

NORTH FOREST HILLS

Van Opdenbrow reviewed the preliminary and final plats which had been revised and reviewed by the Town Manager and the Public Works Department. Town Manager Peck said that one problem is that the Board adopted the amendment to the Subdivision Ordinance requiring detailed plans for drainage and that these were not provided on the plat submitted. He also raised the question of whether preliminary and final plats should be approved at the same time. He said that if the preliminary plat were approved, it should be with the stipulation that the bond would cover the installation of improvements to the Town specifications. Alderman Scroggs said that this case defeats the purpose of the Subdivision Ordinance. He said that lots in this case can be sold with no guarantee. Mr. Greene described the subdivisions he had developed and said he was willing to put up a bond to meet Town specifications. Alderman Smith asked why the drainage plan had not been submitted. Ms. Greene said that in February, when the plat was submitted, the Subdivision Ordinance did not require one. She said that they only became aware of it last week. Town Manager Peck asked if all of the lots or a portion of them had been sold. Mr. Greene said he has an offer for all of the lots in one section with the option to buy the other sections at a later time. Ms. Greene said that they have not been able to continue the work on the subdivision and that the residents there would like to have the rest of the subdivision developed. Town Manager Peck said if the preliminary plat is approved that the lots can not be sold until the improvements are made. He recommended approval of the preliminary plat with stipulations. Alderman Marshall moved, seconded by Alderman Scroggs, to approve the preliminary plat for North Forest Hills showing the open space, lake, and a half-acre park east of the dam as a required open space for this section of the subdivision with the matter of the engineering design worked out with the Public Works Department and approval of the final plat of Block C, lots 1-11, Block D, lot 1 and Block E, lots 7-12 subject to the posting of a bond sufficient to cover all improvements according to the design and construction standards approved by the Public Works Department. This motion was unanimously carried.

LAUREL RIDGE - REVISION

Van Opdenbrow said that the developer had discovered a spring where the building was to be constructed and has revised the plans, shifting the parking area and the building. Alderman Smith moved, seconded by Alderman Marshall, to grant the revision of the Special Use Permit as requested. This motion was unanimously carried.

LANDFILL

Mayor Lee said that the New Hope Homeowners Association had filed a restraining order against the landfill site, that it would be heard in Court on September 27th, and said that the Town Manager should proceed to purchase the land. Alderman Coxhead asked if it would be possible for the New Hope Homeowners Association to be successful. Town Manager Peck said that it was possible.

The meeting was adjourned at 7:35 P.M.



Mayor



Town Clerk, David B. Roberts

MINUTES

September 25, 1972

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a public hearing with the Planning Board at 7:30 P.M. on September 25, 1972 with the following members present: Mayor Lee, Aldermen Nassif, Welsh, Coxhead, Marshall, Scroggs, and Smith. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny. The Planning Board members present were: Messrs. Weiss, Cook, Hemmens, Hurow, Spransy, and Ms. Parker and Ms. Powell.

public hearing is technically sufficient but it violates the spirit. He said that the memory of the Board and the citizens is not very long and that the issue that was raised four weeks ago resulted from a question about whether to include the eastern end of the CBD in the NDP application. He said that without that issue the vote would have been taken without all of this discussion. He said that the meeting with the merchants had been cancelled after the last Board meeting and that the merchants would not know what the program will mean for them. He said that there would be no continuity in the program without a Director, and that the application is due in twelve days. He requested that the Board of Aldermen deny the request. Van Opdenbrow said that a fundamental planning principle of the Board directed the Planning Department to work on amending the Zoning Ordinance whenever possible to provide for more residential use in commercial areas. He said that to gerrymander the district to separate residential and commercial uses is counter to the good planning principles and the principles recommended by the Board. Alderman Scroggs said that this principle was concerned with density, not with single-family residences. Mr. Kerr said that for businesses in the western portion of the CBD, the first year would be used for planning and that no treatment would be required of structures that are standard. He said that if it had been an error to cancel the meeting with the merchants, he would acknowledge that. Mr. Stegman said that rehabilitation means bringing housing up to the minimum housing code standards and that the issue is not public or private rights, but rather meeting minimum standards. He said that in 1971 there was no question that the area would be included with the approved NDP area. Mayor Lee said that the continuity of the program would come through the existence of the Redevelopment Commission, the Project Area Committee, and the Board of Aldermen. He said that the Town has an obligation to protect the families in the area and to be responsible to the merchants. Alderman Scroggs said that the one thing which did change since 1971 was that the CBD Study Committee was formed to study the business zone of the Town. Mayor Lee said that there is no reason why the CBD Study Committee and the Redevelopment Commission should not work together, and if they can not there is something wrong. This motion was carried by a vote of three to two with Aldermen Welsh and Scroggs opposing.

