MINUTES OF A PUBLIC HEARING AND MEETING OF THE MAYOR AND BOARD OF ALDERMEN, TOWN OF CHAPEL HILL, MUNICIPAL BUILDING, MONDAY, OCTOBER 30, 1978, 7:30 P.M.

Mayor Wallace called the meeting to order. Present were:

Marilyn Boulton
Robert Epting
Jonathan Howes
Beverly Kawalec
R.D. Smith
Bill Thorpe
Edward Vickery

Also present were Town Manager E. Shipman, and Town Attorney E. Denny. Alderman Cohen was absent. A quorum of the Planning Board was present.

Special Use Request for the Southern Bell Telephone Exchange addition - Public Hearing

The public hearing for the special use request of Southern Bell Telephone, recessed on September 25, was resumed. The letter from the Utilities Commission had been distributed to the Board. Witnesses were sworn in.

Mr. Mike Carson, District Manager for Chapel Hill, stated that Southern Bell was working to improve service in this area after receiving a large number of complaints from customers. The new equipment would provide more extensive and more reliable service. The method of construction and protections to be taken for the Old Methodist Church had been explained. Mr. Carson submitted a letter to the Board to the effect that Southern Bell would repair any damage resulting from construction operations to the Church.

Questions had been raised at the last meeting about a rearward addition. Southern Bell had considered this but had rejected the idea because of the additional cost (relocation of storm and sewer drains, replacement of fill, the subgrade cable vault, relocation of Spring Lane, replacement of parking), the residential zoning of the property to the rear, the encroachments on the property, the access problem caused by the relocation of Spring Lane, and the delay for such an addition. Additions to the Rosemary Street building and Manning Drive office to cover the delay would be extra cost. The company had considered an additional cost to meet their commitments to the hospital. In their opinion the side addition was more reasonable and more economical. Mr. Carson submitted a letter from Mr. McKinsey explaining in more detail, as requested by the Board, the additional costs for a rearward addition. Mr. Carson submitted a letter from Mr. A.C. Robbins, who was not present, that the proposed building would not injure the value of the adjoining property.

Ms. Olga Eyre had been asked by Southern Bell to evaluate the impact of the proposed building on adjacent properties. She had inspected the site, and the proposed plans. In her opinion, the proposed addition would be the highest and best use of the property. The use would not generate noise, pollution or traffic. It would not injure the value of adjoining properties. The greatest adverse impact would be on the residential lot owned by V.A. Hill, north of the proposed site. This property was already affected negatively by the heavy traffic on Henderson Street and the present building owned by Southern Bell. The existing residence had deteriorated and its replacement by a well-maintained street front would enhance the neighborhood. Alderman Epting asked Ms. Eyre what she meant by the highest and best use of the property. Ms. Eyre stated that with the lot was zoned commercial, this use which would not generate additional traffic was better than other uses such as restaurant or store which would not require a special use permit. Alderman Epting asked her if she was aware of the limited amount of commercial space available to persons starting new ventures.Ms. Eyre replied that she was, and that she agreed that an availability of commercial space was a benefit to Chapel Hill. Alderman Epting then asked how using commercial space for an industrial use could be the highest and best use for the property. Ms. Eyre responded that in her opinion, in this congested area, with its lack of parking, this would be the best use. Alderman Epting reminded her that the property was less than 150' from a municipal lot; however, Ms. Eyre srated these lots were already crowded and could not accommodate more parking. Alderman Epting then asked if there was not parking to the rear of the present telephone building.Ms. Eyre replied that there was parking depending on the use to which the building was put. Alderman Epting asked Ms. Eyre if she was aware that the height of the proposed building would be a limitation on the amount of light and air received by Mr. Webb's building. Ms. Eyre answered that there was a space between the two buildings approximately 10' which would in her opinion give ample light and ventilation. Alderman Epting asked Ms. Eyre if she had taken the height of the proposed building into account. Ms. Eyre said she had walked along the site and did not believe it would make that much difference. Alderman Epting asked if limitation of light and

14

air usually had some impact on the value of an existing building, and would it probably have some effect on this building. Ms. Eyre answered it could have an effect. Alderman Epting asked if she agreed with Mr. Webb's opinion that the use of the adjacent building as a telephone exchange and the required construction might depreciate the value of his building. Ms. Eyre did not agree. Alderman Epting asked if the rents went down because of the limitation of air and light the market value of the building would go down. Ms. Eyre responded this was correct if the limitation of air and light was the cause of the rents going down, but she thought they would go up because the view would improve. Alderman Epting asked if the proposed building could have an impact on a purchaser for Mr. Webb's building. Ms. Eyre said that it could.

