

MINUTESBOARD OF ALDERMENTOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting Monday December 9, 1968 with the following members present: Mayor McClamroch; Aldermen Ethridge, Smith, Kage, Varley, Giduz and Prothro. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Kage moved, seconded by Alderman Varley that the minutes of the meeting of November 25, 1968 be approved as distributed. This was unanimously carried.

SALE OF RUNNING CEDAR

Mayor McClamroch told the Board that he had had several requests for the permission to sell running cedar in Chapel Hill which is currently illegal. It was pointed out that running cedar was on the State's conservation list and the State law made its sale illegal in Orange County, but the Durham County had been exempted from the State Act. The Board agreed that conservation of running cedar was desirable and took no action on this request.

REZONING-BOLIN CREEK-UMSTEAD

Mayor McClamroch read a transmittal from the Planning Board recommending rezoning of the Umstead property on Bolin Creek from MF to RA-15. Alderman Ethridge moved seconded by Alderman Prothro, that the recommendation of the Planning Board be upheld and the ordinance be prepared. Alderman Kage opposed this motion and told the Board that changes in the Board's decision such as this put the Town in a poor light. Alderman Ethridge told the Board that, he admitted making a mistake in his original vote to make this MF and wanted to change and that even if it stayed MF there was no guarantee of special use permit. Alderman Prothro told the Board that she was concerned about the circle of apartments around the edge of town, about the amount of grading and tree cutting involved in this project, and inferred that it might be similar to strip mining in the result. Alderman Ethridge and Alderman Smith said they felt the public didn't have enough information before the original hearing, Mayor McClamroch pointed out that the Planning Board and the Board of Aldermen had all the information they needed and were nearly unanimous in their decision. Alderman Prothro stated that the Board should vote according to the merits of the case not the number of people attending a hearing to support or object. Alderman Giduz told the Board that the objections stem largely from traffic and that the road was on the proposed throughfare plan and would have traffic under any circumstance, that the long range plan of Chapel Hill indicated apartments in the general area, that the strip mining comparison is greatly exaggerated, but agreed that better notice might have been desirable. He told the Board that stipulations in a special use permit could protect the surrounding owners to a large extent. Alderman Giduz then made a substitute motion to reject the recommendation of the Planning Board. This was seconded by Alderman Varley, Aldermen Giduz, Kage and Varley voted for the motion. Aldermen Smith, Prothro and Ethridge voted against the motion. Mayor McClamroch voted for the motion which then carried by 4-3.

SPECIAL USE-UMSTEAD-APARTMENT UNITS

Mayor McClamroch read a transmittal from the Planning Board recommending disapproval of this special use permit.. Aldermen Ethridge moved, seconded by Alderman Smith, to uphold the recommendation of the Planning Board. Alderman Ethridge commented on the amount of grading and cutting that would be necessary. Alderman Smith said the project did not meet the required findings of safety because of the traffic it would generate in the area, particularly near the recreation development and it would adversely affect property

CCB099

values that are not in harmony with the surrounding development. Alderman Giduz asked if the stipulations of the Planning Board, particularly concerning recommendation of the Appearance Commission, had been met. Mrs. Welsh said that the landscaping was not too good in her opinion and that there was too much clearing. Alderman Giduz suggests that action be postponed so that changes could be made in the plan to improve it. Alderman Ethridge said he wanted a total plan for the entire area not just a portion of it. He said he is willing to withdraw his motion in order to postpone action. This was agreed to by Mr. Smith. The Planning Board said they would reconsider the special use now that the zoning matter had been settled. Mr. Scroggs said that the Planning Board had tried to do this. Mr. Ethridge asked that elevations be required so that the appearance could be judged, and the matter be referred back to the Planning Board. Mr. DeMaine suggested that a layout of the buildings and the parking on the site might be more useful than the elevation in judging the project. Alderman Kage said he thought the developer should be given his option of either elevations or staking out the buildings. Mayor McClamroch suggested that the owner might want to start the project in some other portion of this district. Alderman Ethridge moved, seconded by Alderman Giduz, that the matter be referred back to the Planning Board for reconsideration and detailed recommendation. Mr. Scroggs pointed out that the elevations or marking the area were not legal requirement, but that they could be requested. The motion was unanimously carried.