AGENDA ITEMS

Alderman Smith asked the Board to postpone discussion of the other items on the agenda except the slides, N. Forest Hills, and Laurel Ridge.

USE OF SLIDES AT HEARINGS

Mayor Lee said that Mr. Marion Alexander has asked for permission to use slides in his presentation at the public hearing. The Board agreed that any reasonable presentation such as slides would be acceptable at a public hearing.

Alderman Welsh left the meeting.

15-501 - ACCESS ROAD

Mr. Robert Page came at the request of Col. Spiller to ask for guidance about the access road from the lots on either side of the Crazy Horse on the 15-501 Boulevard. Van Opdenbrow showed the plat and said that on March 13, 1972 the Board of Aldermen indicated that the access road had to be completed before occupancy. He said that the question now is who should build it, that the State Highway Department said that it would build it and has not. Town Attorney Denny showed the access road on the plat and said that the double access which was required had already been provided. Alderman Coxhead asked if there is any official notice that the Highway Department will build this access road. Van Opdenbrow said yes, that he is surprised that it has not already been built. Alderman Coxhead moved, seconded by Alderman Scroggs, to allow the property owners there to build a temporary road to their property and to grant a permit of occupancy. Alderman Smith asked what affect the temporary road would have on the Highway Department building a road. Mr. Opdenbrow said none. This motion was unanimously carried.

PUBLIC HEARING

Mayor Lee told the audience that the amendment to the Subdivision Ordinance and 14 zoning amendments and special use requests had been advertised for a public hearing at this time, and that for each item to be considered a general presentation would be made followed by an opportunity for the public to speak in support or in opposition.

SUBDIVISION ORDINANCE - AMENDMENT - DEDICATION OF RECREATIONAL AREAS

Arthur Berger of the Planning Department summarized the purpose of the Subdivision and Zoning Ordinances and said that the proposed amendment to the Subdivision Ordinance would amend Section 4 and Section 6 to require that ten acres of land per 1000 residents in a subdivision be dedicated for open space. Mr. Travis Porter of the Home Builders Association in Chapel Hill and Durham asked who would use the dedicated land. Van Opdenbrow said that the Planning Board has recommended that the land be dedicated to the Town of Chapel Hill. Mr. Porter said that he interpreted the amendment to say that the land would be for the use of the residents in the subdivision and questioned whether the enabling legislation provides for the land to be used by the Town. He said that a developer who sells large lots would still have to dedicate land, and that would increase the cost of the lots. Mr. Opdenbrow said that the Planning Board had set standards according to the greatest density permissible by the zoning. Mr. Porter suggested using a site plan as a method of controlling density. Alderman Smith asked the Town Attorney to comment on the question of whether the open space should be dedicated to the Town or to the Subdivision. Town Attorney Denny said that he would reserve comment on this until he had further discussions with the Planning Board. Alderman Nassif asked if the five acres to be dedicated by the Town means that the Town would purchase that amount of land. Van Opdenbrow said that the Town is ultimately responsible for providing large recreational areas and it is not necessary to provide small tracts in individual subdivisions, but rather the equivalent amount in larger recreational areas. Alderman Nassif said that dedication a few years ago was defined to mean that a developer dedicated land to provide for the residents in the subdivision, and that it was not necessary to dedicate the land to the Town. Mr. Richard Helwig of the Recreation Commission said that the Ordinance outlines a series of gradations of park areas that should be accessible by foot to the residents in the individual neighborhoods. He said that with regard to the dedication of land, it would be difficult for the Recreation Department to plan for land that it does not have administrative control over. He said that the residents in a subdivision would have no assurance that another Board would not decide to use the land for purposes other than recreation and that having the land dedicated to the Town for recreational purposes would insure that the land would be used for that. Alderman Scroggs said that the five acres per 1000 population refers to dwelling units and is misleading because it is actually a percentage of the gross area. Alderman Nassif moved, seconded by Alderman Smith, to refer this amendment to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING ORDINANCE - AMENDMENT - SECTION 3, NOTE K, AND SECTION 13

