

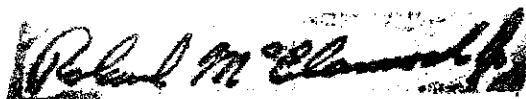
HUMAN RELATIONS COMMISSION

Burton Craige reported to the Board that the Human Relations Commission had met and elected officers and appointed subcommittees and that these subcommittees would meet and report to the meeting of the full Board on September 10th. He was asked to get copies of all meetings of the Human Relations Commission for the Aldermen.

MAYOR'S SITE SELECTION COMMITTEE

Mayor McClamroch reported that the committee had been meeting regularly and that one of the problems appeared to be that there were nine other existing groups in town working on housing problems and that he was proposing a coordinating committee made up of the head of each of the other groups to try to coordinate the activities rather than compete with each other.

The Meeting adjourned at 8:14 P. M.



Mayor



Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen and the Planning Board met at a regular quarterly hearing on Monday August 26, 1968 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Prothro, Giduz, Ethridge, and Varley. Aldermen Smith and Kage were absent. Planning Board members present were: Welsh, Cleaveland, Tuttle, Kellenberg, Wilson, Umstead, Weiss and Wallace. Planning Board members Scroggs and Holland were absent. Also present were Assistant Town Manager Snyder, Town Clerk Roberts and Town Attorney Denny.

PUBLIC HEARING

Mayor McClamroch called the advertised Public Hearing to order and announced that all persons wishing to discuss or comment on any of the items advertised to do so at this time and all matters would be referred to the Planning Board for consideration and recommendation to the Aldermen. Mr. Mel Rashkis then submitted recommendations from the Community Appearance Commission concerning the advertised items in report form. The Mayor requested the Asst. Manager to have copies of this report sent to the Aldermen and the Planning Board members.

REZONING PLANNING BOARD-RA-10, RA-15, RA-20

Mayor McClamroch read a recommendation from the Planning Board to rezone from Agriculture and RA-10 to RA-15 a strip 150 feet in width along the northeast side of Elliott Road on the southeast side of Old Oxford Road beginning at the property line between Lot 6 & 7, Block D, Orange County Tax Map #44 and extending to the southwest property line of Lot 1-D-44, then following the eastern line of Lot 1 to its northeast corner, and continuing parallel to the Old Oxford Road and 150 feet east of the eastern right of way line to the existing RA-15 district at Clark Hills; and, to rezone from Agriculture to RA-10, that part of Lots 1-4, Block A, Orange County Tax Map #45, and Lots 2, 2A, 4, 4A, 5, 6, 7 of

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Block B, Tax Map #45 and the land adjacent to Lot 7 recently purchased by W.C.H.L., and Lots 2, 3 & 7 of Block D, Tax Map #44 not presently zoned RA-10 or proposed for RA-15 in the proposal above lying north of Franklin Street, east of Elliott Road and south of Old Oxford Road; and, to rezone from Agriculture to RA-20, Lots 1-9, Block D, Orange County Tax Map #44 being about 17 acres all on the northwest side of Oxford Road. Mr. DeMaine showed the present zoning and the proposed zoning. Mr. Robert Midgette asked if it would be appropriate to discuss this rezoning recommendation and the Special Use request concerning the same property which was the next subject on the agenda. The general consensus of the Board was that these two subjects should be discussed separately. Mr. Midgette then stated that he represented about 250 signers of a petition which opposed the proposed rezoning plan. He felt that the RA-15 buffer zone was inadequate and should be extended to include all the RA-10 area. Mr. Paul Siebel stated that he was not opposed to housing for poor people; however, he was opposed to rezoning to allow apartments. He also stated that the project would be out of harmony with the neighborhood. He stated that he was not opposed to RA-20 rezoning. Mr. W. E. Thompson spoke in opposition to the rezoning arguing that this area should not be rezoned unless the residents of the area desire such rezoning. Mr. Tilghman argued that allowing the proposed rezoning would set a precedent for future residential areas. Mr. Pritchard asked why his 30 acres of Agricultural was not rezoned. Mrs. Barton was opposed to such a drastic zoning change. Mrs. Willis supported the rezoning since housing is needed in Chapel Hill. After some further discussion, Alderman Prothro moved, seconded by Alderman Ethridge, that this recommendation be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-IN CHU CO-APARTMENTS

