

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met at a Special Meeting on November 30, 1965 at 7:30 P.M. with the following members present: Mayor McClamroch; Aldermen Kage, Giduz, Strowd, Varley, Prothro and Page. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand. Planning Board members present were: Martin, Chairman; Scroggs, Smith, Shearer, Wallace, Tuttle and Umstead.

Mayor McClamroch announced that the first order of business was a Public Hearing carried over from the meeting of November 29th.

ZONING MAJOR STREETS

Mayor McClamroch read a proposed amendment to the Zoning Ordinance designating the major streets for use as a criteria in considering Multi-Family housing under special use permits. The streets proposed are as follows: Franklin Street, from the western boundary of Chapel Hill to its intersection with US 15-501 Bypass; Rosemary Street, from a western boundary of Chapel Hill to Boundary Street; Airport Road, from N. Columbia Street to the northern boundary of the planning area; US 15-501, US 15-501 Bypass, and NC 54 Bypass from the Durham County line to the Carrboro Planning District line; NC 54 from Country Club Road to the Durham County line; Columbia Street from the Airport Road to the Pittsboro Road; Pittsboro Road from Columbia Street to the Chatham County line; Ephesus Church Road from 15-501 Bypass to Burlington Blvd.; Merritt Mill Road from the Carrboro Planning District line to W. Cameron Avenue; Umstead Drive from Umstead Park to Airport Road; Estes Drive from E. Franklin Street to US 15-501 Bypass; W. Cameron Avenue from Merritt Street to S. Columbia Street; McCauley Street from Columbia Street to Sycamore Street; South Road from Columbia Street to Country Club Road; Hillsborough Street from E. Franklin Street to Airport Road; Willow Drive from Estes Drive to 15-501 Bypass; Manning Drive from Pittsboro Road to US 15-501 Bypass.

Alderman Strowd questioned the absence of a major street west of Columbia Street, and north of Rosemary Street. Alderman Giduz moved, seconded by Alderman Prothro, that the matter be referred to the Planning Board. This was unanimously passed.

OPEN SPACE

Mayor McClamroch called on Pearson Stewart to make a presentation for the Committee on Open Space. Mr. Stewart showed slides and discussed the map prepared by the Committee recommending that flood plains, excessively steep areas, and the creek beds of most streams in the area be considered for use as open space. The committee suggested that along the streams, a strip of land 100 feet in width be obtained by the Town, and the development rights for an additional 50 feet on each side be obtained where possible. He pointed out several problems: there were some objections to public areas behind houses, acquisition methods would range from donations to purchase with possible use assessment districts and neighborhood associations, and that while the Committee hoped for a prompt start on this project they realized it would be a long term project. Dr. Underwood spoke in favor of report. Mr. Yaggy, speaking for the Men's Garden Club, spoke in support of the recommendations and asked that the Board adopt it as a policy. Alderman Kage suggested that the emphasis on the program should be in presently undeveloped areas. Mr. Umstead questioned the affect on zoning, and stated that he though developers or builders would be more likely to cooperate in dedication of land for open space if it would not penalize them in the number of dwelling units that could be built on the remaining area. Amendments to the Zoning Ordinance would be necessary to make this possible. Mrs. Hardison generally supported the proposal but said that she would like to see the plan detailed to the extent that it indicated what land would be completely undeveloped, what would be park type use and what would be recreation use. Alderman Giduz questioned whether this would be used to coerce developers and subdividers. The consensus was that it might have that affect, but it did not need to be operated in that manner. It was suggested that parkwood type development be studied with possible revision of the Zoning Ordinance so that it could be allowed. Mr. Yaggy suggested that quite a bit of land could be given in the near future if the policy were adopted. Dr. Slifkin suggested that tax funds be used for this purpose. It was pointed out that an election would be necessary in order to legally use tax funds for open space. Alderman Kage suggested that this plan should be extended beyond the planning area, and that we would need

that we would need the cooperation from the County and the State. Mr. Stewart said that two other groups were working on the same project, the Orange County Planning Board and the Research Triangle Planning Commission. Mr. Shearer questioned the cost and maintenance of this land. Alderman Strowd stated that he thought that a reasonable plan could bring satisfactory results, that the plans should be fair to all groups, and that much additional work and study appeared to be necessary. Alderman Kage asked for more detail on the plan. Mr. Scroggs suggested that it could be adopted in principle at this time. Mr. Tuttle suggested that Bob Stipe or Phil Green be asked to assist with the legal considerations of this matter. Alderman Giduz moved, seconded by Alderman Varley, that the Board endorse the principle and open space plan as submitted by the Mayor's Committee, and refer this plan to the Planning Board for recommendations on implementation and refinement as needed. Alderman Strowd stated that he thought that the discussion at the hearing had been too much concerned with implementation rather than to the plan itself, that he felt the plan needed more study. The motion of acceptance in principle referral to the Planning Board was adopted unanimously.