Mayor Lee read the proposed amendment to the Zoning Ordinance. Alderman Nassif said that he liked the wording "to require either dedication to the Town or provision for residents of the development" and suggested that that wording be used in the amendment to the Subdivision Ordinance also. Alderman Smith moved, seconded by Alderman Nassif, to refer this amendment to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING ORDINANCE - AMENDMENT - SECTION 4-C-1-g

Mayor Lee read the amendment to this section. Van Opdenbrow said that the amendment is intended to provide a termination date for the old outstanding special use permits. Alderman Nassif said that he hopes that if the Planning Board recommends approval of this amendment, that it also recommends sending a letter to developers who have outstanding special use permits. Alderman Smith moved, seconded by Alderman Nassif, to refer this amendment to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING ORDINANCE - AMENDMENT - SECTION 3, NOTE H

Mayor Lee read the proposed amendment. Van Opdenbrow said this amendment would require screening between the commercial districts and residential districts. Alderman Nassif asked if it was the intention to use the existing ordinance requirements for six foot high screening. Van Opdenbrow said yes. Alderman Nassif asked how this would apply in the CBD. Mr. Opdenbrow said the question would have to be resolved by the Building Inspector. Alderman Nassif said that the ordinance should indicate that buildings built at the front property line should be exempt from the screening requirement. Alderman Smith explained his reason for wanting an amendment providing for screening between commercial and residential uses. Alderman Coxhead moved, seconded by Alderman Marshall, to refer this item to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING ORDINANCE - AMENDMENT - SECTION 4-B-1-f AND SECTION 4-C-1-1

Mayor Lee read the proposed amendment. Van Opdenbrow said that the purpose of the amendment was to clarify what constitutes a modification of a building permit. Alderman Scroggs moved, seconded by Alderman Coxhead to refer this amendment to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING ORDINANCE - AMENDMENT - SECTION 6

Mayor Lee read the proposed amendment. Arthur Berger explained the concept of pedestrianism and the need to separate pedestrians from automobiles. He showed illustrations of various parking arrangements and indicated what screening would be required and he showed a model for parking and screening. Mr. Mack Pearsall, owner of Eat-At-Joe's, showed a map of his property and asked how the ordinance would affect the plans he has for developing his property. He said that the proposed ordinance would create economic problems for a developer and said that the ordinance might create a walled effect in the CBD because the developers would choose to build on the property line rather than provide the screening and the result of that might be sterile. He said that parking is at a premium in the CBD and another result of this ordinance may be that developers build at the property line and increase the parking problem. Mr. Opdenbrow said that the Planning Board has considered those questions and would reconsider them. Mr. Joe Augustine of the Merchant's Association said that the Association is opposed to the planting strip and screening wall and thinks that the result will be "wall to wall walls." Alderman Nassif questioned having a building with parking on the side having two curb cuts. Alderman Nassif moved, seconded by Alderman Marshall, to refer this amendment to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING MAP - AMENDMENT

Mayor Lee said that Luther C. Canada requested rezoning from R-20 to R-3 a lot containing approximately 6 acres, located southeast of the interchange of 15-501-54 By-pass and Pittsboro Road; shown on Orange County Tax Map 126, Block D, Lot 8. Van Opdenbrow showed this area on the map, described the Highway Department's suggestion, and said that the Planning Staff found the Highway Department suggestion unacceptable. Mr. James Allen, representing the Canadas questioned having this property zoned R-20, said that it is not a suitable zone for property along the heavily travelled By-pass, and said that the use planned by the owner is for a multi-storied residence with the required landscaping, open space, etc. He said that they asked the Highway Department what it would do if the property were developed and the Highway Commission suggested having the ramp revision proposed. He contrasted the planning in this area with the lack of planning along the boulevard on the way to Durham. Mr. Noble Canada, owner of the property, said he was born and raised in Chapel Hill, said that this is one of the most beautiful pieces of property in Chapel Hill, and that he is committed to maintaining it as such. Mr. James Webb, the architect, said that he is convinced that Mr. Canada's objectives will contribute to the aesthetics of the community. Mr. Marion Alexander read a

