

MINUTESBoard of AldermenTown of Chapel Hill

The Board of Aldermen met at a regular meeting on February 2, 1970 at 4:00 P.M. with the following members present: Mayor Lee, Aldermen Nassif, Bernholz, Coxhead, Smith, Scroggs and Prothro. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Nassif moved, seconded by Alderman Scroggs that the minutes of the meeting of January 26, 1970 be approved as corrected. This was unanimously carried.

SPECIAL USE-CHURCH STREET

Carl Johnson, vice president of Housing, Inc., presented plans for their proposed project at the end of Church Street with some changes made since the January 26, 1970 meeting. He told the Board that the principals of Housing, Inc. had had a large amount of experience in providing low rent housing, that the proposed site was difficult but he felt would be an improvement over the existing situation, that it would be a leased housing project, leased to the Chapel Hill Housing Authority and could not under terms of such lease have luxury features. He said that he believed it was a sound and satisfactory project and would meet or surpass all codes by the state and HUD and would provide decent, safe and sanitary housing for persons with low income. He discussed the matter of a right-of-way for the extension of Church Street and the elevation shown in various parts of the project. He said that a 15 per cent grade on the driveway could not be avoided because of the topography of the site that to reduce this grade would mean a great deal of fill which would damage the land down hill from it which belongs to the Town, also would be very costly. He commented on recommendations by the Appearance Commission and noted that the generally increased the cost of the project and as the rent was set by HUD at \$97 per month that such things as porches could not be added. He felt that the drainage problems could be worked out to the satisfaction of the Town and they were interested in quality construction for maintenance purposes. He said that the project would be leased to the Housing Authority and maintained by them to their standards. He said there would be an original five-year contract with three additional five-year options and that they would be willing at this time to sign a twenty-year contract but HUD would not permit this. Alderman Nassif questioned the design of the window wells and the arrangements of the buildings facing the parking lots. Mr. Johnson did not feel this could be improved greatly but he would be willing to design for town house type apartments rather than flats. Mayor Lee asked about the probability of renewing for the additional years? Mr. Johnson said it would most likely be to their advantage to rent for the full time and they would be happy to sign a twenty-year lease. Mrs. Williams said that the federal government would guarantee funds for twenty years. Mr. Johnson said that he was confident that the Church Street extension right-of-way was proper but had not discussed this with Mr. Norwood. Mrs. Welsh said the Appearance Commission felt that the project should be redesigned to improve the grades and eliminate the window wells, add porches, design suitable clothes lines for drying wash and add some pleasantries. Edwin Caldwell told the Board that the homes were badly needed and that in spite of some deficiencies were very good compared to the houses they would replace. He suggested the Town Board inspect some of the slum areas in Town and compare. Mrs. Welsh said that she felt there were too many units on the area and that there would be a short time improvement over existing housing but in the long run would probably be a serious problem. Alderman Prothro asked Mr. Caldwell if the Housing Authority would like to accept these houses as a compromise with what the Board might feel would be standard housing? Mr. Caldwell said he felt these were standard housing and he could not see the problem. He said they were considered to be as good as University Garden apartments which were considered satisfactory. Alderman Smith said a 10 per cent grade across the parking lot would be too much to be safe. He

also noted that the parking lots were the only play areas for the kids in the area. No maximum grades for parking lots has been set by the Town. Alderman Coxhead said he felt some of the comments made by the Appearance Commission were impractical, particularly based on the approved rent schedule. Mayor Lee said that he did not want luxury apartments but livable apartments not one with the standard public housing atmosphere that is found in some of the existing public housing units. Mrs. Williams defended the existing public housing. Mrs. Welsh said that they were not looking for luxury but livability and some individuality and that this site was perhaps too difficult for development for such density. Mr. Johnson said that the only available land for public housing was difficult land and wondered if this had become a political matter. Alderman Nassif admitted the land was scarce in Chapel Hill but denied politics had anything to do with this project, that he felt housing was needed but would like to have good livable housing. He said he did not object to the 15 per cent grades for driveways. Alderman Prothro asked Housing, Inc. was willing to redesign? Mr. Johnson agreed to make some changes. He said that the contract was for forty four (44) units and they could not go with less. He agreed to bring in a revised plan either on February 9 or February 16, 1970 but said they could not add porches. Alderman Prothro moved, seconded by Alderman Scroggs that Housing, Inc. be asked to bring back revised plans after meeting with the Community Appearance Commission. This was unanimously carried.

