OFF STREET PARKING

Alderman Giduz stated that a sidewalk was needed along the west side of the Post Office property between the Off Street Parking Lot under construction and Franklin Street, and suggested that a request be made to the Postmaster for approval of this. Alderman Gicuz then moved that the Aldermen approve this recommendation and that the Manager be asked to write to the Post Office Department. This was seconded by Alderman Kage and carried by a vote of 5-0.

The Meeting adjourned at 9:00 P.M.

Roland 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 August 22, 1966 at 7:30 p.m. with the following members present: Mayor McClamroch; Aldermen Page, Kage, Varley, Strowd & Giduz. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

MINUTES

Mr. LeGrand recommended that the minutes of the meeting of August 8, 1966 be amended by adding to the paragraph on the appointment of Mr. Smith for the Board of Aldermen by adding at the end of the last sentence the words "to serve until the next Municipal Election". Aldermen Strowd moved, seconded by Alderman Page, that the minutes of the August 8th meeting be approved as corrected. This was carried by a vote of 5-0.

PLANNING BOARD RESIGNATION

Mayor McClamroch then read a letter from Mr. R. D. Smith resigning from the Planning Board so that he could accept the appointment to the Board of Aldermen. Alderman Giduz moved, seconded by Alderman Varley, that this resignation be accepted. This was carried by a vote of 5-0. Town Clerk Roberts then swore in Mr. R. D. Smith as a new member of the Board of Aldermen.

JOINT PUBLIC HEARING

Mayor McClamroch then called to order the Joint Public Hearing of the Planning Board and Board of Aldermen. He then announced that the requests by D. B. McLennan and W. B. Upchurch for rezoning a strip on Estes Drive near East Franklin Street from Agriculture and RA-20 to Regional Commercial have been withdrawn. Notice of this withdrawal was given by Attorney Robert Page.

REZONING-EPHESUS CHURCH ROAD - LEGION ROAD

Mayor McClamroch read a notice for a hearing for rezoning of the land now zoned Agriculture bounded by Ephesus Church Road and Legion Road and a line between Burlington Boulevard and Henderson Street. As the hearing was advertised it would be considered for either RA-10 or RA-15. This matter had been recommended by the Planning Board for consideration, Chairman Martin briefly described the area and asked the Town Planner, Bob DeMaine, to indicate on appropriate maps the location and zoning in the area. There

that there was sufficient land in Town now zoned Multi-Family to take care of development, and that this would be a small piece with apartment developments at RA-10 density on either side, and suggested that the Planning Boards recommendation be upheld. Roy Martin, Planning Board Chairman, stated that the Planning Board had consistently recommended RA-10 for this area. Ross Scroggs, Planning Board member, said that the Planning Board wanted to see the Multi-Family districts distributed throughout the Town, not concentrated in one area. Alderman Kage asked if the RA-10 would tend to reduce the quality of development in this area. Mayor McClamroch said that it probably would be apartments in the area regardless of the zone, but that it would be less dense under RA-10. Mr. Guy spoke for the need of good high value apartments such as he was building, and said that he would object to the high density adjacent to his project, but if he could be assured of a 100-foot strip of woods between his property and anything on the Powell land that he would drop his objection. Mr. Powell said that something could probably be worked out, and Mr. Guy wanted to know what kind of guarantee could be made that the strip would remain in woods. Alderman Smith moved seconded by Alderman Varley, that the petition be denied. This was carried by a vote of 3-0, with Alderman Page, Kage abstaining.

CCD346

HISTORICAL PRESERVATION SOCIETY

Mr. Robert Stipe told the Board that meeting had been called with the object of forming a Preservation Society for Chapel Hill buildings of historical interest, and that the meeting would be in the Town Hall on September 20. He asked for active support of the Town officials. Alderman Giduz moved adoption of the following resolution:

WHEREAS, the continuing and rapid growth of the Town of Chapel Hill and its environs poses ever-increasing threats to the preservation and maintenance of Chapel Hill's historic landmarks; and

WHEREAS, the loss or destruction of said historic landmarks will inevitably destroy and diminish the character, charm, and livability of this "southern part of Heaven"; and

WHEREAS, the resources of the entire community to prepare plans for the preservation of our historic places and buildings is urgently needed; and

WHEREAS, a far-sighted group of citizens have called a public meeting for Tuesday, September 20, 1966 at 8:00 P.M. in the Town Hall of Chapel Hill to explore ways and means of preserving our historic buildings, places, landmarks, and areas; and

WHEREAS, the Board of Aldermen wishes to lend aid and encouragement to these efforts;

THEREFORE, BE IT RESOLVED THAT

1. All citizens and public officials of the Town of Chapel Hill are hereby encouraged to attend said meeting on September 20, 1966, and to lend their talents and their best efforts to the solution of this problem in any way appearing practicable and desirable.

