

LEFT TURN-SOUTH COLUMBIA AT CAMERON

Alderman Kage asked that the Highway Department be contacted for consideration of a left turn phase in the traffic control at the intersection of South Columbia and Cameron Avenue to improve the left turn conditions for south bound traffic turning into Cameron Avenue.

LEFT TURN-CAMERON AT RANSOM

Mayor McClamroch asked that when the traffic light is moved to Cameron at Ransom Street that consideration be given to a left turn movement for west bound traffic turning into Ransom Street.

Meeting adjourned at 9:40 P.M.

*Robert M. McClamroch*

Mayor

*David B. Roberts*

Clerk

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on November 22, 1965 at 7:30 P.M. with the following members present: Mayor McClamroch; Aldermen Kage, Giduz, Strowd, Varley, Prothro and Page. Present for the Joint Public Hearing portion of the meeting were the following members of the Planning Board: Maytin, Chairman; Burns, Shearer, Umstead, Wallace, Lasley, Scroggs, Fitch, Tuttle, and Smith. Also present were Town Manager Peck and Town Clerk Roberts.

MINUTES

Alderman Prothro moved, seconded by Alderman Varley, that the minutes of the meeting of November 8 be approved as corrected. This was approved by a vote of 5-0 with Alderman Giduz not being present at the time.

MEETING-NOVEMBER 29

Mayor McClamroch told the Alderman that the meeting previously scheduled for November 29 conflicted with the annual meeting of the Chamber of Commerce, and that a special meeting on November 30 would be necessary in connection with the Off Street Parking bond. Alderman Prothro moved, seconded by Alderman Strowd, that the Board meet on the 29th as advertised, but adjourn this meeting without other action to the 30th, and that the newspaper be asked to cooperate in publicizing this change of date. This was approved by a vote of 5-0 with Alderman Giduz still absent.

JOINT PUBLIC HEARING

Mayor McClamroch called to order the Joint Public Hearing of the Planning Board and the Board of Aldermen to consider requests for rezoning and hear any comments that any citizen cared to make on the items which were advertised. He advised the public that this would be the only hearing on these items, and that later consideration by the Planning Board and Board of Aldermen would not be public hearings.

REZONING-WEST ROSEMARY STREET

Mayor McClamroch read a request by George Tate to rezone from RA-6 to Central Business Lot 17, Block L, Orange County Tax Map #93 lying on the north side of West Rosemary Street between Graham Street and Sunset Drive. No one spoke either for or against this rezoning. Alderman Giduz moved, seconded by Alderman Prothro, that this be referred to the Planning Board. This was carried by a vote of 6-0.

#### REZONING-NORTH OF BOLIN CREEK

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from Agricultural, RA-10, and Regional Commercial to Multi-Family of about 56 acres east of East Franklin Street, north of Bolin Creek, west of the Bypass and south of the Regional Commercial Zone which includes the Harward property. He then read a letter from Mrs. C. T. Womble, owner of property adjacent to the area recommended by the Planning Board, stating that she did not want her property rezoned to Multi-Family. Mr. Martin, Chairman of the Planning Board, stated the position of the Planning Board in making this recommendation. Mr. Faust, Resident Planner, indicated on a large scale map the details of the proposal. He stated that the entire area, if used at maximum capacity, would accommodate 690 apartments. Mr. Chapin questioned the traffic carrying capability of the roads if this much construction was done. Mayor McClamroch stated that it was expected that East Franklin Street would be four-laned, hopefully starting in 1966. Mr. Dickinson asked that the portion of his lot now in Suburban Commercial not be changed. He was told that this was not recommended in the advertisement for change. Mr. Scroggs, Planning Board member, indicated that this was not considered down zoning, but zoning to a very practical zone for the area. Mr. Martindale stated that he and his mother did not want their lands along East Franklin Street included in the Multi-Family Zone. Mr. Thompson opposed rezoning to Multi-Family along Franklin Street. Mayor McClamroch stated that apartment zoning was much to be preferred to strip commercial zoning along the road. Mr. Martin stated that he did not believe the Planning Board would ever recommend strip commercial zoning in this section. Alderman Page moved, seconded by Alderman Varley, that this be referred to the Planning Board. This was unanimously carried.