REZONING-CAMELOT 2-ESTES DRIVE

Mayor McClamroch read a transmittal from the Planning Board recommending approval of the rezoning from RA-20 to MF requested by Kavanau Real Estate along Bolin Cree. Alderman Ethridge asked if this could be obtained for open space. He told the Board that Paul Green had offered to start a collection for purchase of this land. Alderman Giduz asked how much had been offered by the developer in the way of open space? About five acres! Alderman Giduz moved, seconded by Alderman Kage, that the recommendation of the Planning Board be upheld and the ordinance be prepared. He told the Board that this development was not harmful to the adjoining property as it was oriented toward the shopping center land across the creek, not up the hill, and it was in keeping with the long range plan of Chapel Hill. Alderman Smith objected to the appearance. Alderman Prothro said that Camelot I had too much clearing and not enough planting and that this could be expected to be the same, and that she would prefer the swamp along the highway rather than the Development. Alderman Varley told the Board that open space was good, but that this would be too expensive, and that the owner should not be prevented from using his land. Mr. Dunn told the Board that an offer had been made to buy this land by property owners in the area. Mr. Cowell, representing the owner, said he had no knowledge of any offer to buy. Alderman Prothro said that she would like for this matter to be carried further before voting on the rezoning. Substitution motion then made by Alderman Prothro, seconded by Alderman Varley that no action be taken at this time on the recommendation of the Planning Board for rezoning and refer the matter to the Open Space Committee, but not giving this property a higher priority as open space. Alderman Prothro, Smith and Varley voted for the motion. Alderman Kage and Giduz voted against it. Alderman Ethridge abstained as he owns a lot in the area. The motion to postpone action was passed.

SPECIAL USE-CAMELOT II-APARTMENT UNITS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a special use permit for these apartments with a number of stipulations. Mr. Cowell, representing the owner, told the Board that they would give the land, south end of the project, which was zoned RA 20 to the Town for open space. Alderman Smith moved, seconded by Alderman Prothro, that action on the special use be postponed until a decision had been made on the zoning. This passed by a vote of 5-0 with Alderman Ethridge abstaining.

SPECIAL USE-EASTOWNE-APARTMENT UNITS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a special use request for 288 apartment units. A question was raised about the buffer zone, which was pointed out on the map, and highway entrances, which were also explained. Alderman Ethridge moved, seconded by Alderman Prothro that, whereas the proposed use would not materially endanger the public health or safety, that all required conditions and specification were met, and the value of the adjoining land would not be injured and that the location and development proposed would be in harmony with the long range plan of Chapel Hill, that this special use request be approved with the following stipulations:; that the buffer zone on the south side of the development along the highway not be subject to any development, that the building heights be shown on the final design and that requirements for separation of the building be adhered to, and that a detailed landscaping plan be submitted for review by the Planning Board, before a certificate of occupancy is given. This motion was unanimously carried.

SUBDIVISION-FINAL-WEST COKER HILLS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of the final plat of lots 6-9 in West Coker Hills. Alderman Ethridge moved, seconded by Alderman Smith that a final plat of Lots 6-9 in West Coker Hills subdivision be approved. This was unanimously carried.

SUBDIVISION-FINAL-WEST COKER HILLS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a final plat of Section I of West Coker Hills with a number of stipulations. Alderman Giduz moved, seconded by Alderman Varley that the final plat of a portion of Section I in West Coker Hills including Lots 4 through 20 and 43 through 47, be approved with the following stipulations. 1. That the easements be shown along Booker Creek. 2. That the proper certificate be placed on the plat. 3. That the developer complete water and sewer improvements prior to recording the plat and place a bond sufficient to cover street improvement, that a dead line of May 1, 1969 be placed on the completion and acceptance of all required improvements, and that a thousand dollar penalty bond be provided to insure completion by that date. This motion was unanimously carried.

SUBDIVISION-PRELIMINARY-RIGGSBEE HEIGHTS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of the preliminary plat of Riggsbee Heights submitted by George Tate. Alderman Ethridge moved, seconded by Alderman Prothro, that the preliminary plat dated Nov. 1968 be approved with the following stipulations. 1. That an initial five foot right of way be dedicated along Piney Mountain Road through the subdivision making the right of way line at this point thirty-five feet from the center line. 2. That water lines for fire hydrants be constructed to the back of the curb two points to be approved by the Town Manager. 3. All utility easements including

CCB099

the extension of sewer and drainage easements to Piney Mountain Road and the southern property line of the development, show a thirty feet width. This was unanimously carried.