This was seconded by Alderman Smith, and adopted unanimously. Town Manager was asked to be present at the September 20th meeting.

RECREATION DISTRICT ELECTION

Alderman Giduz called the Board's attention to the forthcoming election on establishment of a Recreation District, and issuance of bonds for construction and facilities. He suggested that this was to the best interest to all the people in Chapel Hill as they sould be able to get better recreation facilities, at no more cost, than they are presently getting from the Town. He indicated that if the election failed the Town tax rate for Recreation would probably have to be increased to the ten cent limit for next year. Alderman Kage pointed out that the Town would have every thing to gain and nothing to lose by formation of this district. Alderman Kage moved, seconded by Alderman Varley, that the Aldermen give a vote of confidence and support to the Chamber of Commerce in their effort to form the Recreation District. This was unanimously carried.

REZONING-LEGION ROAD

Mayor McClamroch read a transmittal from the Planning Board recommending rezoning of the land between Legion Road and Ephesus Church Road bounded on the east by Henderson Street and Burlington Boulevard that is now zoned Agriculture to RA-10, with the exception of a strip along the north side of Ephesus Church Road 150 feet wide from the western edge of Colony Woods to the eastern edge of the Glen Guy property which would be zoned RA-15. Alderman Smith moved, seconded by Alderman Giduz, that this rezoning be approved and the appropriate ordinance be drawn. This was carried by a vote of 4-1.

REZONING-MALLETTE STREET-CBD

Mayor McClamroch read a transmittal from the Planning Board recommending disapproval of a request to rezone an area along Mallette Street and Kenan Street from RA-6 to Central Business. Mr. Martin, Chairman of the Planning Board, stated that the Planning Board wanted to make a study of the logical growth of the Central Business District. Alderman Smith said that the Community Appearance Commission was planning a study of the Central Business District and that enlargement of the District should wait for a completion of this study. Alderman Smith then moved, seconded by Alderman Varley, that the requested rezoning be denied. This was approved by a vote of 5-0.

REZONING-NORTH STREET-CBD

Mr. Harvey Bennett, applicant for rezoning to Central Business of a lot on the corner of North & Columbia Streets, asked the Board to postpone action on this and consider the possibilities of a special use to allow commercial parking on the lot. Alderman Giduz, seconded by Alderman Varley, moved that if Mr. Bennett would submit an application for special use by September 19th that a special hearing be held on October 10th to consider it. This was justified on the need for parking in the Limited Business which would allow commercial parking. Mr. Bennett stated that this would be satisfactory to him. Alderman Giduz moved, seconded by Alderman Varley, that the motion concerning the special hearing be rescinded. This was unanimously carried. Alderman Page then moved, seconded by Alderman Kage, that the area covered by the Bennett petition on the southeast corner of Columbia and North Street be approved for Limited Business and the appropriate ordinance be drawn. This was unanimously carried.

REZONING-PINEY MOUNTAIN ROAD-TATE

Mayor McClamroch read a recommendation from the Planning Board to disapprove a request for rezoning from Agriculture to RA-15 submitted by George Tate. They pointed out that Mr. Tate had an approved subdivision for about half of this land that met RA-20 standards. Mr. Tate said that this was subdivided into large lots because it was rough, but that the balance of his property was more level and would be suitable for RA-15 zoning. When asked if he would accept RA-15 zoning for the unsubdivided portion, he agreed to do this. Alderman Smith then moved, seconded by Alderman Page, that this be returned to the Planning Board for consideration of partial zoning to RA-15 and recommendation. This was unanimously approved.