petition signed by 107 property owners opposing the rezoning request. Mr. Lonnie Coleman, a lawyer representing citizens opposing the zoning request, named the outstanding citizens of the community who opposed the rezoning. He showed slides of the property and the traffic near it and indicated that there is opposition due to the potential commercialism and said that the nature of the property and the area would be seriously threatened by this rezoning. He requested that the Board not permit a single intrusion into that area of the Town. Mr. James Wallace said that granting the rezoning request would result in a severe blow to zoning in Chapel Hill. He said that the area is unique due to the natural barrier from the Morgan Creek Valley and that it is important for low density to be maintained in this area because of the potential threat to a beautiful botanical garden that will be established there. He said that it is essential for a firm position to be taken by the Boards for this area in order to prevent the destruction of it. Martin Perlmutter, a fourteen-year old resident of Morgan Creek Road, said he was a true Chapel Hillian and that to build 80 apartments, nine stories high would be a criminal act and a disgrace to the Morgan Creek Area. He said that he wants the beautiful Morgan Creek Road to remain beautiful. Ms. Ed Gray said that she and the other residents in the Morgan Creek Valley spent two and one-half years, ten years ago, to preserve the Morgan Creek Valley when it was threatened by the Duke Power Company and now opposes the rezoning request which would threaten what has been saved. Alderman Nassif said that he would not want to have high density in the lowest areas of the Town, and hopes that plans for the southern area of the Town which were begun a few years ago will be continued. Mayor Lee said that a public discussion about the widening of the 15-501 By-pass would be held in October. He also read a petition from Clarence Heer and Mr. & Ms. Kenneth Ness opposing the rezoning request. Alderman Welsh moved, seconded by Alderman Marshall, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

ZONING MAP - AMENDMENT

Mayor Lee said that D. S. Reed requested rezoning from R-10 to R-6 a seven acre lot located southwest of the 15-501-54 By-pass interchange; shown on Orange County Tax Map 122, Block B, lot 7. Van Opdenbrow showed the area on the map, indicated that the property lines in the floodway could create a traffic problem, and that it is not suitable for high-density apartments. Mr. D. S. Reed said the construction would be on less than 1/2 acre of the seven acre lot and that the traffic flow would be by bus to the hospital. Alderman Coxhead asked how many units were being planned. Mr. Reed said that fifty efficiency units were planned. Mr. Dodson said that he was opposed to this rezoning request. Mr. Charles Reeves, member of the administrative staff of North Carolina Memorial Hospital, said that the new hospital administrator has not been contacted about this and that Memorial Hospital would not enter into an arrangement with a proprietary group. Alderman Nassif said that an area of the flood way and flood plain is involved, and it would seem to be an error to rezone the land for higher density in the flood plain and floodway. Alderman Welsh moved, seconded by Alderman Nassif, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

SPECIAL USE PERMIT - NORTHWESTERN BANK

Mayor Lee said that the Northwestern Bank had requested a unified business development special use permit to construct a bank and an office building on the northeast corner of Franklin Street and Elliott Road, said lot shown on Orange County Tax Map 44, Block D, Lots 4, 5, 6, and 7. Van Opdenbrow showed the location of the property and said the Appearance Commission had reviewed this request and their recommendation would be made with the Planning Board's. Gary Giles, the architect for the Northwestern Bank, introduced one of the bank's officials and showed the location of the site on the map, indicating the zoning of the surrounding areas. Alderman Coxhead asked what the square footage is. Mr. Giles said a bit over two acres. He showed

the site plan, indicated that a curb cut on Franklin Street would be closed, and that the entrance would be from Elliott Road. He showed the landscaping, parking, traffic circulation, and screening and described the two phases of the proposed development indicating that Phase I would be constructed first within the next two years. He said that the building to be built in Phase I would be 3300 square feet and would have 24 parking spaces and that the building to be constructed in Phase II would be a one or two story structure. He indicated how the curb cuts on Franklin Street on the adjacent property could be eliminated, and showed the building design and construction material proposed. Alderman Coxhead asked if the bank would be willing to dedicate a street through the property to the adjacent tract. Town Manager Peck said that a private easement could be made through it. Mr. Giles said yes, he thought the bank would be willing to dedicate a street through there because the bank has been interested in the adjacent property being developed reasonably with traffic problems being eliminated. Mr. Spransy asked how far from Franklin Street the curb cut on Elliott Road would be. Mr. Giles said that it is approximately 150 feet from Franklin Street, across from the driveway entrance to the Fire Station. Alderman Coxhead moved, seconded by Alderman Scroggs, to refer this request to the Planning Board for study and recommendation. This motion was carried by a vote of five to zero with Alderman Nassif abstaining.