SUBDIVISION-PRELIMINARY-EASTOWNE

Mayor McClamroch read a transmittal from the Planning Board recommending approval of a preliminary plat of Eastowne in accordance with their map dated 12-2-68 and supplementary maps showing sewer and street design. The adequacy of the entrances onto the Boulevard to handle the potential traffic, was questioned. Alderman Prothro moved, seconded by Alderman Ethridge that this primary preliminary plat be approved, asking that the Town Manager write the Highway Department concerning its entrances and possible parallel access roads. ~~THIS MOTION WAS UNANIMOUSLY CARRIED. SUBDIVISION ORDINANCE-CLUSTER DEVELOPMENT~~
This motion was unanimously carried.

SUBDIVISION ORDINANCE-CLUSTER DEVELOPMENT

Mayor McClamroch read a transmittal from the Planning Board recommending approval amendments of the Subdivision Ordinance to permit Cluster Development, Alderman Smith moved, seconded by Alderman Ethridge that the recommendation of the Planning Board be upheld and that the necessary ordinance be prepared. This was unanimously carried.

ZONING ORDINANCE AMENDMENT-TOWN HOUSES

Mayor McClamroch read a transmittal from the Planning Board recommending approval of amendments to the Zoning Ordinance which would permit Condominiums and Town Houses. Alderman Ethridge moved, seconded by Alderman Varley that recommendation of the Planning Board be upheld and that the necessary ordinance be prepared. This was unanimously carried.

ZONING ORDINANCE AMENDMENT-PARKING

Mayor McClamroch read a transmittal from the Planning Board recommending an amendment to the Zoning Ordinance to change the parking requirements in Unified Business developments. Alderman Smith moved, seconded by Alderman Prothro that the recommendation of the Planning Board be upheld and that the necessary ordinance be prepared. This was unanimously carried.

ZONING ORDINANCE AMENDMENT-DRIVEWAYS

Mayor McClamroch read a transmittal from the Planning Board recommending amendments to the Zoning Ordinance concerning driveway requirements in Unified Business developments. Alderman Ethridge moved, seconded by Alderman Smith, that the recommendation of the Planning Board be upheld and the necessary ordinances be prepared. This was unanimously carried.

ZONING ORDINANCE AMENDMENT-NEW RESIDENTIAL DISTRICTS

Mayor McClamroch read a transmittal from the Planning Board recommending approval of amendments to the Zoning Ordinance to establish a new series of residential districts and recommending a special hearing to be set January 13, 1969 to consider placement of land in these districts. Alderman Ethridge said that he felt that more time was needed to study these proposed amendments and that he was not prepared to vote either way at this time. Alderman Prothro suggested a special meeting. Alderman Giduz moved, seconded by Alderman Kage to uphold the recommendation of the Planning Board. This was withdrawn by the request of

1A

AN ORDINANCE AMENDING THE "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS", AS ADOPTED MARCH 14, 1955 AND AS SUBSEQUENTLY AMENDED, TO ESTABLISH ADDITIONAL RESIDENTIAL DISTRICTS.

WHEREAS, after due advertisement as provided by law, a joint Public Hearing was duly called and held by the Board of Aldermen and the Planning Board of the Town of Chapel Hill on November 25, 1968 to consider the following change in the Zoning Ordinance: and,

WHEREAS, following said Public Hearing the Planning Board of the Town of Chapel Hill recommended the Board of Aldermen adoption of the following amendments to the Zoning Ordinance;

WHEREAS, after the Board of Aldermen adopted the recommendation of the Planning Board; NOW, THEREFORE,

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

SECTION I.

Amend Section 1-B of the Zoning Ordinance by adding the following districts:

R-20	R-6
R-15	R-5
R-10	R-4
R-10A	R-3

SECTION II.

Amend Section 3 of the Zoning Ordinance the "Table of District Regulations--Use Permitted by changing the sub-headings under the principal headings "District" to read as follows:
(See Page 2)

SECTION III

Amend the "Table of District Regulations--Lot, Yard & Height" by adding eight new districts and their requirements as shown on the following pages: (See Pages 3-13)

DISTRICT

Agricultural

RA -20, R-20

RA-15, R-15

RA -10, R-10, R-5

RA-10A, R-10A

RA-6, R-6, R-4

Central Business

MF, R -3

Limited Business (See Note 1)

Suburban Commercial

Regional Commercial (See Note 2)

Industrial

2. R-20

a. Permitted Uses:

Land in an R-20 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R-20 column of the Table of District Regulations - Uses Permitted.

b. Minimum Lot Width:
(See Note A)

The width of any lot shall be not less than one hundred (100) feet.