#### REZONING-WILLOW TERRACE APARTMENTS

Mayor McClamroch read a request for rezoning the property by the Willow Terrace Apartments along Willow Drive from Regional Commercial to Multi-Family. Mr. Rominger, representing Willow Terrace Apartments, told the Board that they would not need the 250-foot strip along the Bypass now zoned Ra-20 to be rezoned to meet their proposed construction, but they would like to have the portion now zoned Regional Commercial rezoned. Alderman Giduz moved, seconded by Alderman Page, that this be referred to the Planning Board. This was unanimously carried.

#### SPECIAL USE-WILLOW TERRACE APARTMENTS

Mayor McClamroch read a request from Willow Terrace Apartments for a permit to construct twenty six (26) additional units on the west end of the present project. To do this it would be necessary to have most of the land occupied by the apartments rezoned to Multi-Family as requested above. Alderman Prothro moved, moved, seconded by Alderman Varley, that this be referred to the Planning Board. This was unanimously carried.

#### REZONING-NORTHERN BANK OF BOLIN CREEK

Mayor McClamroch read a request from E. N. Richards to rezone from Agricultural to Regional Commercial a strip 250 feet wide along the north side of Bolin Creek. Mr. Manning, representing Mr. Richards, said that he thought it was an oversight that this was left off when the rest of the land adjacent to it was rezoned Regional Commercial, and that he understood at that time it was all to be Regional Commercial. Mr. Scroggs, who was Chairman of the Planning Board at the time the other land was rezoned, stated that it was left Agricultural as a buffer strip between the Regional Commercial and the residential area across the Creek. Mr. Faust presented a memorandum pointing out that Estes Drive presently was located in this strip and as proposed, the Bolin Creek thoroughfare would extend through this strip to Franklin Street. Alderman Strowd moved, seconded by Alderman Page, that this be referred to the Planning Board. This was unanimously passed.

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#### REZONING-SOUTHSIDE OF BOLIN CREEK

Mayor McClamroch read a request from Dr. L. L. Vine for rezoning of about 18 acres south of Bolin Creek immediately east of the sewer plant from RA-20 to RA-10. A letter from Paul Green, adjoining property owner, supporting this petition was read. Alderman Giduz moved, seconded by Alderman Prothro, that this be referred to the Planning Board. The motion was unanimously carried.

#### REZONING EPHESUE CHURCH ROAD

Mayor McClamroch read a recommendation from the Planning Board to consider rezoning from RA-10 to Multi-Family about 12.7 acres on the south side of Ephesus Church Road including the existing Colony Apartments. A resident of Colony Woods, objected on the grounds that Colony Woods was a quiet single family residential area and that this rezoning could affect property values there. Mr. Powell, owner of Colony Apartments, pointed out that it was about three quarters of a mile from the proposed rezoning to Colony Woods. Alderman Page moved, seconded by Alderman Prothro, that this be referred to the Planning Board. The motion was unanimously carried.

#### REZONING-NORTHSIDE OF EPHEBUS CHURCH ROAD

Mayor McClamroch read a request from Mr. Powell for rezoning from RA-10 and Agricultural to Multi-Family of about 12 acres on the northside of Ephesus Church Road at Legion Road. Mr. Donald Misch objected to this on the same grounds as the previous matter. He stated that he thought when zoning was done it should be permanent for a period of from twenty to fifty years. Alderman Varley moved, seconded by Alderman Page, that this matter be referred to the Planning Board. The motion was unanimously carried.

#### SPECIAL USE NORTH SIDE OF EPHEBUS CHURCH ROAD

Mayor McClamroch read a request from Mr. Glen Guy to construct sixteen (16) units of luxury apartments on the north side of Ephesus Church Road about across from the Colony Apartments. Mr. Guy explained his proposal to the Board, but stated that he was not sure whether he would carry it out if permission were granted. Alderman Prothro moved, seconded by Alderman Strowd, that this matter be referred to the Planning Board. This was unanimously carried.

#### REZONING-SOUTH SIDE OF BOULEVARD

Mayor McClamroch read a request by London Oil Company for rezoning from RA-20 to Regional Commercial about 4 acres of land lying on the south side of Durham Boulevard a small portion belonging to the London Oil Company and the balance belonging to McFarling. Mr. Page, representing London Oil Company, stated that they were asking for rezoning according to the boundary which they believe the Planning Board intended to set when this area was originally zoned Regional Commercial. He stated that they were not interested in the McFarland property, only the London Oil Company property. Mr. Chapin commented on the gradual commercial rezoning along the Boulevard. Alderman Varley moved, seconded by Alderman Page, that this matter be referred to the Planning Board. This was adopted by a vote of 5-0 with Alderman Giduz absent.

