

situation, not the specific case. Andy Little asked if the best procedure at this time would be to get a certificate of occupancy. Town Attorney Denny said yes.

## ROBERSON STREET CENTER--LIGHTING BIDS

Town Manager Peck said that the low bid for the lighting of the Roberson Street ball field was \$14,120, higher than the Recreation Commission's estimate of \$8,000. He said that the engineer indicated that some lights could be omitted which would reduce the cost by approximately \$1800. Alderman Welsh said that the bid should be referred to Mr. Helwig and the Recreation Commission.

### WORKABLE PROGRAM

Mr. James Kerr, Executive Director of the Redevelopment Commission, said that due to street improvements there would be displacement of some individuals and families. He said that if a merger of the Housing Authority and the Redevelopment Commission occurs, that a new department could become part of the Town and a contract for relocation services would not be needed. He said, however, that if it did not become a department of the Town and remained autonomous that a contract for relocation services would be needed. He said that the formula used in other cities was \$75 per family for relocation services, and that the agency would bill the Town only for the number of families for whom relocation services are provided. He said that a letter indicating the Town's desire to have the Redevelopment Commission handle the relocation cases could be written. Mayor pro tem Smith asked whether the families for whom these services would be provided live within or outside the NDP area. Mr. Kerr said that they live outside the NDP area. Alderman Nassif asked if a house outside the NDP area was designated as substandard whether the Town was obligated to assist the family in finding a new home. Mr. Kerr said that HUD is suggesting that the Town consider the families, not just the structures. Alderman Nassif asked how many units were condemned last year. Town Manager Peck said very few and that the Town has no intention of working in the area adjacent to the NDP because of the expectation that it will be included in the NDP area.

The meeting was adjourned at 10:15 P.M.

Handwritten signature: *Handwritten signature*

Mayor

David B. Roberts

Town Clerk, David B. Roberts

## MINUTES

July 17, 1972

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 4:00 P.M. on July 17, 1972 with the following members present: Mayor pro tem Smith, Aldermen Coxhead, Welsh, Scroggs, Marshall, and Nassif. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny. Mayor Lee was absent.

## MINUTES

Alderman Marshall moved, seconded by Alderman Welsh, to approve the minutes of the meeting of July 10, 1972 as circulated. This motion was unanimously carried.

## LANDFILL

Alderman Nassif moved, seconded by Alderman Welsh, to place this item on the agenda for discussion. This motion was unanimously carried.

## UNIVERSITY MALL--SPECIAL USE PERMIT

Mayor pro tem Smith read a transmittal from the Planning Board recommending approval of the requested height increase and change in exterior elevations for Ivey's Department Store but recommends no approval be made for the Ivey's, Rose's, or Belk's signs until the proposed designs for all three have been submitted. He also read a transmittal from the Community Appearance Commission requesting that action on this request be postponed until the developer has submitted and the Appearance Commission has reviewed drawings which show the proposed changes in relationship to the entire central mall unit. Van Opdenbrow showed the architect's drawings of the mall. Alderman Scroggs said that he thought the Ivey's sign on the strip diagram was too small. Alderman Welsh said that she would like to see uniform signs in the mall. Alderman Coxhead moved, seconded by Alderman Marshall, to delay action on this request until the next meeting. This motion was unanimously carried.

