

DRAINAGE--JOHNSON STREET

Town Manager Peck said that the gulley reported by Mrs. Polly Brown of Johnson Street had been investigated and that there was a natural drain and that there was nothing that the Town could do about it.

The meeting adjourned at 6:10 P.M.



Mayor



Town Clerk, David B. Roberts

MINUTES

May 8, 1972

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 7:30 P.M. on Monday, May 8, 1972 with the following members present: Mayor Lee, Aldermen Smith, Scroggs, Welsh, Coxhead, Marshall, and Nassif. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny.

The Planning Board members present were: Messrs. Weiss, Hemmens, Helton, Hurow, Shearer, and Mrs. Parker.

PUBLIC HEARING

Harry Palmer gave background information about the special use request from the Delta Upsilon Fraternity. Of concern are: (1) the disposition of the Martin-Dey house at the corner of Rosemary and Hillsborough Streets; and (2) the height and mass of the proposed fraternity building. Mr. Smith Freeman of the Delta Upsilon Fraternity said he had met with the Historical Society regarding the Martin-Dey house but concluded that because it is inadequate for the fraternity's needs, that the house be bought and moved to another lot. Mr. Werner Hausler of Rosemary Street said that the significance of the Dey house is its size, scale, and placement on the street because it sets the character of the street. Lydia Gill said she was concerned because the noise center of the proposed buildings would face her home. Margaret Mattis said that she would prefer the new building to face a vacant lot. Smith Freeman said that the noise from the fraternity house may be diminished by a terrace wall. Mrs. Mattis asked where the entrance to the house was located. Mr. Freeman said there was an entrance on Hillsborough and one on Rosemary Street. Mr. Mattis asked whether the traffic at the house would be changed because of the entrances. Mr. Freeman said no. Alderman Welsh asked how many students were living in the house. Mr. Freeman said 44, although the present membership in the fraternity is 95. He said there are 48 parking places and parking should not be a problem. Alderman Welsh asked when the 95 members of the fraternity come to the house. Mr. Freeman said that they come for meals, because most do not have cars, parking and traffic at the house would not be affected. Alderman Welsh asked if the fraternity members parked their cars outside of the parking lot. Mr. Freeman said no. Alderman Smith moved, seconded by Alderman Scroggs, to refer the request to the Planning Board for study and recommendations. This motion was unanimously carried.

The public hearing was adjourned at 8:15 P.M.

REGULAR MEETING

MINUTES

Alderman Smith moved, seconded by Alderman Marshall, to approve the

minutes of the meeting of May 1, 1972 as circulated. This motion was unanimously carried.

PAVING--BURRIS PLACE

Mr. Sidney Cohn requested that Burris Place be paved. Alderman Coxhead moved, seconded by Alderman Scroggs to receive the petition and consider the request during the budget hearing. Alderman Nassif introduced a substitute motion to receive the petition and place the item on the end of the agenda for discussion. Alderman Welsh seconded the motion. The motion was passed by a vote of five to one with Alderman Coxhead opposing.

PAVING--KINGS MILL ROAD

Mayor Lee read a letter from Mrs. Gerald A. Barrett of Kings Mill Road requesting that the 200 feet on Laurel Hill Road, which is presently unpaved, be paved when Kings Mill Road is paved. Alderman Smith moved, seconded by Alderman Nassif, to receive this petition and place it on the end of the agenda for discussion. This motion was unanimously carried.

DRUG ACTION COMMITTEE

Dr. Robert Senior described the Chapel Hill Drug Action program which includes Switchboard, a crisis intervention center, and Genesis House, a therapeutic rehabilitation center with 19 residents, ages 15 to 23. He said that a prevention program, Tree House, was being planned as a foster home for runaway children and was due to open June 15th. Mrs. Constance Toverud, Chairman of the Chapel Hill Drug Action Committee, said that the budget for the Drug Action Program had increased 500% but that federal, state, local funds, and contributions were being used to run the program. She said that for the coming year the Drug Action Committee was requesting 9% of the new budget from the Town of Chapel Hill. These funds would be matched by state funds. Mr. Cam Kay, director of Tree House, described the need for Tree House for young people in Chapel Hill who have been unsuccessful in their homes and families. He said that Tree House would be located about five miles outside of the Town and requested Town support in the form of \$1,000.00 for the Tree House program. Mr. Buck Goldstein, director of Switchboard, reported on the past year of Switchboard's program and requested \$10,000.00 from the Board of Aldermen for the next year. This would be matched with state funds. He said that the program had increased in scope and the agency had become a community referral agency with a number of specific programs. Alderman Welsh asked how Switchboard was fitting into the neighborhood where it was located.

