



BOOKER CREEK APARTMENTS

Mr. Jones and Mr. Fields discussed this project with the Board, stating that about one-fourth of the apartments had been framed in and that they would like the Authority to continue the changes on these but would go back to the original plans for the balance of the project. Mr. Palmer showed the original sketches from which the approval was made and stated that the building permits were granted on plans which showed the construction to be as shown in the original sketches. The Attorney said that the approval had been based on the sketches and that if a change was desired, it should have been requested of the Board and referred to the Planning Board for recommendation. Alderman Scroggs said that this looked a lot like architectural control and questioned whether this was a significant modification. Alderman Nassif felt that the matter of changing the elevation was a significant modification. Alderman Smith moved, seconded by Alderman Nassif to refer this to the Planning Board for study and recommendation. Mr. Fields said that the buildings now constructed could be revised to give a similar appearance as the sketch by adding a dummy closet but that it would difficult to change the siding from brick to board or from vertical to horizontal. Alderman Scroggs suggested that he might want to bring revised drawings or photographs to the Planning Board for their consideration. The motion was unanimously carried.

The meeting adjourned at 9:35 P.M.

  
 Mayor  
  
 Town Clerk, David Roberts

## MINUTES

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met for a special hearing at 4:00 P.M., November 2, 1970 with the following members present: Mayor pro tem Nassif, Aldermen Smith, Scroggs, Welsh and Coxhead. Planning Board members present were: Hemmens, Hurow, Locke, Carroll, Shearer, Mitchell, Spransy and Wallace. Also present were Town Manager Peck and Town Clerk Roberts.

## PUBLIC HEARING

## PARKING-CBD

Mayor pro tem Nassif read the advertisement for the special hearing to consider an amendment to the zoning ordinance which would allow the required parking for the CBD to be in a commercial district outside of the CBD if it is within 1,000 feet of the use. Mr. Palmer explained the proposal using maps to show the central business district surrounding the CBD which might be affected by this amendment. Alderman Scroggs noted that there was limited land for parking within the Central Business District and felt that some parking outside would be desirable if it did not conflict with residential districts. There was no public support or opposition. Alderman Welsh moved, seconded by Alderman Scroggs to refer this to the Planning Board for consideration and recommendation. This was carried by a vote of 5 to 0.

The public hearing was adjourned at 4:12 P.M. and the regular meeting called into session. Alderman Bernholz was present for the regular meeting.

## REGULAR MEETING

## MINUTES

Alderman Coxhead moved, seconded by Alderman Smith to approve the minutes of the meeting of October 26, 1970 as corrected. This was unanimously carried.

## ZOO

Mr. Roy Barham asked the Board to endorse the location of the proposed zoo in the central part of the state. He said that he represented the Central Zoological Park Committee, that he was particularly pushing the location of the zoo at the Camp Butner site where the State now owns 14,000 acres but that the committee would support any central site. Two other proposed sites in this area are in Chatham County and in Orange and Alamance County. He noted that the Camp Butner site would be very close to I-85 and that he felt it would be valuable for the patients at Butner. Alderman Welsh asked if this was to be a private or public zoo? It would be State owned, though there would be considerable private donations and admission charged to take care of a large part of the operating cost. He estimated that it would cost about five cents per person per year for the zoo. He noted that other sites being considered were in the Greensboro and Winston Salem, High Point area and the Charlotte area but that the local site was more nearly central to the state and met all criteria set up by the study commission. Alderman Smith moved, seconded by Alderman Coxhead that the Board should support the zoo in the central part of the state and ask that a resolution to this purpose be prepared for the November 9, 1970 meeting. This was unanimously carried. Alderman Welsh noted that a zoo should not have priority over many of the other needs of the state.

## HUMAN RELATIONS COMMISSION-NOMINATIONS

Mayor pro tem Nassif read the letter from Dr. Boswell saying that he could not accept the recent appointment to the Human Relations Commission. This leaves two vacancies to be filled on the Commission. It was agreed that all persons nominated but not selected at the meeting of October should be further considered and that the nominations be held open until the meeting of November 9, 1970. Those persons carried forward are Mrs. Alice Hollis, Mr. Daniel Pollitt and Mrs. Paula Goldschmidt.