c. Minimum Lot Size:
(See Note A)

The size of any lot shall be not less than 20,000 square feet in area for each family for which a dwelling unit is provided. The minimum lot area for two family dwellings may be reduced to 30,000 square feet provided that one of the dwelling units contains no more than one-half the floor area of the primary dwelling unit or 750 square feet, whichever is less.

d. Minimum Yard Sizes:
(See Note B)

(1) Front Depth - The depth of any front yard shall be not less than fifty (50) feet. (See Note C)

(2) Rear Depth - The depth of any rear yard shall be not less than twenty five (20) feet. Accessory uses may be located in the rear and side yards but not closer than ten (10) feet to the lot line. (See Note D)

(3) Side Width - The width of any side yard shall be not less than twenty (20) feet on each side. The required width of either side yard may be reduced to ten (10) feet for any lot having an average width of less than eighty (80) feet which was a lot of record at the time of adoption of this Ordinance, provided that the aggregate width of the two side yards shall be not less than thirty (30) percent of the width of the lot.

District Regulations

Section 3-A-2

- e. Maximum Building Height: The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R-20 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R-20 district shall be as contained in Section 7 of this Ordinance.

3. R-15

- a. Permitted Uses: Land in an R-15 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R-15 column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than one hundred (100) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 15,000 square feet in area for each family for which a dwelling unit is provided. The minimum lot area for two family dwellings may be reduced to 22,500 square feet.
- d. Minimum Yard Sizes:
(See Note B)
- (1) Front Depth - The depth of any front yard shall be not less than fifty (50) feet (forty (40) feet if the lot fronts on a right-of-way of sixty (60) feet or more).
(See Note C)
- (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. Accessory uses may be located in the rear and side yards but not closer than ten (10) feet to the lot line.
(See Note D)
- (3) Side Width - The width of any side yard shall be not less than twenty (20) feet on each side. The required width of either side yard may be reduced to ten (10) feet for any lot having an average width of less than eighty (80) feet which was a lot of record at the time of adoption of this Ordinance, provided that the aggregate width of the two side yards on any such lot shall be not less than thirty (30) percent of the width of the lot.

District Regulations

Section 3-A-3

- e. Maximum Building Height: (See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R-15 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R-15 district shall be as contained in Section 7 of this Ordinance.

District Regulations

Section 3-A-4

4. R-10

- a. Permitted Uses: Land in an R-10 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R-10 Column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than seventy five (75) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 10,000 square feet in area for each family for which a dwelling is provided. The minimum lot area for two family dwellings may be reduced to 15,000 square feet.
- d. Minimum Yard Sizes:
(See Note B)
- (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet. (See Note C)
- (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
- (3) Side Width - The width of any side yard shall be not less than twelve (12) feet on each side.
- e. Maximum Building Height:
(See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R-10 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R-10 district shall be as contained in Section 7 of this Ordinance.

5. R-10A

- a. Permitted Uses: Land in an R-10A district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R-10A column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than seventy five (75) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 10,000 square feet in area for each family for which a dwelling unit is provided. The minimum lot area for two family dwellings may be reduced to 15,000 square feet.
- d. Minimum Yard Sizes:
(See Note B)
- (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet. (See Note C)
- (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
- (3) Side Width - The width of any side yard shall be not less than twelve (12) feet on each side.
- e. Maximum Building Height:
(See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R-10A district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R-10A district shall be as contained in Section 7 of this Ordinance.

6. R-6

- a. Permitted Uses: Land in an R-6 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R-6 column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than sixty (60) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 6,000 square feet in area for each family for which a dwelling unit is provided. The minimum lot area for two family dwellings may be reduced to 10,000 square feet.
- d. Minimum Yard Sizes:
(See Note B)
 - (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet. (See Note C)
 - (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
 - (3) Side Width - The width of any side yard shall be not less than eight (8) feet on each side.
- e. Maximum Building Height:
(See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R-6 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R-6 district shall be as contained in Section 7 of this Ordinance.

7. R -5

- a. Permitted Uses: Land in an R -5 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R -5 Column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than seventy five (75) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 10,000 square feet in area for single family dwellings. The size of any lot shall be not less than 5,000 square feet in area per family for two or more family units.
- d. Minimum Yard Sizes:
(See Note B)
 - (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet. (See Note C)
 - (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
 - (3) Side Width - The width of any side yard shall be not less than twelve (12) feet on each side.
- e. Maximum Building Height:
(See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R -5 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R -5 district shall be as contained in Section 7 of this Ordinance.