Mr. Goldstein said that there had been no complaints. Alderman Welsh said that she was impressed with the program that they had begun, that it had great value, and that the programs were becoming models for other towns. She said that she supported the Tree House concept, and that this investment in youth was important to make. Alderman Marshall supported the programs and said that young people in the community feel more secure knowing that they exist. Alderman Nassif thanked Dr. Senior and the other people who had worked with the drug program; said that it was a creative effort to deal with the problems and commended the efforts of everyone. Alderman Smith supported the programs and requested a breakdown of the \$10,000 requested for Switchboard. Town Manager Peck said the breakdown would be included in the budget request. Alderman Smith asked if the publication Access would be a duplication of a publication done by the Recreation Department. Mr. Goldstein said no. Mr. Walter Creech requested that recreational facilities be opened on Saturdays and Sundays and that recreational programs be conducted over the weekend. Mayor Lee commended Dr. Senior, Mr. Goldstein, and the others for their work in the drug program, and expressed appreciation on behalf of the entire community for the services being offered.

TRAFFIC

Mrs. Priscilla Byrd, representing Ridgefield Townhouses, requested a left-turn lane and crosswalk on 15-501 at the entrance to the Ridgefield Townhouses. She asked if a speed bump could be put on the road at the entrance to Ridgefield, or if speed limit signs could be put up. Mayor Lee said that if the street were a town street no bumps could be put in the road, but that speed limit signs could be installed. Mrs. Byrd said that speeding tickets had been given, but requested additional patrolling of the area, especially at night. She requested additional area lights along the Estes Drive Extension. Mayor Lee said that the request would be considered. Mrs. Byrd said that the project had a drainage problem, and asked if something could be done about it. Mayor Lee said the problem would be studied. Mrs. Byrd said that a light was needed in the recreational area. Town Manager Peck asked if any of the requests had been made to the Housing Authority. Mrs. Byrd said yes, but that they were referred to the Board of Aldermen. Alderman Nassif moved, seconded by Alderman Marshall, to request the Town Manager to write a letter to the Highway Department requesting a left-turn lane and a traffic light with a left-turn arrow at the intersection of Estes Drive Extension and 15-501, and requesting that a study be made of the feasibility of a pedestrian crosswalk light. This motion was unanimously carried.

SERVICE STATION REGULATIONS

Mayor Lee read a transmittal from the Planning Board recommending that amendments to the Zoning Ordinance regarding service stations special use provisions be adopted. Mr. Weiss said that the proposed amendment would affect new service stations, and that a separate ordinance would be prepared for existing service stations. Alderman Coxhead asked if existing service stations in the Central Business District would become non-conforming if the proposed amendment were adopted. Town Attorney Denny said that there would be a temporary period in which the existing service stations would be non-conforming. Alderman Coxhead asked if a phrase could be added to the amendment so that the ordinance would not affect existing service stations. Alderman Nassif asked if the Planning Board had talked to service station owners. Mr. Weiss said that they were planning to. Alderman Nassif asked if section h-4, limiting services performed in the front yard of service stations would be the same in the ordinance for existing service stations. Mr. Weiss said yes. Mr. James Allen, a lawyer, asked why this ordinance had to be passed before the ordinance concerned with existing service stations was prepared. Mr. Weiss said in order to determine the criteria which the Board would agree to for a service station ordinance. Alderman Nassif asked why action on this amendment should be delayed. Mr. Allen said that he thought the ordinance should be a unified one. Alderman Nassif said that he objected to the masonry wall proposed in Section e-2, that he preferred planting. Alderman Welsh asked what the rationale for the three-foot high wall was. Alderman Marshall said that a separation was desired and both a wall and hedges were proposed to make the separation. Alderman Marshall asked if a landscape plan would be submitted to the Community Appearance Commission and the Board of Aldermen when requests for Special Use were made. Town Manager Peck said yes. Town Attorney Denny said that the adoption of this amendment would make existing service stations in the Central Business District non-conforming, and that the provision in Section g-2, a minimum of 750 feet between automobile service stations, was not an absolute requirement. Alderman Smith moved, seconded by Alderman Marshall, to prepare the ordinance and incorporate the recommendations of the Planning Board. Alderman Welsh moved, seconded by Alderman Nassif to delay action on the adoption of the proposed ordinance. This motion was carried by a vote of five to one with Alderman Smith opposing.