## PARKING-CBD

Alderman Coxhead moved, seconded by Alderman Welsh to receive the recommendations of the Planning Board at this time based on the hearing held earlier. This was unanimously carried. Mr. Palmer then reported that the Planning Board had unanimously recommended amending the zoning ordinance to allow required parking for the CBD to be in any business or commercial district if it is within 1,000 feet of the use for which it is required. Alderman Coxhead then moved, seconded by Alderman Scroggs to accept the recommendation of the Planning Board and prepare an ordinance to make this amendment. This was unanimously carried. Mayor pro tem Nassif then read the following ordinance. Alderman Scroggs moved, seconded by Alderman Welsh that this be adopted as read.

AN ORDINANCE AMENDING "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS," AS ADOPTED JANUARY 19, 1970 AND AS SUBSEQUENTLY AMENDED.

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 2, 1970 to consider the change in the zoning ordinance set forth in Section 6B; and

WHEREAS following said public hearing the Planning Board of the Town of Chapel Hill recommended to the Board of Aldermen adoption of the following amendment to the zoning ordinance; and

WHEREAS thereafter 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.

That the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas" as adopted January 19, 1970, and as subsequently amended, be and the same is hereby further amended as follows:

delete the content of paragraph 1C(3) Section 6B of said ordinance and substitute the following: Parking spaces required for uses within the Central Business District must be within 1000 feet of the use for which required and in a commercial district.

## SECTION II.

Any ordinance or portions of ordinances in conflict herewith are hereby repealed.

This the 2nd day of November, 1970.

Mayor pro tem Nassif told the bank officials and developers present that he appreciated their efforts and patience in this matter and felt that their project would be a benefit to the Town of Chapel Hill.

## BUDGET

Mayor pro tem Nassif read an ordinance amending the ordinance reducing account 6310 and increasing accounts 6414 and 8000. Alderman Coxhead moved, seconded by Alderman Smith that this be adopted as read. This was unanimously carried.

AN ORDINANCE TO AMEND THE BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING JULY 1, 1970 AND ENDING JUNE 30, 1971.

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, 1970 and Ending June 30, 1971, and To Levy Taxes and Raise Revenue for the said Fiscal Year" as duly adopted on July 27, 1970 be and the same is hereby amended as follows:

1. Decrease appropriation account "6310 Street Maintenance" by \$2,300.00 to \$130,533.00;
2. Increase appropriation account "6414 Garbage Collection" by \$1,094.00 to \$217,962.00;
3. Increase appropriation account "8000 Contingency" by \$1,206.00 to \$68,756.00.

## SECTION II.

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

This the 2nd day of November, 1970.

Mayor pro tem Nassif then read an ordinance amending the budget ordinance increasing account 7143 and decreasing account 8000. Alderman Welsh moved, seconded by Alderman Scroggs that this ordinance be adopted as read. This was unanimously carried.

AN ORDINANCE TO AMEND THE BUDGET ORDINANCE FOR THE FISCAL YEAR BEGINNING JULY 1, 1970 AND ENDING JUNE 30, 1971.

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, 1970 and Ending June 30, 1971, and To Levy Taxes and Raise Revenue for the said Fiscal Year" as duly adopted on July 27, 1970 be and the same is hereby amended as follows:

1. Increase appropriation account "7143 Sewer Construction" by \$15,000.00 to \$32,800.00;
2. Decrease appropriation account "8000 Contingencies" by \$15,000.00 to \$53,756.00.

## SECTION II.

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

This the 2nd day of November, 1970.

### CITIZENS ADVISORY COMMITTEE

Mayor pro tem Nassif told the Board that Mrs. Nicholson and Mrs. Johnson have resigned from the Citizens Advisory Committee and that the Committee asked for replacements for these members. The Board agreed to hold nominations for these vacancies until they had recommendations from the Citizens Advisory Committee.

Mayor pro tem Nassif then read a letter from the head of the Citizens Advisory Committee saying that they did not want to get into the matter of clearing up yards because it would take too much of the Building Inspectors time and that they felt this should be applied to inspection of housing. Alderman Scroggs said that apparently they had missed the point that his intention had been that the Committee try to do the work of having residents clean up their yards without involving the Building Inspector. Mayor pro tem Nassif suggested that Mr. Schieren be asked to attend the November 9, 1970 meeting of the Board of Aldermen to discuss this program.