Mr. Brandon asked if Ms. Eyre understood the use for the telephone exchange building and that it would house electronic equipment. Ms. Eyre did. She understood that there would be no noise, pollution and would be less traffic. Mr. Brandon asked if the use of the proposed building would devalue adjoining property. Ms. Eyre did not believe it would.

Alderman Smith asked where Spring Lane would be relocated. Mr. Carson was not sure where access would be provided for the residents on Spring Lane. It would have to be closed to put in cable and some trees would be removed.

Alderman Vickery questioned the $2.5 million figure for the temporary equipment for a delay in putting the addition somewhere else. This was the cost of the equipment and Alderman Vickery thought the actual cost would be the rental value of such equipment. Mr. Carson responded that there would be an initial outlay of $2.5 million, but he was not sure that this money would be spent. Alderman Vickery argued that the equipment would still be usable in another location at the end of the ten months. Mr. Carson replied that Southern Bell was constantly modernizing its equipment and the salvage value of this equipment would not be high. The equipment would not be needed at another location.

Alderman Epting asked if the company's use of this property required that the cable vault be built on the west side of the existing building within 10' of Mr. Webb's building. Mr. Carson said this was the most desirable place for the vault. Alderman Epting asked if the service improvements by Southern Bell could be offered, albeit more expensively, if added to the rear of the building instead of the side. Mr. Carson responded that the equipment would provide the same services no matter where located.

Mr. Myrick Howard asked if the company could apply for a special use permit to use the property to the rear instead of a rezoning request. Mr. Carson did not know.

Mr. Hopkins had prepared additional engineering data on the measures to be taken to protect Mr. Webb's building. He submitted this to be included in the record.

CC#581

Hopkins

614 GLENWOOD AVE.
RALEIGH, N.C. 27603
(919) 832-8537

October 27, 1978

Mr. T. S. Cates, P. E.
Building Engineer
Southern Bell Telephone & Telegraph Company
Post Office Box 240
Charlotte, North Carolina 28201

Attention: T. S. Cates, P. E.

Subject: Proposed Expansion Rosemary Street
Central Office
Chapel Hill, North Carolina

Dear Mr. Cates:

This letter is intended to serve as a formal record of the design processes we have taken and our proposed solution for the construction of a vertical

expansion of the existing Formerly Hazel Central Office. Acting as Consulting Structural Engineers to your Architect, Holloway-Reeves, Architects P.A., we have expended considerable time and effort in achieving a structural solution which will allow the construction of the proposed expansion, and at the same time, protect the adjacent properties from damage.

Early in the concept stages of the design, we were requested to obtain the services of a sub-surface testing and foundation engineering consultant to provide us with sufficient data and recommendations to design the foundation systems of two proposed additions; one addition to be West of the existing Central Office, and one to the North, or rear. Consequently, on behalf of Southern Bell, we employed Geotechnical Engineering Company, Soil Testing Services, Inc. to make borings and probes, report the results, and recommend a foundation system for each proposed addition. We have worked very closely at each step of their, as well as our, work to insure the best possible engineering solution.

Throughout the design process for the westward expansion, our major concern has been the protection of the building known as the Old Methodist Church, presently the office and residence of Mr. James M. Webb, Architect, and the existing Telephone Exchange. We initially conceived the engineering problem in protecting these two structures as having three distinct but interrelated phases. Firstly, what is the present physical condition of the two buildings and can they withstand any abuse? Secondly, can a Contractor construct the addition with available techniques? Thirdly, is there an engineering solution and, if so, what is the best solution? It is our opinion that we have thoroughly considered these three aspects of the problem and achieved an engineering solution for the adequate protection of the two adjacent structures.

The first phase of our solution was to attempt to discern the physical condition of each structure. The following is a description of each structure as we found them from a visual inspection. We did not attempt to structurally analyze nor scientifically test either structure. However, in the case of the Telephone Exchange, we did review the drawings for its construction, and in the case of the Old Methodist Church, discuss with Mr. James Webb his building's original construction and subsequent renovations. Therefore, the following were our considered judgements based upon past experience as structural engineers.