8. R -4

- a. Permitted Uses: Land in an R -4 district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R -4 column of the Table of District Regulations - Uses Permitted.
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than sixty (60) feet.
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 6,000 square feet in area for single family dwellings. The size of any lot shall be not less than 4,000 square feet in area per family for two or more family units.
- d. Minimum Yard Sizes:
(See Note B)
 - (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet. (See Note C)
 - (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
 - (3) Side Width - The width of any side yard shall be not less than eight (8) feet on each side.
- e. Maximum Building Height:
(See Note G) The maximum height of any building shall be thirty five (35) feet and 2-1/2 stories. (See Note F)
- f. Parking and Loading: The regulations for parking and loading in an R -4 district shall be as contained in Section 6 of this Ordinance.
- g. Signs: The regulations for signs in an R -4 district shall be as contained in Section 7 of this Ordinance.

9. R -3

- a. Permitted Uses: Land in a R -3 residential district shall be used and buildings shall be erected, altered, enlarged, or used only for uses indicated in the R -3 column of the Table of District Regulations - Uses Permitted:
- b. Minimum Lot Width:
(See Note A) The width of any lot shall be not less than sixty (60) feet for the first family plus five (5) feet for each additional family up to thirteen (13).
- c. Minimum Lot Size:
(See Note A) The size of any lot shall be not less than 6,000 square feet in area for single family dwellings. The size of any lot shall be not less than 3,000 square feet in area per family for two or more family units.
- d. Minimum Yard Sizes:
(See Note B)
- (1) Front Depth - The depth of any front yard shall be not less than thirty five (35) feet or a distance equal to the height of the building, whichever is greater. (See Note C)
- (2) Rear Depth - The depth of any rear yard shall be not less than twenty five (25) feet. (See Note D)
- (3) Side Width - The width of any side yard shall be not less than eight (8) feet on each side for each story.
- e. Maximum Building Height: The maximum height of any building shall be ninety (90) feet or the shortest distance from the structure to any property line, whichever is less. (See Note F-2)

District Regulations

Section 3-A-9

f. Parking and Loading:

The regulations for parking and loading in a R-3 district shall be as contained in Section 6 of this Ordinance.

h. Signs:

The regulations for signs in a R-3 district shall be as contained in Section 7 of this Ordinance.

-14-
SECTION IV

Amend the "Notes Accompanying Table of District Regulations" as follows:

Note A - 3. In the heading after the word "Agricultural" and before the word "and" add ", R-20", and in the first sentence after the word "Agricultural" and before the word "and" add the word ", R-20".

Note E-1. In the first sentence of this note after the word "Agricultural," and before the word "and" add "R-20, R-15,".

Note E - 3. In the second line of this note after the word "RA-15" add ", R-15, R-20"

Note F - 1. In the last line of this note after the word "MF" and before the word "District", add the words "and R-3".

Note F - 6. In the first line of this note after the word "Residential" and before the word "Districts", add the words "and R-3"

Note N. In the heading of this note after the word "MF" and before the word "Districts" add the words "or R-3", and at the second line in this note after the word "Residential" and before the word "Districts" add the words "or R-3".

Note N - 1. In the third line of this note after the word "Residential" and before the word "District" add the words "and R-3"

SECTION V.

In Section 4-D "Regulations For Special Use Permits" amend as follows:

Subsection 4-D-2-b: amend the list of districts in which Cemeteries maybe extended to read "RA-20, RA-15, RA-10, RA-6, R-20, R-15, R-10, R-6, R-5 and R-4 districts"

Subsection 4-D-3-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20, RA-15, RA-10, RA-6, R-20, R-15, R-10, R-6, R-6 and R-4 districts"

Subsection 4-D-4-b: after the word "RA-10A" and before the word "district" add the words "and R-10A"

4-D-8-b: after the word RA-10A" and before the word "district" add the words "and RA-10A"

4-D-9-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20, RA-15, RA-10, RA-6, R-20, R-15, R-10, R-6, MF-6 and MF 4 districts"

4-D-10-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20, RA-15, RA-10, RA-6, R-20, R-15, R-10, R-6, MF-6 and MF-4 districts"

4-D-12-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20 and R-20 districts"

4-D-15-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20 and R-20 districts"

4-D-17-b: amend the list of districts in which these uses are permitted to read "Agricultural, RA-20 and R-20 districts"

SECTION VI

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

This the 9th day of December, 1968.