#### REZONING-TOWN HOUSE AREA

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from RA-6 to Multi-Family of about 30 acres of land including the land on both sides of the Town House Apartments lying between Hillsborough Street and Airport Road. Giles Horney protested that his land was being excluded from this and should be rezoned with the rest. Dr. Young objected to any increase in density along Airport Road. Alderman Page moved, seconded by Alderman Prothro, that this matter be referred to the Planning Board. Motion was carried by a vote of 6-0.

### REZONING TOWN HOUSE AREA

Mayor McClamroch read a request by Richard Birgel to rezone from RA-6 to Multi-Family about 16 acres of land lying between the Airport Road and Hillsborough Street south of Town House Apartments. Part of this land is included in the Planning Board recommendation, but this request asked for some additional land. Mr. Hakan, representing Mr. Birgel, requested that this matter and the following special use permit request be considered together. Mr. Hakan then showed plans for a special use request for two hundred and two (202) apartments, with some commercial floor space, on the land for which the rezoning is requested. Mr. Cramer, adjoining resident, objected to the location of the laundry and recreation building as being too near her property. Mr. Connan, another local resident, questioned the distance from the nearest apartment building to his property line. Mr. Branch, representing several families on Cobb Terrace, supported the plan as one which would protect the amenities now found in Cobb Terrace. Dr. Young objected because of the traffic on Airport Road. Alderman Prothro moved, seconded by Alderman Page, that the rezoning request be referred to the Planning Board. This was unanimously carried. Alderman Giduz then moved, seconded by Alderman Strowd, that the special use request be referred to the Planning Board. This was unanimously carried.

### REZONING-AIRPORT ROAD

Mr. Manning, representing Wilbur Kutz, Clyde Whitt, Kathleen Whitt, and Clyde S. Whitt, asked that the next four request be considered together. Mayor McClamroch stated that these four requests were for rezoning from RA-6 to Regional Commercial of four lots along Airport Road, one on the east side and three adjacent lots on the west side. He pointed out that there was already some commercial zoning along this road and that the lots were better suited for commercial use than they were for residential. He stated that he thought that the appearance of the road would be enhanced by commercial development. He pointed out that with the number of apartment projects already approved and those requested that additional services would be needed in this area. The question was raised as to whether this was strip zoning, the answer was that it was more likely to be spot zoning. Mr. Martin, Planning Board Chairman, said it probably would be spot zoning and would be objectionable. Mr. Willis asked if apartment zoning wouldn't be preferable in this area. She spoke against the type of commercial construction that would be likely to go into this section. Alderman Kage moved, seconded by Alderman Prothro, to refer Wilbur Kutz request to the Planning Board. This was unanimously passed. Alderman Varley moved, seconded by Alderman Page, to refer Clyde Whitt's request to the Planning Board. This was unanimously passed. Alderman Kage moved, seconded by Alderman Varley, to refer Kathleen Whitt's request to the Planning Board. This was unanimously passed. Alderman Giduz moved, seconded by Alderman Strowd, to refer Clyde S. Whitt's request to the Planning Board. This was unanimously passed.

### REZONING-AIRPORT ROAD

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from RA-10 to Multi-Family about 7.5 acres of land on the West side of Airport Road just south of Barclay Road. Dr. Young objected on the grounds of traffic on Airport Road. Mr. Fowler questioned the effect of this rezoning on adjacent properties, particularly the one immediately south for which the apartment project had been approved. Mr. Martin stated that he thought the Planning Board's position would be that this land south of that proposed herein would be too steep for rezoning to Multi-Family. Alderman Page moved, seconded by Alderman Prothro, that this be referred to the Planning Board. The motion was unanimously carried.

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#### REZONING-AIRPORT ROAD

Mayor McClamroch read a request from Richmond Sloan for rezoning from RA-20 and Agricultural to Regional Commercial of about 8 acres on the east side of Airport Road a little south of Estes Drive. Mr. Farlow objected on the grounds that it would be spot zoning and would be detrimental to the surrounding residential property. He also objected to its affect on the traffic situation in the area. Mr. Haisley and Dr. Young both opposed the rezoning. Alderman Prothro moved, seconded by Alderman Page that this be referred to the Planning Board. The motion was unanimously carried.

