that the Board go on record as favoring the issue with the allocations as indicated, but nothing that Chapel Hill was long overdue on Street improvements and felt that they should not be limited to this amount.

RELEASES

Alderman Robinson, seconded by Alderman Giduz, moved that the following releases be approved:

<u>Name</u>	<u>Receipt #</u>	<u>Amt.</u>	<u>Reason</u>
Mrs. J. S. Fowler	1199	12.00	Charged her 12.00 too much for sewer
Edward J. Owens	2629	12.00	This sewer in Lake Forest-charged in error

This motion was carried unanimously.

FIRE STATION SITE

Town Manager Peck requested that a committee of Aldermen be appointed to find a site for a Fire Station in the east end of town. Alderman Giduz moved that the Mayor appoint a committee consisting of himself and two Aldermen, with the power to act, to find and purchase a suitable site. This was seconded by Alderman Robinson and unanimously carried.

BUDGET-LIBRARY

Alderman Walters, seconded by Alderman Wager, moved adoption of the following ordinance:

AMENDMENT TO BUDGET ORDINANCE

An Ordinance to amend the "Ordinance to Appropriate Funds and to Raise Revenue for the Fiscal Year Beginning July 1, 1964 and Ending June 30, 1965.

SECTION I.

The Budget Ordinance adopted July 28, 1964 and subsequently amended is hereby further amended by increasing account No. 6800 entitled Library by \$700.00, and decreasing appropriation No. 8000, entitled Contingencies by \$700.00.

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SECTION II.

All ordinance in conflict herewith are hereby repealed.

This the 23rd day of February, 1965.

This was unanimously passed.

PARKING

A petition was submitted requesting angle parking on West Franklin Street. Alderman Walters, seconded by Alderman Strowd, moved that the petition be received and referred to the Street Committee.

OPEN SPACE

Alderman Giduz read the following resolution prepared by a committee appointed by the Mayor to consider a petition on "Open Space" presented at the meeting of February 8:

Whereas, good physical appearance and character for Chapel Hill are essential to develop its economic well-being as well as to satisfy the needs of its soul and spirit, and

Whereas, part of the appearance and character of Chapel Hill is determined by its situation within and surrounded by open land of various types (while another part of its appearance and character is determined by its shopping and commercial area), and

Whereas, portions of open land are desirable for public park purposed, and portions should remain out of urban development to protect the natural drainage of flood plain areas, and

Whereas, considerable interest has been expressed by residents of Chapel Hill in the preservation of open space

Now, Therefore, Be It Resolved:

- 1) That the Board of Aldermen of the Town of Chapel Hill expresses its serious interest and concern in the preservation of open land and in the investigation of related problems, possibilities, and practicalities,
- 2) That the Planning Board be requested to prepare and submit to the Board of Aldermen specific plans for open space preservation, the plan to include, among other considerations, land location, use and amount, giving due consideration to the 1980 "Chapel Hill Development Plan."

The Board of Aldermen acknowledges the time and personnel problems involved in the preparation of an open space plan and requests the Mayor in consultation with the Planning Board to utilize some of the expressed citizen interest through the formation of an "ad Hoc" citizen's committee, such committee to be requested to prepare an open space preservation plan for consideration by the Planning Board.

This was seconded by Alderman Walters and unanimously adopted. Pearson Stewart submitted additional signatures to the petition previously presented.  
~~presented~~ submitted additional signature

TAX RELEASE

Town Clerk Roberts read a letter from Mr. William J. Esau asking relief from the 1% penalty on town taxes because did not receive a tax notice. Alderman Walters, seconded by Alderman Wager, moved that this request for release of penalty be denied. This was carried unanimously.

STREET NAME

Alderman Giduz submitted a petition from property owners on Clark Hill Drive to have the name changed to Tadley Drive. He said that his information was that all of the property owners on the street agreed to this name and moved that the name change be made official. This motion was seconded by Alderman Walters and unanimously carried.

The meeting adjourned at 11:20 P.M.

*Robert M. 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 March 8, 1965 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Robinson, Page, Giduz, Wager, Strowd and Walters; Town Manager Peck; Town Clerk Roberts; Town Attorney LeGrand.

MINUTES

Alderman Wager moved approval of the minutes of the meeting of February 8 & February 13, 1965, as corrected. This was seconded by Alderman Robinson and unanimously approved.

TOWN APPEARANCE

Dr. A. C. Howell read a resolution of the UNC Faculty Council concerning downtown appearance, zoning and the open-space program, specifically aimed at the proposed hamburger stand on the corner of Franklin and Columbia Street. Dean Spruill, Chairman of the Faculty Council, supplemented the resolution, concurring in all of its aims. Alderman Giduz moved the adoption of the following resolution which was seconded by Alderman Strowd:

The Town of Chapel Hill, through its elected Board of Aldermen, is vitally concerned with the beauty of this community, both through its natural assets and its man-made developments.

That Chapel Hill is a desirable place in which to live is so in large part because of these natural assets and because of the foresight of property owners and developers in utilizing their land in ways that are to the general benefit of everybody.

= The Town welcomes new business and new construction, both through the greater availability of goods and services that these bring and through the tax revenue the private enterprise provides for the municipal government, our public schools, and the county government.

However, the Town is primarily concerned that development be in harmony with the nature of the community, and that property rights not be exercised to the detriment of the intangible and aesthetic qualities that in part make Chapel Hill what has come to be known as "the Southern part of heaven."

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