THE EXISTING TELEPHONE EXCHANGE

The existing building presently being utilized as the Central Telephone Exchange is not one structure, but actually six separate constructions. The original building was constructed in 1927, with additions in 1947, 1950, 1958, 1962, and 1968. The present building contains approximately 30,000 square feet of floor space, where as the original 1927 building consisted of approximately 2,000 square feet. From our study of the construction drawings, we have ascertained that the proposed westward addition will be immediately adjacent to the 1927, 1947, and 1968 constructions. The original building and 1947 addition, from our visual inspection and drawing study, is of load bearing wall, concrete slab and beam construction. The load bearing walls are founded upon spread footings at a nominal depth below the basement slab-on-grade floor construction. The walls were observed to contain minor cracking. This is to be expected in a structure of this age and is not a particular sign of any more than moderate aging. The portion of 1968 construction adjacent to proposed addition, is of structural steel beam and column design with open web steel joist. The columns adjacent to the proposed addition are founded upon individual spread footings and the exterior curtain wall upon a continuous footing. The footing depths vary from two feet to six feet below the existing basement floor level.

Based upon our observations, we believe the 1968 addition to be structurally sound and sufficiently ductile to be able to withstand almost any forces which could be imposed by adjacent construction. However, the 1927 original building and 1947 addition are both less sound and will not tolerate the same level of abuse. Therefore, any construction activities adjacent to these portions of the building must be conducted with some degree of care.

THE OLD METHODIST CHURCH

The building referred to as the old Methodist Church and presently being utilized as office and residential space is also not one structure, but three separate structures with extensive interior remodelings. In our discussions with knowledgeable people, we have ascertained the following. The original building, constructed in the early 1850's, is approximately 30 feet by 50 feet and is the southwestern portion of the total present building. The western portion of the building is a lean-to addition, approximately 50 years old. The northern half of the building was constructed sometime during the 1930's, and is therefore, some 40 years old. Within the past 20 years, it appears that extensive interior remodelings have been accomplished. This being mainly the construction of interior partitions, and a mezzanine within the original Church structure.

The following are descriptions of each portion of the existing building obtained by us upon a visual inspection of the structure, and discussions with Mr. James Webb, the present Owner, Tenant. The original structure's roof is constructed of wood and hand hewn timbers. Heavy timber purlins span between trusses and support a wood rafter system. The trusses are constructed of timbers with mortice and tendon joints employing dowels and in a few locations, bolts. The trusses are of a peculiar configuration and do not contain any diagonals. An attic floor, now used for storage purposes, appears to have been added at the lower chord level. The trusses bear upon the exterior, masonry, side walls of the original building. The relatively recent mezzanine floor addition, we were told by Mr. Webb, is of standard residential wooden construction supported upon the partitions added below. Furthermore, Mr. Webb informed us that the original floor construction had been completely renovated to support not only the first floor, but also the added partitions, and subsequently, the load from above. We did not attempt to ascertain this for ourselves. However, we did observe that the eastern, exterior, load bearing, masonry wall does not have a footing as such. It appears that the brick masonry wall was commenced directly upon earth. It is, therefore, our conclusion that all four walls are similarly constructed.

The two additions appear from our observations and discussions with Mr. Webb, to be of "mill type construction". The earlier addition being a "lean-to", bearing upon a timber ledger, thru bolted to the original building's West wall. The later, northward, addition is of heavy timber mill construction and appears to be free standing and not substantially connected to the original structure. We were informed that these two additions had in the past served as a garage and consequently, had been heavily loaded by vehicles.

Our visual observations of the three portions of the structure found the two additions to be substantially sound. The timber roof construction of the original portion of the building appears to be basically sound, with only a few areas indicating slight signs of deterioration. The portions of the masonry walls of the original building which we were able to observe do indicate considerable deterioration. There has apparently been no effort to maintain or strengthen these walls other than the application of a stucco finish to the majority of the exterior surface. Furthermore, the exterior grade along the eastern wall is presently at, or only slightly above the earth bearing surface of the wall. The eastern wall presently contains a structural crack at its South corner near "foundation" level, and on the interior plaster finish, small cracks appear over some windows.

Based upon our observations and experience, we believe the two additions to be able to withstand adjacent construction activities conducted with care. However, due mainly to the condition of the masonry walls of the original structure, extreme care must be exercised during adjacent construction operations to prevent damage to the Old Methodist Church.

The above were the findings for the first phase of our problem, and represent what we found from our visual inspection to be the physical condition of the adjacent structures.