REZONING-DURHAM BOULEVARD-HOSPITAL SAVINGS

Mayor McClamroch read a recommendation from the Planning Board for disapproval of a request by Hospital Savings for rezoning to Regional Commercial of land on the south side of the Boulevard. The petitioners had indicated by letter that they planned to submit a special use request and would not need the rezoning. Alderman Giduz moved, seconded by Alderman Smith, that the request for rezoning to Regional Commercial be denied. This was unanimously carried.

SPECIAL USE-APARTMENTS-EPHESUS CHURCH ROAD

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a request by Jonas Kessing for forty-two apartment units on Ephesus Church Road. Alderman Varley moved adoption of the following resolution:

WHEREAS the construction of a forty-two apartment units on a five acre tract at the southeast corner of Ephesus Church Road and Legion Road would not materially endanger the public health or safety if located where proposed and developed according to plans as submitted and approved, and

WHEREAS this use meets all required conditions and specifications set forth in the Zoning Ordinance, and

WHEREAS the use will not substantially injure the value of the adjoining or abutting property, and

WHEREAS the location and character of the use if developed according to plans as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Chapel Hill and its invirons.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen that the application for special use for forty-two apartment units, as submitted by Mr. Jonas Kessing, be approved for development as submitted.

This motion was seconded by Alderman Smith and approved by a vote of 4-0 with Alderman Kage abstaining.

CCB346

ZONING REQUIREMENTS-OFF STREET PARKING

Mayor McClamroch then read a series of recommendations from the Planning Board concerning changes in the Off Street Parking requirements. These were acted on separately as follows:

1. In the Table of Requirements for Special Use, on the Section including Children's Day Nursery and Convalescent Homes, a requirement of one space for each 300 gross square feet of building area.

Alderman Giduz moved approval of this Section. This was seconded by Alderman Smith and unanimously carried.

2. Amendment of paragraph 6 B-1-c(2) Hotels and Motels in the CBD to delete a provision that allowed 10% reduction in parking for other uses in the motel.

Alderman Page moved, seconded by Alderman Varley, that this Section be approved. This was carried unanimously.

3. Section 6 B-2-b Hotels not in the CBD to require one off Street parking space for each quest bedroom, within 600 feet of the lot.

Alderman Smith moved approval of this Section. This was seconded by Alderman Kage and unanimously approved.

4. Section 6 B-2-g Office Buildings. This required one space for each 200 gross square feet of building area on the same lot as the principle use and in a commerical district. The gross square feet being obtained by the outside measurements of the building.

Alderman Giduz moved, seconded by Alderman Smith, that this Section be approved. This was unanimously carried.

5. Section 6 B-2-j Industrial Uses. This required one space for each 400 gross square feet of building area, such space to be situated on the same tract as the industrial use or within 300 feet of it and in the same zone.

Alderman Smith moved, seconded by Alderman Giduz, that this Section be approved. This was unanimously carried. The Town Attorney was requested to put these Sections in ordinance form.

6. Section 6 B-2-f Restaurants or other eating places, to require one space for each 100 gross square feet of building area on the same lot and in a commercial district. On recommendation by the Planning Board that this be disapproved. Alderman Giduz moved, seconded by Alderman Smith, that this Section be disapproved. This was unanimously carried.

SUBDIVISION-MORGAN CREEK HILLS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a final plat of Morgan Creek Hills with the following stipulations:

a. That the laying and paving of base course on the roads be completed as soon as physical conditions permit, and that not more than nine lots be sold prior to this condition.

b. That there be a minimum of two 36" culverts crossing Azalea Drive to the east of lots 12 and 20.

c. That the water main along Azalea Drive be an 8" line.

d. That the easements shown as storm and sanitary sewer easements from the south-east sides of lots 29 and 24 up to Morgan Creek be also designated as public right-of-way.

Alderman Page moved, seconded by Alderman Varley, that the final plat of this subdivision be approved subject to the stipulations recommended by the Planning Board. This was unanimously carried.

SUBDIVISION-FARRINGTON HILLS-SECTION I (GRAY)

Mayor McClamroch read a recommendation from the Planning Board for approval of the final plat of Farrington Hills Subdivision, Section I with the stipulation that not more than six lots be sold prior to the completion of the required water line. Alderman Kage questioned the desirability of allowing any lots to be sold before a water line was installed. Alderman Giduz moved, seconded by Alderman Smith, that this be approved with the stipulation as recommended. This was unanimously carried.