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Alderman Ethridge. Alderman Ethridge then moved, seconded by Alderman Smith, to defer action until a called meeting of the Board of Aldermen. Alderman Giduz opposed this, he said he was ready to vote at this meeting. Alderman Kage also opposed postponement. Mayor McClamroch said that the proposed changes were long over due and had been studied for several months. Alderman Smith said that he would prefer to know how these would be applied before voting on the proposed amendments. In the vote on deferring, Alderman Ethridge, Smith and Prothro voted for, Alderman Giduz Kage and Varley voted against. Mayor McClamroch voted against and the motion to defer was defeated.

Alderman Giduz then moved, seconded by Alderman Kage to accept the recommendation of the Planning Board. Attorney Denny pointed out that two-thirds of the Board would be necessary to adopt the ordinance on the date at which it was introduced. On the motion to accept the Planning Board's recommendation the vote was: for-Giduz, Kage and; Varley; ~~against-~~ Ethridge, Smith, and Prothro. Mayor McClamroch voting for the motion, which was declared passed. Alderman Prothro said that she favored adoption of the ordinance, but wanted to give Alderman Ethridge the time he needed to study the matter. Alderman Smith said, that he would still prefer to know the application, before adopting the amendements. Mayor McClamroch then set 7:30 P. M. Thursday December 12, 1968 as time for special meeting to consider this amendment. Alderman Giduz then introduced the ordinance which was read by Town Attorney Denny to be voted on at the special meeting. Mr. Scroggs, Chairman of the Planning Board, and Mr. DeMaine, gave short explanations of the effect of the ordinance.

MEETING-DECEMBER 23, 1968

Alderman Giduz moved, seconded by Alderman Smith that the regular meeting of the Board scheduled December 23, 1968 dispensed with. This was unanimously carried.

RELEASES AND REFUNDS

Alderman Smith voted, seconded by Alderman Ethridge that the following releases and refunds be approved as erroneously charged. This was unanimously carried.

<u>Name</u>	<u>Rec.#</u>	<u>Amount</u>	<u>Reason</u>
Richard J. Wagstaff	22069	\$ 5.35	Late listing was marked in error for Chapel Hill.
William B. Herring	2073	57.77	Property listed in error. Located in new section of Lake Forrest.
Beulah Baldwin	185	4.18	Personal property listed in error.
Paul J. Roper	22039	8.31	Late listing was marked in error for Chapel Hill.
<u>Refund</u>			
Ralph H. Burrough	635	12.00	Sewer charged in error not connected.
<u>Release</u>			
Varsity Theater	5539	176.32	Listed also under the name of H. B. Meiselman Theatres.

LIABILITY INSURANCE

Town Manager read to the Board portions of a letter from

Collier Cobb and Associates saying that the North Carolina Insurance Commission had approved the exemption from liability coverage during periods of riots or civil disorder, but that such coverage could be obtained with an additional premium of \$500.00. Alderman Prothro moved, seconded by Alderman Giduz, that the Town obtain the additional coverage immediately, and that the Ordinance covering this additional appropriation be prepared. This was unanimously carried.

STREET LIGHTS

Town Manager told the Board that the consensus in Colony Woods was that the street lights were wanted if they could have the steel pole and underground wiring, based on previous discussion at meetings. He said that this would be done unless there was some objection from the Board. There was none.

NOTICE OF ZONING CHANGES

Alderman Giduz brought up the matter of notification to property owners on zoning changes, and moved that the Town Manager prepare recommendations for procedures for improving the notice. This was seconded by Alderman Prothro and unanimously carried.

OPEN SPACE AND AIRPORT COMMITTEE REPORTS

Alderman Prothro gave the Board a number of reports on the activities of the Open Space Committee and the Airport Committee.

The meeting adjourned at 10:14 P. M.



Mayor



Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a special meeting on Thursday Dec. 12, 1968 at 7:30 P. M. with the following members present: Mayor McClamroch; Aldermen Kage, Ethridge, Varley, Prothro, Giduz and Smith. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

ZONING AMENDMENT-CHANGE IN DISTRICT

Mayor McClamroch told the Board that the first consideration was the Ordinance which was introduced and read at the meeting of December 9, 1968 that it had been recommended by the Planning Board that the designation, "MF-5, MF-4, MF-3," be changed to "R-5, R-4, and R-3". He then read a transmittal from the Planning Board discussing the reason for this change. Alderman Giduz moved, seconded by Alderman Varley that the Ordinance as introduced on December 9, 1968 be adopted, with the slight changes