Mr. Michael Brooks, representing the Inter Church Council, stated that he supported the preceding rezoning recommendation. He pointed out that a Special Use Permit would still be needed for the Council's proposed apartments even if the rezoning changes are made. He stated that the request was not substantially different from the case presented by Mr. Chapin at the May 27, 1968 meeting. He stated that many people have signed a petition in favor of his proposal; Chapel Hill does have a housing problem; Federal housing officials were in favor of this project; Ownership of the apartments by the occupants may be possible; and, the density of the proposal is less than near by apartment complexes. Mr. Midgette stated that the rezoning will change the character of the neighborhood and the Special Use would downgrade the neighborhood. Mr. Midgette stated that he represented individuals not economic interest. Alderman Varley moved, seconded by Alderman Ethridge, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-FORD-UNIFIED BUSINESS

Mr. DeMaine pointed out the proposal location at the intersection of Raleigh Road and Finley Golf Course Road. This is in RA-20 zone. The main building is to be 34,000 square feet of office building three stories high, the second building a drive-in bank. The only access will be from Finley Road. No more structures are contemplated for the future. Mr. Kellenburg questioned whether or not the parking would be adequate. This was answered in the affirmative. There being no further comments, Alderman Ethridge moved, seconded by Alderman Prothro, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

REZONING -KAVANAU-MULTI-FAMILY

Mr. Scott stated that this zoning is desired on the south side of Estes Drive west of the Bypass in order that this project can continue the same type of apartments as those found in Camelot and Shepard Lane. Because of Flooding problems, all the units will be constructed one story above the ground, with parking underneath the units. Mrs. Welsh questioned how the proposed pond would be maintained. Mr. Scott stated that this maintenance would be the responsibility of the residents. Mr. Ethridge also expressed concern over the upkeep of the pond. Alderman Giduz moved, seconded by Alderman Varley, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-KAVANAU-APARTMENTS

This request was presented in conjunction with the above rezoning. Mr. Scott showed plans for the proposed apartments, stating that the density for this project would probably be greater than the present by Alderman Giduz, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-ROMINGER-UNIFIED BUSINESS

Mr. DeMaine pointed out the location of this proposed development. Mr. Rominger presented this request, showing the plans for this development, containing a service station, a medical office and an additional small building, which are to be located at the northwest corner of the intersection of Willow Drive and Estes Drive. There being no questions from the public, Alderman Prothro moved, seconded by Alderman Giduz, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-RICHARDS-UNIFIED BUSINESS

Mr. DeMaine pointed out the location of the proposed use. Mr. Brandon, representing Mr. E. N. Richards discussed the project. This proposal consists of an enclosed air conditioned shopping center of approximately 320,000 square feet plus additional buildings planned for the future. Mr. Brandon stated that the project was economically feasible and anticipated no problems with possible flooding. The proposed service road will not be on the State right-of-way. Construction should be started by 1969. Mayor McClamroch then asked that the stipulations that were connected with rezoning this area several years ago be investigated. Mr. Lamb stated that he was not opposed to this specific project; however, he did express concern about the increasing traffic between Eastgate and Glen Lennox. Alderman Giduz requested that the Planning Board be sure to examine this proposal closely. Alderman Ethridge moved, seconded by Alderman Prothro, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

REZONING-KUTZ-RA-10 TO LIMITED BUSINESS

Mr. Denny, Town Attorney, pointed out that the Town had incorrectly advertised this request, and that legal notice was required by law in order to insure due process. Mr. Denny stated that it would be in Mr. Kutz's best interest to have a new hearing. Mr. Kutz stated that he did not mind postponing this request. Therefore, Alderman Giduz moved, seconded by Alderman Prothro, that this case be readvertised in order that it can be heard at the earliest possible date. (The second regular meeting in September). This was unanimously carried.

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REZONING-KUTZ-RA-20 TO MULTI-FAMILY

Mr. DeMaine pointed out the proposed location of this rezoning, a 65 acre tract on the north side of the Boulevard, east side of Booker Creek. Mr. Anderson discussed the reasons for this rezoning request. He stated that there is a need for more housing in Chapel Hill and by rezoning in the proposed way, the area may be kept from becoming completely commercial. Access would be onto a secondary road, the housing would be varied with a potential of 700 units. Mr. Anderson pointed out that the Boards would have further review of the use of this land when a Special Use Permit is requested. Mr. Wallace asked about access. Mr. Anderson stated that the property did front on a secondary road and access would be provided in this way. Alderman Ethridge requested the Planning Board, while reviewing this proposal, to consider the number of units recently allowed in the east side of Town. Alderman Prothro moved, seconded by Alderman Varley, that this request be referred to the Planning Board for study and recommendation. This was unanimously carried.