SPECIAL USE MODIFICATION--LAUREL RIDGE

Mayor Lee read a transmittal from the Planning Board recommending that the Board of Aldermen approve the requested modification of a Special Use Permit for Laurel Ridge Apartments. Alderman Smith moved, seconded by Alderman Scroggs to approve the requested modification of Special Use for Laurel Ridge Apartments. Harry Palmer said that the modification consisted solely in changes in the fire walls and in details of

exterior building appearance. This motion was unanimously carried.

SUBDIVISION--LAUREL HILL

Mayor Lee read a transmittal from the Planning Board recommending that the developer of Laurel Hill meet with the Town staff and resolve problems related to the Town sewer system. Alderman Welsh moved, seconded by Alderman Marshall, that the developer of Laurel Hill meet with the Town staff to resolve the problems related to the Town sewer, and resubmit revised preliminary and final plats for the review by the Planning Board and approval by the Board of Aldermen. This motion was unanimously carried.

SUBDIVISION--COKER WEST

Mayor Lee read a transmittal from the Planning Board recommending that the Board approve the final plat with two stipulations. Harry Palmer showed the area on the map indicating the easements and crosswalks in the subdivision. Alderman Marshall asked if open space was provided. Harry Palmer said that the Lake Forest recreation area is nearby and that one lot at Kensington and Lake Shore would be dedicated to the Town. Mr. Robert Paige said that the lot was 3/4 acres, flat, grassed, and planted with trees. Alderman Nassif commended the developers of Coker Hills West. Alderman Coxhead moved, seconded by Alderman Nassif, to approve the final plat with the following stipulations:

1. that the plat show the easements and a sanitary sewer, storm drainage, and pedestrian rights-of-way;
2. that a bond, of type and amount set by the Town Manager, be posted to cover improvements not yet installed.

This motion was unanimously carried.

SUBDIVISION--THE OAKS

Mayor Lee read a transmittal from the Planning Board recommending that approval of the final plat be withheld. Alderman Welsh moved, seconded by Alderman Nassif, to withhold approval of the final plat until accurate existing topography on the five lots and an indication on the final plat of the Floodway Fringe line and minimum floor elevations are submitted by the developer to the Planning Board for review. This motion was unanimously carried.

SUBDIVISION--LAKE FOREST

Mayor Lee read a transmittal from the Planning Board recommending approval of the request for preliminary and final plat with one stipulation. Alderman Smith moved, seconded by Alderman Scroggs, to approve the request for preliminary and final plat subject to the stipulation that the Floodway Fringe line be drawn on the final plat. Alderman Welsh asked whose responsibility it is to indicate the Flood Plain area in subdivisions. Harry Palmer said that at the May 22nd public hearing an amendment to the Subdivision Ordinance concerned with Floodway data will be discussed. This motion was unanimously carried.

SUBDIVISION--COKER HILLS

Mayor Lee read a transmittal from the Planning Board recommending approval of the request for a final plat with two stipulations. Alderman Smith moved, seconded by Alderman Scroggs, to approve the request for final plat subject to the following stipulations:

1. that Allard Road be improved to Town standards from the existing improved section lying west of lot 109 to the intersection of Allard Road with Michaux Road,
2. that bond be posted in type and amount as set by the Town Manager to cover the cost of these improvements to Town standards subject to approval by the Town Manager.

This motion was unanimously carried.

PLANNING AREA

Alderman Scroggs said that the Zoning and Subdivision Ordinances should be re-adopted by July 1, 1972, and recommended that the Board re-adopt the ordinances as they exist. He said that extending the Planning District to the north did not seem practical, although a small area to include Cedar Falls Park might be added. He said that with regard to moving into Durham County, Durham, Chapel Hill and Durham County would have to discuss an extension and that would not be finalized by July 1st. He said that the Town could annex Cedar Falls Park and could annex the High School site on request by the School Board. Alderman Welsh said that Town should go on record with regard to its desire to extend the Planning District. Town Manager Peck said that by annexing the park and the High School site, the one-mile extension beyond the corporate limits would be pushed a bit further and would be desirable. Alderman Coxhead moved, seconded by Alderman Welsh, to begin the annexation of the Cedar Falls Park into the corporate limits of the Town of Chapel Hill. This motion was unanimously carried. Alderman Scroggs moved, seconded by Alderman Welsh, to send a letter to Orange County and the Durham City and County officials expressing the Town's interest in expanding the limits of the Planning district into areas under their jurisdiction. This motion was unanimously carried. Alderman Nassif said that it should be clear that the Town of Chapel Hill is not as concerned with including additional area in the Planning District as it is with the orderly development of the area immediately outside of Chapel Hill. He said that the Town of Chapel Hill would be asked to provide sewer lines, and that if the Town could provide the guidelines for the orderly development of the area, the environment for the people living there would be enhanced. He said that the land was beautiful, needed to be preserved, and that cooperation would be needed for the orderly development of the land. Alderman Smith said that one problem would be selling the people who lived there on zoning.