SUBDIVISION-FARRINGTON HILLS-SECTION III (RAINEY)

Mayor McClamroch read a recommendation from the Planning Board for approval of a preliminary plat of Section III of Farrington Hills subject to the following stipulations:

a. That this plat and future ones referring to the same piece of land go under the title "Farrington Hills, Section III".

b. That utilities be shown on the plat and be acceptable to the University Service Plants.

c. That 50' building lines be shown along Linden Road on lots 1, 5, 7, 8, and 9.

Alderman Smith moved, seconded by Alderman Page, that this preliminary plat be approved with stipulations as recommended. This was unanimously carried.

SUBDIVISION-HAROLD GREEN & ASSOCIATES

Mayor McClamroch read a recommendation from the Planning Board for approval of the preliminary plat of the property of Harold Green & Associates subject to the following stipulations:

a. That the proposed six inch water lines along Shadylawn Road be increased to eight inches.

b. That the Chapel Hill town limits be shown on the map on the eastern border of the property.

c. That proposed curb and gutter be shown on the map.

d. That Meares Court, presently shown as a cul-de-sac, be extended as a 60' right-of-way to the southern property line, and that lots 26, 27, 28, 29, and 30 be adjusted as necessary to achieve required standards.

e. That the 30' easement shown between lots 30 and 31 be extended to the southern property line approximately through what is presently lot 29.

Alderman Smith moved, seconded by Alderman Giduz, that the preliminary plat of this subdivision be approved with the stipulations as recommended by the Planning Board. This was unanimously carried.

SUBDIVISION-CHAPEL HILL HOUSING AUTHORITY

Mayor McClamroch read a recommendation from the Planning Board to approve an extension of time for one year for the preliminary plat of the Chapel Hill Housing Authority in the Gomains Avenue area. Alderman Varley, seconded by Alderman Smith, moved that this plat approval be extended for a period of one year from this date. This was unanimously carried.

CCD346

MULTI-PURPOSE USE OF ROBERSON STREET CENTER

Mr. Jake Wicker presented a memorandum to the Aldermen concerning a multiple-purpose community center at Roberson Street and proposed that the Town submit an application for federal funds for development of this center using present facilities as the Town's portion of the matching funds. He suggested that the Town appropriate funds to employ an architect for preliminary sketches. Alderman Giduz moved, seconded by Alderman Smith, that the Board authorize a preparation of an application for a grant of approximately $100,000 from the Urban Renewal Administration of HUD for the purpose of repairing and enlarging the Roberson Street Center to serve as a multi=purpose neighborhood center, without appropriation of funds at this time for preparation of any architectural drawings. This was unanimously carried.

SEWER ASSESSMENT-McMASTERS STREET

Mayor McClamroch read the assessment roll for the sewer recently completed north of McMasters Street. Marvin Norwood complained about the work and the fact that the sewer crossed his property. Cam Burnett said that he had a good septic tank and didn't want sewer and didn't want to pay for one. Alderman Smith moved, seconded by Alderman Page, that the assessment roll as presented be approved as of 10:12 p.m. September 12, 1966. This was unanimously carried.

HIGHWAY BOND FUNDS

Mayor McClamroch told the Board of a recent meeting with the Highway Commissioner and Division Engineer at which the use of the Town's portion of the highway construction bond fund was discussed. He recommended that this money be spent by the Highway Department on NC 86 between North Street and the Town limits of Bolin Creek, and on US 15-501, between Roosevelt Drive and Estes Drive. Alderman Page moved, seconded by Alderman Kage, that this recommendation be approved and that Commissioner Harrington be notified of this decision. This was unanimously carried.

PARKING-WEST FRANKLIN STREET

Harold Edwards, representing Chapel Hill Cleaners and others, asked that angle parking be allowed on West Franklin Street until off-street parking along West Franklin Street was provided. Alderman Kage moved, seconded by Alderman Smith, that this be investigated by the Street Committee and a report made at the next meeting. This was unanimously carried.

PLANNING BOARD APPOINTMENT

The Board voted to appoint Fred Cleaveland to the Planning Board to replace R. D. Smith. If Dr. Cleaveland was unable to accept the appointment, the Manager was asked to contact Doug Powell concerning the position.