## DOG POUND--LOCATION

Mayor pro tem Smith read a transmittal from the Planning Board requesting that the existing facilities not be expanded or improved and that a permanent location in an undeveloped area outside the Town removed from residences be secured. Alderman Scroggs asked if there had been calls complaining about the present dog pound. The members of the Board said a few. Alderman Welsh said that there is presently no zoning for a dog pound, and asked if the present one was an example of a non-conforming use. Gus Shoffner said that no land is available for a dog pound, that a substantial cost has already been invested in the present pound, and that construction of the expanded facilities would reduce the noise from the pound. Alderman Welsh said that perhaps "Dog Pound" should be defined in the Zoning Ordinance and be distinct from "animal hospitals and clinics." Peg Parker said she had received calls from the family living in the last house near the dog pound complaining about the barking. Alderman Scroggs said that the question involved is whether the noise level is objectionable to most people. Town Attorney Denny said that there is no definition in the present Zoning Ordinance for "Dog Pound." Gus Shoffner said that the Public Works Department is planning to extend the fence near the present dog pound, and that that will reduce the problem further. Mr. Weiss said that the Board of Aldermen could issue a Special Use Permit for a Dog Pound. Town Attorney Denny said that the present Dog Pound operation is not illegal, and that for governmental functions, the Town is not subject to its own zoning regulations. Alderman Coxhead said that the University has a place where dogs are bred and asked if that site might also be used for a dog pound. Gus Shoffner said he did not think so. Alderman Scroggs moved, seconded by Alderman Welsh, to continue with plans for expansion of the present dog pound at the present time, but not to consider it a permanent site. This motion was unanimously carried.

## 15-501 BY-PASS--WIDENING

Mayor pro tem Smith read a transmittal from the Planning Board recommending that the Board of Aldermen go on record as opposing the widening of the 15-501 By-Pass to more than a maximum of four lanes. Alderman Welsh said that it was not necessary to discuss this item until a public meeting is held in which the residents can participate in the discussion. Mr. Weiss said that to widen the By-Pass would increase the traffic on it. Alderman Scroggs said that he did not agree, that roads do not create traffic. He said that the extra lane on Franklin Street seems to be effective. Alderman Welsh moved, seconded by Alderman Nassif, to postpone discussion of this item until a Fall open meeting can be held. Van Opdenbrow said that the Highway Department has authorized a new study of the 15-501 By-Pass. This motion was unanimously carried.

## TRAFFIC--FRANKLIN AND COLUMBIA STREETS

Mayor pro tem Smith read a transmittal from the Planning Board recom-

mending that left turns in all directions at the Franklin and Columbia Street intersection be prohibited for a 90-day trial period. Mr. Weiss asked if traffic can be restricted on a state road. Town Manager Peck said that he did not think so, and that a study should be done to determine affect of that action would be on other streets. Mr. Weiss said that there is a need there for a pedestrian traffic light. Alderman Scroggs said that although he favored the recommendation, he was concerned about the effect that it would have on the nearby streets. Mayor pro tem Smith said that it would be a help to have pedestrian lights installed on S. Columbia and that could be discussed with the State Highway Commission. Alderman Scroggs said that the lanes could be marked for traffic changes at different times of the day. Mr. Weiss said that a four-way stop would eliminate the pedestrians holding up traffic. Mayor pro tem Smith said that a patrolman might be used for traffic control. Alderman Welsh moved, seconded by Alderman Marshall, to refer this item to the Streets Committee and to ask Gen. Arthur Hurow to work with that committee on this problem. This motion was unanimously carried.

#### STAFF REORGANIZATION

Mayor pro tem Smith read a transmittal from the Planning Board requesting an opportunity to discuss with the Board of Aldermen the relationships between the Planning Board and the staff. Mr. Weiss said that he felt that the Planning Board and the Board of Aldermen needed to discuss the proposed reorganization and consider the implications of the reorganization for the whole planning process. He suggested that an informal meeting of the Board of Aldermen, the Planning Board, and invited consultants should be arranged. Alderman Nassif said that no change in the Planning Board and its relationship to the Planning Department or the Board of Aldermen were considered in the reorganization which he proposed to the Board of Aldermen. Alderman Scroggs said that he felt that the Planning Board's request was reasonable, and that a meeting should be held. Mr. Weiss said that although the Planning Board's relationship was not part of the reorganization proposed, that perhaps now is the time to re-examine it for possible changes. Alderman Welsh said that changes are occurring in other parts of the state, and that a committee should be formed to determine whether the present format fits the needs of the Town. Mr. Weiss said that a committee could review these questions and determine whether there was a need for a joint meeting of the Planning Board and the Board of Aldermen. Alderman Welsh moved, seconded by Alderman Marshall, to form a committee composed of the Chairman of the Planning Board, the Chairman of the Appearance Commission, Phil Green, and Joseph Nassif as the Chairman to study the planning process. This motion was unanimously carried.