SPECIAL USE PERMIT - DRIVE-IN BUSINESS

Mayor Lee said that Willie T. Marlow requests a drive-in business special use permit to construct a car wash on Airport Road, said lot shown on Orange County Tax Map 24, lot 37-A. Van Opdenbrow showed the area on the map and said that the Planning Department Staff was concerned about the drainage of oil and run-off. Mr. Marlow said that he would be willing to answer any questions about his request. Alderman Marshall said that action on this should be postponed until the study for the ordinance for existing service stations is completed. She asked at what stage that is. Mr. Opdenbrow said that the Planning Board is waiting to discuss the ordinance with the station owners. Alderman Nassif asked if the car wash proposed was to be part of a service station or a separate business. Mr. Marlow said that it would be part of a service station. He said that although two curb cuts were shown on the plan, that the Appearance Commission recommended that one curb cut be eliminated and that later plans would include only one curb cut. Alderman Welsh said that the questions of car washes and run-offs should be studied. Alderman Nassif asked about the feasibility for feeding into a sewer line. Town Manager Peck said that it is feasible with sufficient protection. Alderman Welsh asked if there are any requirements for run-offs in the ordinances. Town Manager Peck said no, and that there is no sanitary sewer in this area. Alderman Coxhead asked what would happen to the oil from the car wash. Mr. Marlow said that it would be pumped out. Alderman Nassif asked what is being built in the adjacent area. Van Opdenbrow said a car wash. Alderman Welsh moved, seconded by Alderman Nassif, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

SPECIAL USE PERMIT - UNIFIED BUSINESS DEVELOPMENT

Mayor Lee said Edward P. Pizer requests a unified business development special use permit to construct office and commercial buildings on the Chapel Hill-Durham Boulevard near the Durham County line, said lot shown on Orange County Tax Map 26, lot 17. Van Opdenbrow showed the area on the map. Mr. John Atkins of John Lattimer Associates showed the proposal for the unified business development, the terrain, tree coverage, and drainage. Alderman Coxhead asked how large the pond is. Mr. Atkins said two acres and that it was the intent of the developer to utilize this pond as an amenity. He showed profiles of the topography, site plans for the office structures, the potential for development, the flexibility of the plan, location of fire hydrants, storm drainage, run-off, sanitary sewers, sidewalks, and the location of the buildings. He showed the building drawings and described the construction materials. Mr. Opdenbrow recommended that the developer request approval for Phase I and II at this time and postpone the request for approval of Phases III and IV. Mr. Atkins said that he

was requesting approval for the entire 26 acres with detailed plans being presented for Phase I. Arthur Berger said that in terms of the long-range planning review it is difficult to predict what the needs for office space in this area will be at the time when it will be developed. Mr. Pizer said that this is a five year plan, that they will take the risk if the overall idea is acceptable. He said that they would be willing to come back for specific approval but is confident that the entire project can be built in five years. Town Attorney Denny said that there is no procedure under the Unified Business Special Use Permit Ordinance for approval of the entire 26 acres in absence of detailed plans. Alderman Scroggs said that there is no reason why two office buildings could not be built on a 26-acre lot. Alderman Nassif said that for the Unified Business Special Use Permit, a developer would only have to show blocked out plans, not detailed building plans, and that modifications could be requested later. He said that the developer has indicated in more detail than is necessary what his plans are. Alderman Smith said that given the requirements for a special use permit that this entire 26-acre area could not be approved. Town Manager Peck said that the Board could consider the entire area with modifications for the remaining phases. Town Attorney Denny said that the developer could build two buildings on a 26-acre tract. Mayor Lee said that modifications for each phase would have to be presented to the Boards and that there would be no assurance that approval would be given when the requests were made. Mr. Pizer said that that was understood. Alderman Scroggs said that a special use permit is to permit commercial use in a residential zone, and that the entire 26-acre tract could not be used entirely for commercial purposes. Alderman Nassif said that the ordinance requirements could have been met without the concept of this development being understood and without the impact that it would have on the community being recognized. He said that the ordinance forces the Board to look at the unimportant lines on a plan and does not require that the total concept be known. He complimented the architect on the presentation and suggested that the ordinance provisions be reconsidered. Town Manager Peck asked if this wasn't dealt with when the areas were designated as residential, commercial, etc. Alderman Nassif said that he wanted to be able to look at how adjacent areas related one to the other and does not want later Boards to look at this request and think that only two buildings were approved for the 26-acre tract. Alderman Welsh said that the area should be laid out as a P.U.D. although the ordinance does not require that. She said that she was interested in knowing what is being planned and how it relates to the residential areas. Town Manager Peck said this drawing should be made part of the record so that five years from now the intent of the developer and the Boards would be understood. Alderman Welsh moved, seconded by Alderman Coxhead, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