### TRAFFIC LIGHTS

The Town Manager recommended that the Board approve a change in its agreement with the Highway Commission concerning street maintenance to include the replacement of bulbs in traffic lights. He told the Board that this was important as far as traffic in town was concerned, that the Highway Commission had been unable to contract for the University for this work without the Town being in the middle, and that he felt it would be worth something to the Town to get prompt service not relying on a district maintenance man from Greensboro doing this work. The Manager was asked to prepare a resolution that would accomplish this and bring it to the meeting of November 9, 1970.

### COMMENDATION

Alderman Welsh said that she felt that the Planning Department should be commended on their chart for special use projects and the information it provided, and their preparation of visual aids.

She also said that the Recreation Department had had a very successful football weekend with the various leagues sponsored by the Commission and that credit should be given to the Jaycees for assistance in this. She moved, seconded by Alderman Bernholz that letters be written to the Jaycees and the Recreation Commission expressing the Board's appreciation for this activity. This was unanimously carried.

### REZONING-CBD

Alderman Scroggs noted that there was still an application on the table for rezoning to CBD of land on the east side of North Columbia Street and moved, seconded by Alderman Smith that this be removed from the table for consideration. This was unanimously carried. He then moved, seconded by Alderman Smith that this request be denied. This was also unanimously carried.

### DOGS

Alderman Smith said the committee was still working on the dog problem and asked that the Aldermen think about the possibility of the Town subsidizing a dog pound operated by the animal protection society.

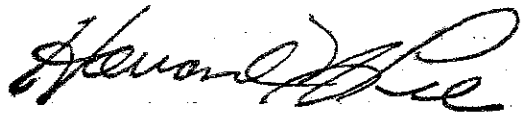
## SIDEWALK SALES

Alderman Scroggs said that something needed to be done about the persons selling goods on the sidewalk of Franklin Street and said that he, as chairman of the committee appointed to study this, would come up with a recommendation in the near future.

## LEAGUE OF WOMEN VOTERS

Mayor pro tem Nassif said that the recent report put out by the League of Women Voters called "A Local Government Handbook" was excellent and asked that a letter be sent to them expressing the Board's appreciation for it.

The meeting adjourned at 5:20 P.M.



Mayor



Town Clerk, David Roberts

## MINUTES

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 7:30 P.M., November 9, 1970 with the following members present: Mayor pro tem Nassif, Aldermen Scroggs, Bernholz, Smith, Coxhead and Welsh. Mayor Lee was absent at this time. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

## MINUTES

Alderman Smith moved, seconded by Alderman Scroggs that the minutes of November 2, 1970 be approved as circulated. This was unanimously carried.

Alderman Scroggs moved, seconded by Alderman Bernholz that the minutes of October 26, 1970 be corrected by changing 103 to 106 Johnson Street under "Substandard Housing". This was unanimously carried.

## CIVIL DEFENSE

Mr. Henry Meares, Director of Civil Defense for Chapel Hill and Carrboro, and Colonel Wallace Dawson of the Civil Defense office in Raleigh, presented a report on the status and needs of Civil Defense in the area. They indicated a need for additional training in a number of fields. Alderman Smith asked about the qualifications of buildings for a shelter? A protection factor of 40 is necessary. The school buildings have almost zero protection because of the windows. Mr Meares raised the question as to what should be done with school children in the event of an emergency.

## ZONING-DURHAM BOULEVARD

Mayor pro tem Nassif read a transmittal from the Planning Board recommending no action to rezone, at this time, the land along the south side of the Boulevard between the Blue Cross-Blue Shield property and the Durham County line. He expressed concern with the present zoning which is R-20. Mr. Palmer explained that the zoning across the Durham County line was Highway Commercial and pointed out the possibility of an interstate I-40 interchange with US 15-501 quite near the County line. Alderman Welsh said that the development out there was rather unclear at the present time and moved to accept the Planning Board recommendation. This was seconded by Alderman Scroggs. Alderman Bernholz said that no motion was needed as no change was proposed. The motion was withdrawn. Alderman Smith said the Planning Board should make definite plans for the four lots along the Boulevard. Alderman Scroggs pointed out that the owners would like Regional Commercial but that the Board did not favor Regional Commercial. Alderman Bernholz said that he