

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met for a special hearing with the Planning Board at 7:30 p.m. on July 10, 1967 with the following members present: Mayor Pro-tem Giduz; Aldermen Kage, Prothro, Ethridge, Giduz & Varley. Planning Board members present were: Scroggs, Umstead, Fitch, Suggs, Wallace, Welsh, Shearer and Cleaveland. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

ZONING OF PROPERTY TRANSFERRED FROM CARRBORO TO CHAPEL HILL

Alderman Giduz told the Board that the zoning of all of the land transferred from Carrboro to the Town of Chapel Hill on June 1st had been advertized, and recommended by the Planning Board, for RA-6 zoning. All of this land had been zoned as Residential by Carrboro with the exception of a piece used by Constructors Supply Company on the north side of Crest Drive which had been zoned Industrial. There was no discussion on the parts of lots lying in the Sunset Drive area. Alderman Kage moved, seconded by Alderman Smith, that this be referred to the Planning Board. This was unanimously carried.

Attorney Bob Midgette, representing Central Development Co. owners and Constructors Supply Co., tenants, of the Industrial land on the north side of Crest Drive opposed the zoning of the land that had been Industrial in Carrboro to RA-6. He told the Board that this had been Industrial for 17 years, that there was a railroad siding to approximately the new Town limit line; that the company needed this area in which to expand its operation. He asked that the land be zoned for Industry. Mrs. Clark, resident of the neighborhood, asked that this land be improved through tree planting to make it a better neighbor for the residents in the neighborhood. Alderman Varley moved, seconded by Alderman Ethridge, to refer this to the Planning Board for recommendation. This was unanimously carried.

REZONING-BEST-PITTSBORO & MCCAULEY STREET

Alderman Giduz read a request from R. T. Best and Brothers that the lot on the southeast corner of McCauley & Pittsboro Street be rezoned to Limited Business so that a commercial parking lot could be operated on this site. He then read three letters, one from J. S. Ferrell, Assistant to the Business Manager of the University, one from George P. Hager, Dean of the School of Pharmacy, and one from six graduate students in the School of Public Health each citing the need for parking in the area. Mr. Best then read a letter from Chancellor Sitterson indicating no objection to the parking lot in this area. He told the Board that they planned to put curbs and Chapel Hill gravel on the lot and they thought that they could make space for 130 to 150 cars to be used by students and cited a great need for parking in that section of Town. Mr. Scroggs asked about previous use and was informed it had been used informally for parking. Alderman Prothro moved, seconded by Alderman Smith, that this be referred to the Planning Board. Jim Phipps, resident of the neighborhood, asked about the entrance and was told that it would be on McCauley Street. He then asked about parking on the sidewalk and said that there was trouble with that now and was told by Mr. Best that they would try to keep it off. Mr. Phipps then said that there would be no objection from him to this type of parking but he would object to any other commercial use and suggested that if it is rezoned that there be a restriction

put on it. Mrs. Cheek agreed with Mr. Phipps on this. Mr. Best then told the Board that the only planned use they had at this time was for parking. Mr. Phipps asked why a special use couldn't be used in this situation. Mrs. Welsh questioned the request as being spot zoning. The motion to refer the matter to the Planning Board was adopted by a unanimous vote.

The Hearing adjourned at 8:08 P. M. to be followed by the regular Board meeting.

MINUTES

Alderman Smith moved, seconded by Alderman Kage, that the minutes of June 26, 1967 be approved as corrected. This was unanimously carried.

SEWER ASSESSMENT-LAKE FOREST

The Board discussed a letter from Mrs. Rachel Nunley on Shady Lawn Court saying that she had no access to the sewer. The Town Manager showed a sketch of the property with elevations indicating that she could easily connect the house to the sewer. The Board took no action on this.

STREET IMPROVEMENT PETITIONS

The Town Manager reported that the petitions for Crest Drive, Knolls Street and Grant Street which had been submitted at the previous meeting met legal requirements. He told the Board that Mr. Scott had taken back the other three petitions and was trying to obtain enough signatures to complete them. The Board received these three petitions as valid petitions at this time.

JUNK CARS

Mr. Denny discussed the request made previously by the Aldermen that he look into the matter of the Town's authority to remove junk cars. He and the Board discussed several possible solutions and he was asked to check further into the matter and report at the next meeting.

BOND PROCEDURES-CLERK OF COURT

The Town Manager reported that the Auditor had strongly recommended that all bonds received by the Recorder's Court be deposited daily in a special account and that all refunds be made only by check. Alderman Varley moved, seconded by Alderman Prothro, that this recommendation be accepted, and a special account be set up in the Central Carolina Bank, and that the signatures of either Mr. Howard or Mrs. Hazwell and either Mr. Roberts or Mr. Peck be required on the refund checks. This was carried by a vote of 4-0 with Alderman Kage abstaining.

SUBSTANDARD HOUSING REPORT

Alderman Giduz read a report from the Building Inspector on a substandard house at 607 1/2 Church Street. The Town Manager told the Board that he would have an ordinance ordering demolition of this house by the July 24th meeting and recommended that each of the Aldermen inspect the building before voting on the ordinance.

The Meeting adjourned at 8:40 P. M.



Mayor



Town Clerk

CCD346