SPECIAL USE PERMIT - PROFESSIONAL OFFICE BUILDING

Mayor Lee said that the New South Land Company, Inc. requests a professional office building special use permit to remodel an existing building on Farrington Road for use as an office building, said lot shown on Orange County Tax Map 126, Block C, Lot 5. Van Opdenbrow showed the location of this lot and said that the existing building was to be remodeled for use as a small professional office building and that it could meet the ordinance requirements with the exception of a nonconforming front yard. r. Watts Poe of the New South Land Company said that the plans are to renovate an old building and make it a professional building that would be an asset to the area. Mr. Dodson objected to the request, said he has a house across the road from the lot, that there has been no commercial use there for 15 years and that a zoning hearing would be required for it to be zoned commercial. He said that this would be a bad location for a business and the traffic would be a problem. Mr. Gustaveson said that the residents in the area oppose spot zoning and 29 signed a petition in opposition to this request. Van Opdenbrow said that this particular special use permit is allowed only in agricultural and R-20 zones. Mr. Poe said he thinks that this business would be an asset to the community. Mr. Wynne said that the need is for a housing area and that this must be maintained as a housing area. Alderman Coxhead moved, seconded by Alderman Marshall, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

SPECIAL USE PERMIT - UNIFIED HOUSING DEVELOPMENT

Mayor Lee said Kavanau Real Estate Trust has requested a unified housing development special use permit to construct a condominium development of twelve buildings containing a total of 61 dwelling units on a tract shown on Orange County Map 49, Block A, lot 15. Van Opdenbrow showed the area on the map and said that the elements missing in the original plan were included in the revision. Mr. Walter Lipman of Kavanau Real Estate Trust showed the plan and said that it was consistent with the residential zone. He said that none of what is proposed would be located in the floodway and that the plan was designed to meet the need for permanent single-family homes and to preserve the aesthetics of the community. He said that the developer will deed 2.2 acres of land for open space to the Town, and an additional 1.5 acres for undesignated purposes, in addition to two acres in the floodway which would provide a greenbelt easement. He said that this application meets the requirements and specifications of the Town. Alderman Welsh asked the Town Attorney about the legal disposition of outstanding special use permits. Town Attorney Denny said that this could be considered a modification of an earlier special use permit. Alderman Welsh asked if in the development of such condominiums, the owner could rent the units. Town Attorney Denny said yes. Mr. Lipman said that this would not be economically feasible. Alderman Smith moved, seconded by Alderman Scroggs, to refer this request to the Planning Board for study and recommendation. Alderman Marshall said that she hopes the Planning Board will look at the question of pedestrian easements. Mr. Terry Lathrop registered opposition to the request. Alderman Nassif said that the ingress and egress for this plan should be studied. This motion was unanimously carried.

SPECIAL USE PERMIT - UNIFIED HOUSING

Mayor Lee said Edward P. Pizer requests a unified housing special use permit to construct an apartment development of fourteen buildings containing a total of 254 dwelling units on a tract of land shown on Orange County Tax Map 26, lot 17. Van Opdenbrow showed this area on the map. Bill Cecil of Spartanburg, S. C. showed the plan for the 23 1/2-acre tract and the design for the buildings. He said that the plan provided for recreational facilities and for two flats for the handicapped. Alderman Smith asked about the access road and the traffic pattern plan for this development. Van Opdenbrow said that the Highway Department is studying the traffic at these intersections. Alderman Welsh moved, seconded by Alderman Smith, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

SPECIAL USE PERMIT - UNIFIED HOUSING

Mayor Lee said that Robert N. Anderson, Jr. and Donald E. Stewart requested a unified housing special use permit to construct Phase II of the existing Laurel Ridge Apartment development, Phase II having two buildings containing a total of 20 dwelling units on a tract shown on Orange County Tax Map 90, Block A, lot 13. Van Opdenbrow showed this area on the map and showed a site plan. Mr. Ray Green of City Planning and Architectural Associates said that the sanitary sewer line is cast-iron and there would be no danger to the sewer resulting from storm drainage. Town Manager Peck asked whether the line was over or under the sewer line. Mr. Green said it was over. Alderman Nassif asked if there were a power line that went across the easement. Mr. Green said no. Alderman Nassif moved, seconded by Alderman Scroggs, to refer this request to the Planning Board for study and recommendation. This motion was unanimously carried.

Alderman Welsh said that she appreciated the long-range planning report.

The Public Hearing was adjourned at 11:45 P.M.