INSPECTIONS

Mr. Glenz, Housing Inspector, discussed with the Board the procedure proposed to use in general inspection of housing in the Town and showed the various forms, either in use or proposed for future use. He said there had been publicity given to this, some good and some bad. Alderman Nassif suggested that the original letter sent to the property owners or tenants be rewritten to give more explanation. Mr. Scherin was concerned that the persons coming before a hearing be notified of the possibility of appeal. Mayor Lee thanked Mr. Glenz for appearing before the Board and discussing this with them. Mr. Glenz asked that the thanks be extended to Mrs. Peg Parker who had helped in the preparation of this material.

HEIGHT REGULATIONS-R-4 DISTRICT

Mr. Ashford, site planner for a proposed unified housing development, told the Board that for good development of his property that the height limitations now existing for an R-4 area were too low. He told the Board that they would like to have height regulations similar to those in the R-3 area. Mr. Peck explained the differences between the regulations in these districts and noted that the R-4 regulations were the same as those in the old RA-6 district. Alderman Nassif moved, seconded by Alderman Prothro that the matter of height regulations be advertised for the hearing on February 23, 1970 for both the R-4 and R-5 districts and that the advertisement be such that all problems involving heights be opened for discussion and correction. Alderman Scroggs pointed out that there were problems such as definitions and ambiguous wordings in the ordinance that should be considered. Dr. Cleaveland, Chairman of the Planning Board said that he felt that the R-5 district should be included at the hearing. The motion was unanimously carried.

WORKABLE PROGRAM

The Citizens Advisory Committee submitted a report with a number of comments on the Workable Program submission. Alderman Prothro moved, seconded by Alderman Nassif that Mr. Scherin meet with the Town Manager on their recommendations prior to the February 9, 1970 meeting. This was unanimously carried.

HOUSING APPEALS BOARD

Town Attorney Denny explained the proposal to amend the housing ordinance to create a housing appeals board. He said that the same appeals board should be used either within or without the NDP project area even though the standards were somewhat different.

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He agreed that the Town could not instruct superior court judges as indicated in paragraph "g" and that the building inspector could not prevent "any illegal act" on the property but noted that these paragraphs were copied from the enabling act. He agreed to prepare a revision to the ordinance and resubmit it to the Board. Alderman Bernholz objected to the appeals board being able to meet in executive session and asked that it be specified otherwise in the ordinance.

PROTEST-SPECIAL USE PERMITS

Alderman Nassif asked that this be delayed indefinitely and agreed that he and Aldermen Bernholz and Scroggs would meet with Dr. Cleaveland on this matter in the near future.

SUBDIVISION REGULATIONS-OPEN SPACE

Mayor Lee read a letter from the Recreation Commission asking for an amendment in the subdivision regulations to require that open space for playgrounds be provided. Alderman Prothro moved, seconded by Alderman Coxhead to refer this to the Planning Board for study and recommendation.

BLUEPRINT FOR PROGRESS

Mayor Lee asked that this be delayed for two weeks.

CERTIFICATE OF APPRECIATION

Mayor Lee asked that this be delayed for two weeks.

BUDGET ORDINANCE

Mayor Lee read a proposed ordinance transferring \$1,000 from contingency to the fire department. Alderman Smith moved, seconded by Alderman Prothro that this be adopted. This was unanimously carried.