AUDITORS

Mayor Lee read a letter from Harry E. Rodenhizer of Rodenhizer and Umstead, the firm that did the audit for the Town of Chapel Hill last year, suggesting that this year's audit begin prior to June 30th. Alderman Nassif said that the Town needed a policy regarding the length of time that one firm would be engaged to do the Town audit. Alderman Smith moved, seconded by Alderman Welsh, to have the firm of Rodenhizer and Umstead do the 1971-72 audit for the Town of Chapel Hill. This motion was unanimously carried. Alderman Nassif said that he hoped that Mr. Rodenhizer would present an auditor's report to the Board.

APPOINTMENT--COMMUNITY APPEARANCE COMMISSION

Town Manager Peck said four recommendations for the vacancy resulting from Mrs. Marshall's resignation from the Community Appearance Commission had been made by the Community Appearance Commission and one additional recommendation had been made. Robert Bryan, Arthur Lester, Mrs. Joseph C. Sloane, Mrs. Ortrude White, and Mr. Phil Rominger have been recommended for the vacancy. Alderman Welsh recommended that Mr. Arthur Lester be appointed because he represents the business community. Alderman Welsh moved, seconded by Alderman Smith, that nominations be closed. This motion was unanimously carried. The aldermen voted and Mr. Arthur Lester was appointed to the Community Appearance Commission.

PAVING

Town Manager Peck said that over \$40,000.00 was estimated prior to last year's budget for paving Burris Place and was considered too high by the Board of Aldermen. He said that each person on that street had been sent a letter suggesting that they consider paving without curb and gutter. He said that he had not received a response from anyone but Dr. Sidney Cohn. Alderman Nassif asked if the street can be paved without

curb and gutter. Town Manager Peck said yes, but that it was not ideal. Alderman Marshall asked if paving a street with that grade would be a violation of the ordinance. Town Manager Peck said yes. Mayor Lee said that the two paving problems, Burris Place and Kings Mill Road, be referred to the Streets Committee. Town Manager Peck said the Town had intended to pave Kings Mill Road this month and requested prompt action. Mayor Lee asked Dr. Cohn if he would work with the Streets Committee on this problem. Dr. Cohn said yes.

SPECIAL MEETING

The Board of Aldermen and Mayor Lee agreed to meet in a special executive session on Wednesday, May 10, 1972 at 4:00 P.M. in the Conference Room at the Municipal Building.

PAVING--NORTH COLUMBIA AND CALDWELL STREETS

Mayor Lee said that it was dangerous to come out of the housing project on to N. Columbia Street and suggested that paving N. Columbia and Caldwell Streets be referred to the Streets Committee for study and recommendation.

APPOINTMENT--PUBLIC TRANSPORTATION COMMISSION

Mayor Lee announced that Chancellor Ferebee Taylor appointed Mr. John L. Temple to replace Dr. George Nicholson on the Public Transportation Commission.

The meeting was adjourned at 10:30 P.M.



Mayor



Town Clerk, David B. Roberts

MINUTES

May 15, 1972

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 4:00 P.M. on Monday, May 15, 1972, with the following members present: Mayor pro tem Smith, Aldermen Scroggs, Welsh, Marshall, Nassif, and Coxhead. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny. Mayor Lee was absent.

MINUTES

Alderman Welsh moved, seconded by Alderman Scroggs, to adopt the minutes as corrected. This motion was unanimously carried.

TRAFFIC--BARCLAY ROAD

Mr. Bill Nicholson of Barclay Road said he consulted seventy-five (75) residents in his area and requested better enforcement of the traffic regulations, in addition to reducing the speeding problem on Barclay Road by other means. Mayor Pro tem Smith read a petition requesting that the speed limit on Barclay Road be reduced. Alderman Scroggs moved, seconded by Alderman Welsh, to accept the petition and discuss it when the Street Committee report is given. This motion was unanimously carried.

D.U. HOUSE--ROSEMARY STREET

Mrs. Walter Baum of Rosemary Street asked to submit a proposal with a petition signed by residents on Rosemary Street regarding the D.U.