The second phase of our solution concerned the constructability of the westward addition. With the knowledge that the existing Telephone Exchange was moderately sound, requiring some construction care, and that the Old Methodist Church was less sound, requiring extreme care, we knew special construction techniques would be required. Having had considerable previous design experience in the Chapel Hill area, our primary concern was the presence of rock and any effect its removal might have on the two structures. Fortunately, the subsurface investigation indicated the rock surface to be at such a depth that removal would not be required. With a small adjustment in basement elevation adjacent to the existing Central Office, the uppermost rock surface would be avoided and therefore, the problem of rock removal solved. An Architectural design solution was proposed so that the minimum dimension to the Old Methodist Church from the new construction would be 7'-6". We were aware from our own experience and the vast experience of our foundation consultant, that an earth support system could be achieved within this dimension for the shallow excavation required. Finally, we were of the opinion that by monitoring the air-borne and ground-borne vibrations and making as part of the contract for construction a maximum for these vibrations well under those which might cause damage, we could construct the addition without seriously damaging either structure. We wish to add at this point, that this design team, i.e., Holloway-Reeves, Lasater-Hopkins, Geotechnical Engineers, has within the past three years worked on two hospital additions in which a similar monitoring approach was employed. In one instance, rock was removed directly beneath, to a depth of ten feet, and within 4 feet of

the Operating Suite at Wake Memorial Hospital in Raleigh. .In the second instance, piles were driven within one foot of the Operating Suite and through the Radiology Department at Albemarle Hospital in Elizabeth City, North Carolina. In both instances, the Contractor was required to maintain a vibration limit and in each case, no difficulty was encountered by highly sensitive medical equipment during construction. Therefore, we are confident that a Contractor can build the proposed addition with techniques available in this area.

The third and final phase of our efforts was to actually design the temporary and permanent structural support systems. We wish to point out that even though we have termed the designed system as temporary, it will be incorporated into the final support system. That is to say, it shall not be extracted or removed, but shall be left in place to become a portion of the permanent system. Attached to this letter are design memos one and two, by Geotechnical Engineering Company. The design parameters as well as recommendations for a system are contained therein. Furthermore, presented within the memos, are outlines and recommendations for pre-construction surveys and measurements, field monitoring of both horizontal and vertical earth movements as well as vibrations during construction, and post-construction surveys. We have followed each of these memos throughout our structural design. Furthermore, prior to, during, and after the construction phase, we shall employ the survey and monitoring techniques recommended by the Foundation Consultant.

Presented as an attachment also, are three drawings which indicate the temporary support system we propose. Drawing number 1 indicates the extent of the special support system. Drawings numbered 2 and 3 indicate the system at an intermediate excavation level and at the final excavation level.

The system can best be described as an internally braced shoring system, employing lagging, soldier beams, a waler, rakers, and kicker blocks. The system has been designed to allow the following four important advantages. One, the major members will be installed prior to excavation adjacent to the Old Methodist Church. Two, the system allows for a step-by-step, easily monitored system. Three, the system incorporates methods whereby adjustments can be accomplished. If during the construction period, field monitoring indicates unanticipated movements, adjustments can be made to insure proper service from the system. Four, the system can be incorporated into the final permanent supporting system. This allows additional horizontal clearance from the Webb structure and eliminates any need or requirement to extract or remove the system.

Refer to Drawing number 1, indicating the extent of the system. The system shall be extended from a point approximately 30 feet North, to a point approximately 10 feet South, of the Webb structure. The system shall at its closest point, the North corner of the 1930's addition, remain approximately 6 feet - 6 inches away from Mr. Webb's building. At the northern corner of the Old Methodist Church, the system shall supply approximately 9 feet - 8 inches of clearance.

Refer to Drawing number 3, indicating the excavation at its full depth. The lagging, or breast boards indicated shall be either heavy 4 inch thick timbers, or reinforced precast concrete planks spanning between soldier beams. The heavy structural steel soldier beams shall be 28 feet long and at the base, be embedded 12 feet into the earth and encased in concrete. They shall be spaced at five feet on center along the bracing wall. The soldier beams shall be supported at the top by alternatively, a heavy structural steel waler and/or a structural steel raker. The rakers shall incline downward to a reinforced concrete kicker block.

We have designed this temporary system utilizing recognized methods of analysis and design employed in the foundation and structural engineering fields. The controlling factor throughout the design has been the extremely small deflection criteria we have established for horizontal movement of the system. To attain calculated deflections of this magnitude, it has been necessary to employ structural shapes with strengths well in excess of those obtained from a purely strength criteria. Therefore, whereas in a normal structure, safety factors are in the range of 1.7 to 2 times the expected service load, we are dealing with structural safety factors approaching 4 times the expected service load. The safety factor on our basic soil design parameters is 2. Therefore, the minimum safety factor at any point within the system is 2.