REZONING-MARLOWE-20 TO RC

Attorney Robert Page represented Mr. Marlow in his request for rezoning from RA-20 to Regional Commercial a lot on the west side of Airport Road north of Critz Drive. He presented a petition with 84 signatures favoring this rezoning. Mr. Page stated the Highway Commission had started work on the road and that any questions the Aldermen might have concerning the road could be answered by inspecting this area. Alderman Ethridge stated he thought this was strip zoning. Mr. Atwood Askew presented a petition with 46 signatures opposing this project stating it would change the character of the neighborhood. Mr. Askew introduced the following people: Mrs. H. B. Oliver objected to this request feeling that the traffic would be hazardous to the safety of the school children in the area. Mr. Elon G. Borton stated that we do not need any more service stations on Highway 86 and he was opposed to this rezoning. Reed J. McCracken opposed this rezoning. George W. Buckner opposed this rezoning because he felt it would affect their homes in Glen Heights. Mr. Askew thanked the Board for its time and asked that this request be denied once and for all. Alderman Ethridge moved, seconded by Alderman Giduz, that this be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-ALLEN BROS. & O'HARA-UNIFIED HOUSING

Arthur Cogswell represented Allen Bros. & O'Hara in their request for a special use permit for Unified Housing on the east side of 15-501 Bypass between Ridgefield and Bolin Creek. Mr. Rowan spoke for the development stating that it was a good thing. Mr. Stegman spoke in favor of this project stating this would relieve some of the shortage of housing in Chapel Hill. Alderman Prothro moved, seconded by Alderman Giduz, that this be referred to the Planning Board for study and recommendation. This was unanimously carried.

SPECIAL USE-UNIFIED HOUSING

Joseph Hakan, representing Frank Umstead in his request for a Unified Housing Development which would be constructed in 3 phases. Mrs. Barbara Lorie questioned the advertising of this property; however, the Mayor ruled that the advertising was adequate. She asked that this item be postponed because so many people who live in the area were on vacation. This request was denied. She also questioned the map of the project which did not show all houses within 500 feet of the project. Attorney Denny ruled that this made the request defective. Alderman Prothro moved, seconded by Alderman Varley, that this request be re-advertised for a Special Public Hearing on September 23, 1968. This was unanimously carried.

The Public Hearing adjourned at 10:35 p.m. and the Aldermen continued in their regular meeting.

MINUTES

Alderman Giduz moved, seconded by Alderman Prothro, that the minutes of August 17, 1968 meeting be approved as distributed. This was unanimously carried.

OPEN HOUSING

Alderman Giduz discussed the Open Housing Ordinance of the Town and pointed out that a case had been before the Court and the defendant was found innocent. Alderman Giduz resolved, seconded by Alderman Ethridge, that the Human Relations Commission make a general study of the Open Housing situation in Chapel Hill, and report back to the Board. This was unanimously carried.

ZONING ORDINANCE CHANGES

Alderman Ethridge moved, seconded by Alderman Prothro, that the proposed Zoning Ordinance changes be postponed until the next meeting. This was unanimously carried.

WATER RESOURCES RESOLUTION

Alderman Varley read the following resolution:

RESOLUTION CONCERNING WATER RESOURCES IN ORANGE COUNTY

WHEREAS, it has come to the attention of the Board of Aldermen of the Town of Chapel Hill that the Board of County Commissioners of Orange County are being requested to permit diversion of water from this County to an adjoining county for the use and benefit of private interests, and

WHEREAS, available water sources within the County are limited and

WHEREAS, the Board of Aldermen of the Town of Chapel Hill considers that the safeguarding of such critical natural resources is a public trust to be preserved and protected in the interest of the whole community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that it go on record opposing, as not in the interest of this community, any proposed agreement or arrangement by the County Commissioners which has the effect of diverting a public resource to private use, diminishing the availability of this critical commodity for all the citizens of Orange County, and hampering the long range development of this County, and

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Board of County Commissioners of Orange County for their consideration.

This the 26th day of August, 1968.

Alderman Varley moved, seconded by Alderman Ethridge, that the resolution be adopted and forwarded to the County Board of Commissioners. This was unanimously carried.

Alderman Ethridge requested that the Planning Board take a new look at the Thoroughfare Plan, especially its relationship to the C.B.D. and all the new developments that have recently been approved.

The Meeting adjourned at 10:57 P.M.

Robert M. McClamrock
Mayor

David B. Roberts
Town Clerk

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