AN ORDINANCE TO AMEND THE BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING JULY 1, 1969 AND ENDING JUNE 30, 1970

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

SECTION I

That the Budget Ordinance of the Town of Chapel Hill entitled "An Ordinance Appropriating Funds for the Fiscal Year Beginning July 1, 1969 and Ending June 30, 1970, and to levy taxes and raise Revenue for said Fiscal Year", as duly adopted on July 28, 1969, be and the same is hereby amended as follows:

1. Increase Appropriation Account 6220. Fire Department by \$1,000 to \$204,258.
2. Decrease Appropriation Account 8000. Contingency by \$1,000 to \$36,408.

SECTION II

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

This the 2nd day of February, 1970.

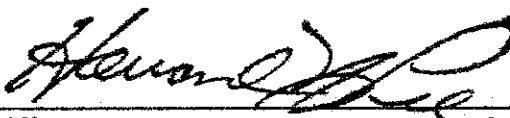
PLANNING BOARD

Mayor Lee noted that Arthur Tuttle had left town but had not resigned from the Planning Board. Alderman Prothro said that she would like to leave this vacancy for the time being to consider the University Planner for this position at such time as one is obtained. No action was taken.

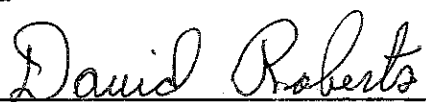
DRAINAGE REPORT

Alderman Nassif moved, seconded by Alderman Smith that the subcommittees drainage report be sent to the Planning Board for study and recommendation. This was unanimously carried.

The meeting adjourned at 6:30 P.M.



Mayor



Town Clerk, David Roberts

MINUTESBoard of AldermenTown of Chapel Hill

The Board of Aldermen met at a regular meeting on February 9, 1970 at 7:30 P.M. with the following members present: Mayor Lee, Aldermen Prothro, Scroggs, Smith, Coxhead, Bernholz and Nassif. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Nassif moved, seconded by Alderman Prothro that the minutes of the meeting of February 2, 1970 be approved as distributed. This was unanimously carried.

PETITIONS

Mayor Lee read a letter from Mrs. Arvella Briggs saying that she could not pay the sewer assessment on property owned by her on Merritt Mill Road. Alderman Smith moved, seconded by Alderman Prothro to receive the petition. This was unanimously carried.

REZONING-NORTH END OF CHURCH STREET

Alderman Nassif asked that this matter be considered before considering the special use request on this property. This was put in the form of a motion seconded by Alderman Prothro and unanimously carried. Mayor Lee read a transmittal from the Planning Board recommending disapproval of rezoning from R-4 and R-15 to R-3 about 15 acres of land lying between McMasters Street and Bolin Creek at the north end of Church Street because of the terrain and the lack of access to a highway, Alderman Nassif disagreed because he felt that access to a thoroughfare was not important and that the steepness of the land was not a serious defect in considering zoning. He felt that this was an appropriate site for R-3 density and favored the rezoning. Alderman Prothro said that she did not favor this density on this site although she realized the need for this type of housing that in considering zoning alone that this was not an appropriate density for this area. Alderman Scroggs said that there was some usable land in the total 15 acres and that it had access to Umstead Drive. Alderman Nassif said that the topography of the entire tract should be considered and not just the topography of the particular site that was proposed for use at this time. At the request of Alderman Smith the zoning in the areas surrounding this tract was indicated on the map. Attorney Denny questioned whether there was, in fact, access to Umstead Drive from this area. Alderman Prothro moved to uphold the recommendation of the Planning Board for the reasons stated in the transmittal. There was no second. Alderman Nassif moved, seconded by Alderman Smith that the tract in question be rezoned to include the portion of the William Norwood property optioned by Housing, Inc., and the Town owned property south of Bolin Creek. This was carried by a vote of five (5) to one (1) with Alderman Prothro voting against the motion.