The Hearing was adjourned at 9:10 P.M.

Mayor McClamroch then announced the special meeting called for this date was open and asked for petitions.

TRAILER-AIRPORT ROAD

Mr. Whitt appeared before the Board and told them that this trailer, located on the west side of Airport Road, inside the city limits, had burned and that he had been refused a permit to replace it with another trailer. The Town Manager reported that this was because of a previous ruling by the Board that all trailers, not located in trailer parks, would be expected to meet the requirements of the Building Code, and that this had the effect of prohibiting trailers outside of trailer parks as normal trailers do not meet the Building Code. Alderman Strowd said that he would like to see this permitted if it can be legally done and moved that the Town Attorney and Town Manager investigate the matter and see if any thing can be done legally to allow this trailer to be replaced for use by Mr. Whitt during his lifetime. This was seconded by Alderman Prothro and carried unanimously.

OFF STREET PARKING

See official Minute Book for detailed resolutions on the following:

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$240,000 PARKING FACILITIES REVENUE REFUNDING BONDS OF 1965 OF THE TOWN OF CHAPEL HILL, NORTH CAROLINA, UNDER THE PROVISIONS OF THE REVENUE BOND ACT OF 1938, TO PROVIDE FUNDS FOR REFUNDING THE OUTSTANDING PARKING FACILITY REVENUE BONDS, DATED JULY 1, 1963, ISSUED TO FINANCE THE EXISTING OFF-STREET PARKING FACILITY AND ENLARGING SAID PARKING FACILITY IN ORDER TO PROVIDE ADDITIONAL PARKING SPACES; PROVIDING FOR THE ISSUANCE OF ADDITIONAL PARKING FACILITIES REVENUE BONDS FOR PAYING THE COST OF ADDITIONAL PARKING FACILITIES; PROVIDING FOR THE FIXING, COLLECTING AND APPLICATION OF RATES, FEES AND CHARGES FOR THE USE OF SUCH PARKING FACILITIES AND THE CREATION OF CERTAIN SPECIAL FUNDS; PLEDGING TO THE PAYMENT OF THE PRINCIPAL AND THE INTEREST ON SUCH REVENUE BONDS CERTAIN NET REVENUES OF SUCH PARKING FACILITIES; AND SETTING FORTH THE RIGHTS AND REMEDIES OF THE HOLDERS OF SUCH BONDS.

RESOLUTION CALLING FOR REDEMPTION \$77,000 OUTSTANDING PARKING FACILITY REVENUE BONDS OF THE TOWN OF CHAPEL HILL, NORTH+ DATED JULY 1, 1963.

RESOLUTION DESIGNATING A DEPOSITARY

CCD346

DEPOSITORY-OFF STREET PARKING MONEY

Alderman Giduz moved that the North Carolina National Bank be designated as the depository for the Parking Facility Bond Fund to be established with \$240,000.00 Revenue Bonds about December 20, 1965. This motion was seconded by Alderman Page and carried by a vote of 5-0 with Alderman Kage abstaining.

PARKING LOT DESIGN

Mayor McClamroch read a proposal from City Planning and Architectural Associates for design of the addition to the Parking Lot. Alderman Prothro moved, seconded by Alderman Strowd, that the proposal be accepted. The motion was unanimously approved.

COURT ROOM SEATING

Jim Caldwell presented information and bids for providing new seating for the Court Room. Alderman Strowd moved, seconded by Alderman Varley that the low bid of \$14.95 per seat submitted by Southeastern Equipment Company be accepted. This was unanimously carried. The Board then considered the colors available. Alderman Prothro moved, seconded by Alderman Strowd, that the wood be that shown in sample '#7 golden oak' and that the metal be according to the sample '#104 aqua'. This was unanimously carried.

BIDS-RUBBER TIRED LOADER

Town Manager Peck read a summary of the bids received for a rubber tired loader and recommended acceptance of the low bid, with the gasoline engine and four-in-one bucket. Alderman Strowd moved, seconded by Alderman Page, that the Manager's recommendation for purchase of a Hough Loader from North Carolina Equipment Company with a Drott four-in-one bucket at a total cost of \$11,649.00 be accepted. This was unanimously carried.

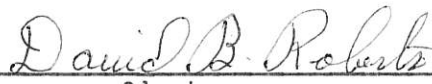
RECREATION PETITION

Alderman Kage moved, seconded by Alderman Varley, that the Board approve the circulation of a petition for establishment of a Recreation District. This motion was unanimously carried.

The meeting adjourned at 10:40 P.M.



Mayor



Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on December 13, 1965 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Varley, Kage, Prothro, Giduz, Page and Strowd. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney LeGrand.

MINUTES

Aldermen Strowd moved, seconded by Alderman Prothro, that the minutes of the meeting of November 22, 1965 be approved as distributed. This was unanimously approved.