

RESOLUTION -CLEAN UP CAMPAIGN

WHEREAS, the Chapel Hill Men's Garden Club has initiated, and will undertake the leadership in, a cooperative city-wide clean up campaign for the first week of May, 1966, the Board of Aldermen hereby endorses and commends this effort and agrees to cooperate fully in the proposed project.

This was seconded by Alderman Varley and unanimously carried.

TOWN PARKING LOT

The Board received a report by Mrs. Willis that roses had been planted at the existing Town Parking Lot in an attempt to beautify this area.

UNIVERSITY SERVICE AGREEMENT

Alderman Giduz asked about a reconsideration of the service agreement with the University. Mayor McClamroch said that a report had been submitted to the Chancellor and that he expected to confer with him on this matter in the near future.

The meeting adjourned at 9:00 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 SPECIAL MEETING with the Planning Board on April 19, 1966 at 8:00 p.m. with the following members present: Mayor McClamroch; Aldermen Strowd, Giduz, Kage, Page, Prothro and Varley. Present from the Planning Board were Lasley, Scroggs, Umstead, Shearer, Burns and Wallace. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

PUBLIC HEARING-REZONING-KAPPA ALPHA THETA

Mayor McClamroch announced that this special meeting had been called to hear a request for rezoning and special use by the Kappa Alpha Theta Sorority for land on the north side of East Rosemary Street between Cottage Lane and Friendly Lane. He then called on Attorney Robert Page to present the request. Mr. Page presented a map of the area showing all uses within a block or so of the site under consideration. He explained that the RA-10 zoning presently existed on both sides of the street, but that on the north side it only extended 200 feet back from Rosemary Street, and that the sorority would like to have an additional area rezoned 75 feet wide and 100 feet deep which would give them 22,500 square feet within an RA-10A Zone, and give them room to build the house they have planned and room to extend it later if needed. He pointed out that this extension of the zone by 100 feet would not change the character of the area. He spoke favorably concerning sororities, as compared to fraternities, as neighbors, estimated that the proposed building could increase the tax revenue from this lot by as much as \$3,500 a year, presented a copy of the Chapel Hill Weekly with an article on sorority houses pointing to their good maintenance, and generally attractive housing. He stated that in his opinion this house would increase the land values in the area. He showed a map indicating that the lot in question is 75 feet wide at Rosemary Street, with an easement for widening Cottage Lane at the rear of the lot.

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Mrs. Bunce, representing the sorority, explained the need for having a decision in time to notify the University by April 23 that the house would or would not be available.

Mrs. Mabel Mallett, who lives next to the KKG Sorority, spoke favorably concerning the sorority as a neighbor.

Mrs. Stanford, representing Alpha Delta Pi, discussed the need for additional sororities on the campus.

Mrs. Avery, representing Delta Delta Delta Sorority, discussed the need for sororities.

Mrs. Mullen, representing Chi Omega, spoke for sororities in general and Kappa Alpha Theta in particular.

Mrs. Sullivan, representing KKG, spoke for the proposal.

Mrs. Saunders, representing Pi Beta Phi Sorority, spoke for the proposal.

Arthur Cogswell, architect for the project, discussed the proposal site plan. He explained that the sorority wanted to use the existing house as a temporary residence while the new house was being built, on the same lot, behind it, at which time the existing building would be removed and the deep front yard would be landscaped.

Alderman Kage asked what the schedule for completion would be?

Mr. Cogswell said that it should be completed by the summer of 1967. He said that the main entrance to the new building would be by a sidewalk from Rosemary Street, and that the proposed structure would be a two-story building of about 6,000 sq. ft. Mayor McClamroch suggested the possibility of widening Friendly Lane to 20 feet all the way out to Rosemary Street. Attorney LeGrand said that such an easement would not effect the legality of the lot, for which 75 feet is required. Mr. Page then said that the sorority would be glad to give an easement for an additional 10 feet of width on Cottage Lane.

Mr. Scroggs asked about the area of the lot?. Mr. Page said that the total area was nine-tenths of an acre and with the proposed rezoning there would be 22,500 sq. feet within the RA-10A Zone. Mayor McClamroch said that he had letters from Dean Carmichael and Dean Cathey supporting this sorority.

Giles Horney spoke in opposition to the sorority, particularly to the parking in the rear portion of the lot that would not be zoned RA-10A, stating that he thought this was illegal. Alderman Giduz asked about legality, and Mr. Scroggs stated that while it was not clear in the ordinance, that it might be illegal and that he would be against it.

Mayor McClamroch then read the petition opposing the rezoning and special use, stating that this petition was legally filed and would make a vote of three-quarters of the Board of Aldermen necessary to change the zoning.

Mrs. Igoe read a statement by Betty Smith Finch opposing the project.