#### THE OAKS

Town Manager Peck said that the street work in The Oaks was completed, but that the pump station that was due was not in yet and he recommended extending the deadline for completion of the sewage pump station to August 15th. Alderman Scroggs moved, seconded by Alderman Nassif, to grant the extension for The Oaks pump station until August 15th. This motion was unanimously carried.

#### HUMAN RELATIONS COMMISSION--APPOINTMENTS

Alderman Welsh moved, seconded by Alderman Marshall, to appoint by acclamation, the following persons to fill the vacancies on the Human Relations Commission: Ms. Eva Caldwell, Dr. James Devereux, Ms. Ruth Gambe, Mr. Adam Stein, and Mr. Gerry Cohen. This motion was unanimously carried.

#### LANDFILL

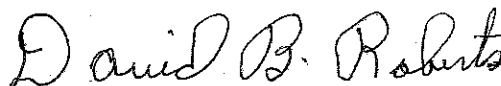
Alderman Nassif said that the public hearing for the regional landfill site was set for August 3rd. He said that he would like to designate three general locations for possible sites within the Planning District to be considered if the request for a regional landfill site is denied. He recommended: 1) an area in the southern portion of the Planning District near the 15-501 By-Pass; 2) an area in the northern portion near highway 86, an open area near the present landfill site; and 3) an area in the northeast section of the Planning District, open land

near Weaver Dairy Road and Mt. Moriah Church Road. He said that the Landfill Committee should look at these locations and make recommendations. Town Manager Peck said that an advertisement for a public hearing could be placed in the newspaper on August 6th with the hearing to be held August 21st if the County denied the request. Alderman Scroggs asked how long condemnation takes. Town Attorney Denny said that appraisals have to be obtained for a site and a Declaration of Taking would have to be filed. He said that this could be done in a week. Alderman Nassif said that the Town could advertise for a public hearing to be held on August 10th, 11th, or 14th. Alderman Nassif moved, seconded by Alderman Scroggs, to give the Town Manager authority to proceed with the search for a landfill site within the Planning District, and to make recommendations to the Board of Aldermen at the next meeting. This motion was unanimously carried.

The meeting was adjourned at 5:30 P.M.



Mayor



Town Clerk, David B. Roberts

#### MINUTES

July 24, 1972

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 7:30 P.M. on July 24, 1972 with the following members present: Mayor Lee, Aldermen Smith, Welsh, Coxhead, Nassif, Marshall, and Scroggs. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny.

#### MINUTES

Alderman Smith moved, seconded by Alderman Marshall, to approve the minutes of the meeting of July 17, 1972 as circulated. This motion was unanimously carried.

#### DUKE POWER COMPANY--SPECIAL USE PERMIT RECREATION COMMISSION--APPOINTMENT LEAGUE OF MUNICIPALITIES MEETING

Alderman Coxhead moved, seconded by Alderman Smith, to receive these items and place them on the end of the agenda for discussion. This motion was unanimously carried.

#### RESEARCH TRIANGLE REGIONAL PLANNING COMMISSION

Town Manager Peck said that the Town of Chapel Hill was being requested to have the same person serve as the representative to Region J and the Research Triangle Regional Planning Commission. Mayor Lee asked Alderman Smith to serve on the Research Triangle Regional Planning Commission in addition to Region J. Alderman Smith agreed.

#### IVEY'S--SPECIAL USE MODIFICATION

Mr. Coolidge Porterfield requested that this item be placed before the budget consideration on the agenda. Alderman Coxhead moved, seconded by Alderman Smith, to place this item before the budget consideration on the agenda. This motion was unanimously carried.