#### REZONING-MERRITT MILL ROAD

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from RA-6 to Multi-Family of about 10 acres of land on the north-west side of Merritt Mill Road south of Lincoln School. Attorney Farlow objected that because of the rough topography that a good type of apartment could not be built in here and that the result would reduce surrounding property values. Ed Cole, resident of the area, objected. In response to a question Mr. Faust stated that under RA-6 zoning one hundred and forty two (142) apartment units could be built in this area, and that under Multi-Family zoning one hundred and eighty two (182) could be built. Alderman Varley moved, seconded by Alderman Strowd, that this matter be referred to the Planning Board. This was unanimously carried.

#### REZONING-SOUTH SIDE OF NC 54 BYPASS

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from RA-10 to Multi-Family of about 25 acres of land lying south of NC 54 Bypass, north of Morgan Creek, east of Porter Graham School. Mr. Martin said that they had been informed that Carrboro was able and willing to take care of sewer from this area if it was rezoned. Alderman Prothro moved, seconded by Alderman Page, that this be referred to the Planning Board. This was unanimously carried.

#### REZONING-NORTH SIDE OF NC 54 BYPASS

Mayor McClamroch read a recommendation from the Planning Board for consideration of rezoning from RA-10 to Regional Commercial of a strip of land on the north side of NC 54 Bypass immediately west of Duke Power Company transmission lines. Mr. West, nearby property owner, objected, stating it would hurt the value of his land for apartment use. Dr. Bell, owner of part of this property, objected on the grounds that the topography was not suitable for commercial development, but was suitable for apartment development. Alderman Kage moved, seconded by Alderman Prothro, that this be referred to the Planning Board. The motion was unanimously carried.

#### REZONING-NORTH SIDE OF BYPASS

Mayor McClamroch read a request from Dr. Bell for rezoning from RA-10 to Multi-Family about 8 acres of land lying north of the Bypass between Duke Power Company transmission lines and Merritt Mill Road. This included part of the land previously considered for Regional Commercial. Alderman Page moved seconded by Alderman Prothro, that this matter be referred to the Planning Board. This was unanimously carried.

The Public Hearing portion of the meeting was adjourned at 10:30 P.M.

#### DORMITORIES

Mayor McClamroch read a letter from Jack Carlisle asking for interpretation by the Board as to where and under what conditions privately-owned dormitories could be constructed in Chapel Hill. Alderman Strowd moved, seconded by Alderman Giduz, that dormitories other than University owned be allowed in the Central Business District and that the same parking would be required as for hotels. This motion was unanimously carried.

SALE OF GREENS

The matter of sale of holly, cedar and other greens on the sidewalks on East Franklin Street was discussed at some length. It was accepted that the most important plant from the standpoint of state conservation was the ground pine or running cedar. Alderman Strowd moved, seconded by Alderman Varley, that an ordinance should be prepared prohibiting the sale of ground pine or running cedar any where in Chapel Hill. This was unanimously carried.

FIRE PROTECTION COLONY APARTMENTS

Town Manager informed the Board that the contract made with Colony Apartments for fire protection about two years ago would terminate as of December 31, 1965, and that he had informed Mr. Powell that a new contract would be considered. The old contract had been made at the time there were buildings under construction but none occupied, and there are presently nearly one hundred (100) apartment units occupied and about thirty under construction. Alderman Strowd moved, seconded by Alderman Prothro, that a new contract be made and offered to Mr. Powell which would call for a payment of ten cents per hundred on the taxable valuation. The Manager was instructed to prepare such a contract, discuss it with Mr. Powell, and bring it back to the Board. This was unanimously approved.

COURT ROOM SEATING


Alderman Kage moved, seconded by Alderman Page, that the matter of new seats for the Court Room be postponed. This was unanimously carried.

PARKING REQUIREMENTS

Alderman Giduz moved, seconded by Alderman Prothro, that the Planning Board be requested to review the off street parking requirements in all districts. This was unanimously adopted.

The meeting was adjourned at 11:15 P.M.

  
Mayor

  
Town Clerk

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met at a special meeting on November 29, 1965 at 7:30 p.m. with the following members present: Mayor Pro-Tem Giduz, Aldermen Oage, Varley, Kage and Strowd. Also present were Town Manager Peck and Town Clerk Roberts

Aldermen Strowd moved, seconded by Alderman Kage, that the meeting be adjourned to 7:30 p.m. Tuesday, November 30, 1965. This motion was unanimously carried.

The meeting adjourned at 7:31 P.M.

  
Mayor

  
Town Clerk

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