Jim Caldwell, at the request of Mr. Scroggs, stated that it was the practice to allow parking in zones other than that in which the principal use was located, and that this had not been questioned in the past.

Mrs. Paul Cheek stated that an easement for Cottage Lane 20 feet wide had previously been given all the way to Rosemary Street, and that this made the lot only 65 feet wide and therefore it could not meet the zoning requirements. She spoke about the quality of the area along Cottage Lane as a desirable residential area for single family residences and stated that in her opinion a sorority in the area would destroy this desirability. She discussed how little she was receiving for her town taxes, and how much a speculator would make on the deal if the sorority bought the property. She stated that sororities were not needed in Chapel Hill. She re-emphasized her opinion that the lot was only 65 feet wide, and said that the girls would be cheated if they bought this lot. She referred to the architecture as being "boxcar" type. Mayor McClamroch questioned her statement that the 20 foot easement went all the way to Rosemary Street? She said that it definitely does.

Mrs. Allen, property owner on Cottage Lane, spoke against the rezoning.

James Igoe, resident, spoke against the sorority use, on reasons of traffic.

Mrs. Warren, resident on property behind the proposed site facing Hillsborough Street, spoke in opposition to the sorority use stating that this area should be kept residential.

Mr. Umberger, tenant in the Bennett House, opposed on grounds of increased traffic on Friendly Lane.

Mr. Wallace, questioned the width of Cottage Lane? Alderman Page, former resident of Cottage Lane, stated that the 10 feet in his opinion did not extend to Rosemary Street.

Mrs. Cheek stated that Mr. Page's survey was wrong. Mr. Page replied that if there ever had been an easement given, it had never been used, and that the title of the land would still be with this particular property owner. Attorney LeGrand suggested that the interested party should furnish an abstract of title to determine the exact status of this dedication or easement.

John Bennett spoke against out of town realtors making a big profit on Chapel Hill property, stated that the zoning was for the benefit of local residents not out of town speculators, and suggested that if there was going to be a rezoning in the area that the whole strip be widened including his property.

Mr. E. R. Rankin opposed the special use on basis of traffic.

Dr. Dobbins spoke, representing Mrs. Cox, a property owner, and opposed any change, opposed fraternities and sororities, traffic, noise, and the special use specifically.

Mr. Howell, a student, speaking for the project stated that this would increase land values, that the University is the community and that Chapel Hill should be operated for the convenience of the University, that a sorority of this size would have only about fifteen cars, that fraternities and sororities are all attractive and that the conduct of the students were not germane to the discussion.

Mr. Horney said that he still thought the parking was illegal.

Mrs. Saunders stated that she thought a sorority was very desirable as a neighbor.

Alderman Kage asked about future widening of Rosemary Street? The plan is not to widen, but eventually make Rosemary a one-way street. Mr. Scroggs questioned the request for the abstract suggesting that it would be additional information not presented at the hearing. Attorney LeGrand said this would not be considered as new information but clarification of a question that had been discussed at the hearing.

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Alderman Prothro moved, seconded by Alderman Page, that this be referred to the Planning Board for recommendation and be considered subject to a ruling by the Town Attorney on the width of the lot. This was unanimously carried.

CORRECTION OF MINUTES

Alderman Strowd moved, seconded by Alderman Varley, that Page 6 of the minutes of March 28, 1966, previously approved as distributed, be corrected and approved in accordance with the corrected version. This was unanimously carried.

The meeting adjourned at 9:50 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 April 25, 1966 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Page, Prothro, Varley, Kage, Giduz, and Strowd. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

HEARING PARKING LOT

Mayor McClamroch announced that a hearing had been advertised concerning the proposed operation of the parking lot now operated by the Chapel Hill Parking Association by the Town of Chapel Hill. Mr. Douglas Powell, President of the Chapel Hill Parking Association, speaking for a large number of merchants in the central business district, spoke in favor of the project. Alderman Kage asked about the beautification of this lot? Town Manager replied that the lease provided for cancellation on twelve months notice, and it would not be practical to attempt any permanent or costly beautification.

Alderman Strowd introduced the following resolution which was read:

RESOLUTION CONCERNING THE HOLDING OF A PUBLIC HEARING CONCERNING A CONTRACT FOR OPERATION BY THE TOWN OF A PARKING FACILITY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH COLUMBIA STREET WITH ROSEMARY STREET AND THE SHARING OF THE PROCEEDS OF THIS LOT WITH THE CHAPEL HILL PARKING ASSOCIATION.

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

Section 1. The Board of Aldermen hereby finds, determines and declares:

(a) That substantially all of the parking spaces now available in the Central Business District of the Town of Chapel Hill are in use at all times during the average business day.