TRAFFIC-GLENDALE

Alderman Varley moved adoption of the following ordinance:

AN ORDINANCE TO AMEND THE ORDINANCE RELATING TO VEHICULAR TRAFFIC ON THROUGH STREETS AND AT STOP STREETS

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

SECTION I

That the ordinance entitled "An Ordinance relating to vehicular traffic on Through Streets and at Stop Streets", as adopted on June 27, 1966, which ordinance appears in Book 13, Page 179, of the Official Minutes of the Board of Aldermen of the Town of Chapel Hill, be and the same is hereby amended by adding Section II thereof street names under the heading "THROUGH STREETS" and "STOP STREETS", respectively, as follows:

"THROUGH STREETS"	"STOP STREETS"
Glendale Drive - west intersection	Glenhill Lane
Glenhill Lane = east intersection	Glendale Drive

SECTION II

All ordinances or portions of ordinances in conflict herewith are hereby repealed.

This the 12th day of September, 1966.

This was seconded by Alderman Smith and carried unanimously.

Alderman Page moved adoption of the following ordinance:

AN ORDINANCE TO AMEND THE ORDINANCE RELATING TO VEHICULAR TRAFFIC ON THROUGH STREETS AT YIELD RIGHT OF WAY SIGNS

BE IT ORDAINED BY the Board of Aldermen of the Town of Chapel Hill:

SECTION I

That the ordinance entitled "An Ordinance relating to Vehicular Traffic on Through Streets and Yield Right of Way Signs", as adopted on June 27, 1966, which appears in Book 13, Page 183, of the official minutes of the Board of Aldermen of the Town of Chapel Hill, be and the same is hereby amended by adding in Section II thereof the street names under the headings of "THROUGH STREETS" and "SERVIENT STREETS", respectively, as follows:

"THROUGH STREETS"	"SERVIENT STREETS"
Glendale Drive	Glenwood Drive

SECTION II

All ordinances in conflict herewith are hereby repealed.

This the 12th day of September, 1966.

This was seconded by Alderman Kage and adopted unanimously.

PARKING-NORTH GRAHAM STREET

Alderman Giduz moved adoption of the following ordinance:

AN ORDINANCE RELATING TO PARKING ON NORTH GRAHAM STREET

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel:

SECTION I

That from and after the 12th day of September, 1966, it shall be unlawful to park an automobile or vehicle of any kind between the hours of 7:30 A.M. and 8:30 A. M. and 3:30 P.M. and 4:30 P.M., on days when the schools of the Chapel Hill school district are in operation, on the west side of North Graham Street between a point located 82 feet southwardly thereon from the southwest intersection of North Graham Street and West Rosemary Street and a point 200 feet southwardly on North Graham Street from said intersection. This restriction shall not apply to school buses operated by the Chapel Hill public schools while loading and unloading passengers within said area.

SECTION II

All ordinances in conflict herewith are hereby repealed.

This the 12th day of September, 1966.

This was seconded by Alderman Smith and adopted unanimously.

CCD346

TAXI PERMIT

Alderman Kage moved, seconded by Alderman Varley, that George Balentine be issued a taxi permit with the understanding that it would be withdrawn if he were guilty of any traffic violation. This was carried unanimously.

RIGHT TURN ON RED-RANSOM STREET

Town Manager reported that the Police Department did not recommend allowing a right turn on red at this intersection until the intersection was widened. Alderman Smith said that this intersection was a school bus stop and that he would oppose right turn on red as being a hazard to children crossing the intersection. Alderman Kage moved, seconded by Alderman Smith, that no right turn on red be permitted at this intersection, This was unanimously carried.

The meeting was adjourned at 10:55 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 September 26, 1966 at 7:30 p.m. with the following members present: Mayor McClamroch; Aldermen Smith, Giduz, Varley, Kage, Page and Strowd. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

MINUTES

Alderman Smith moved adoption of the minutes of September 12, 1966 as distributed. This was seconded by Alderman Page and carried by a vote of 5-0 with Alderman Strowd not voting.

OFF STREET PARKING

The Manager reported a request by the Chapel Hill Parking Association for assistance in improving a sidewalk between the #3 Parking Lot and Franklin Street next to the theatre.