Finally, it is our professional position, that with proper construction techniques and proper construction monitoring, the designed system will afford the existing Telephone Facility and the Old Methodist Church sufficient protection from damage due to adjacent construction of a western addition to the Telephone Building.

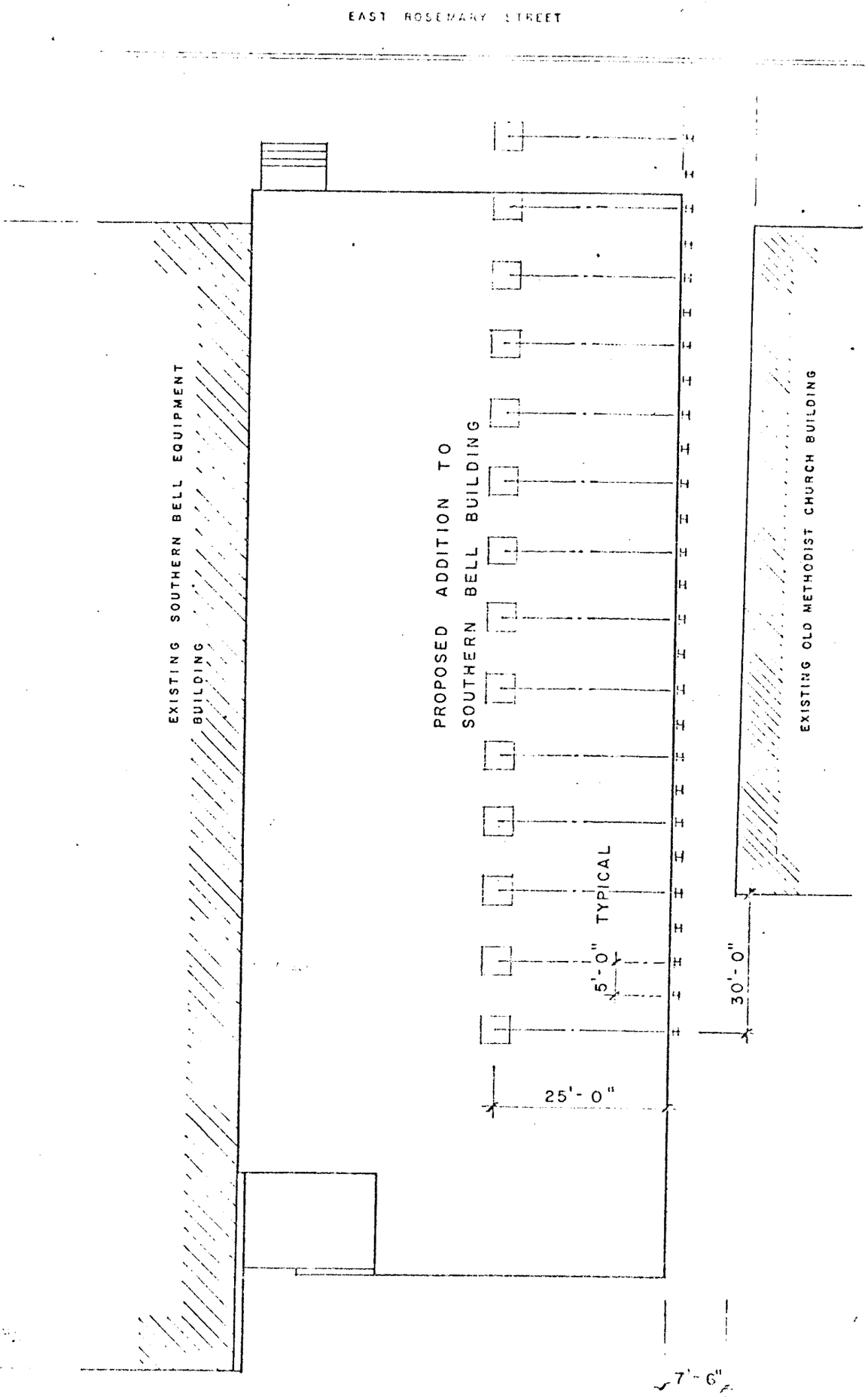
Yours truly,

LASATER-HOPKINS, ENGINEERS

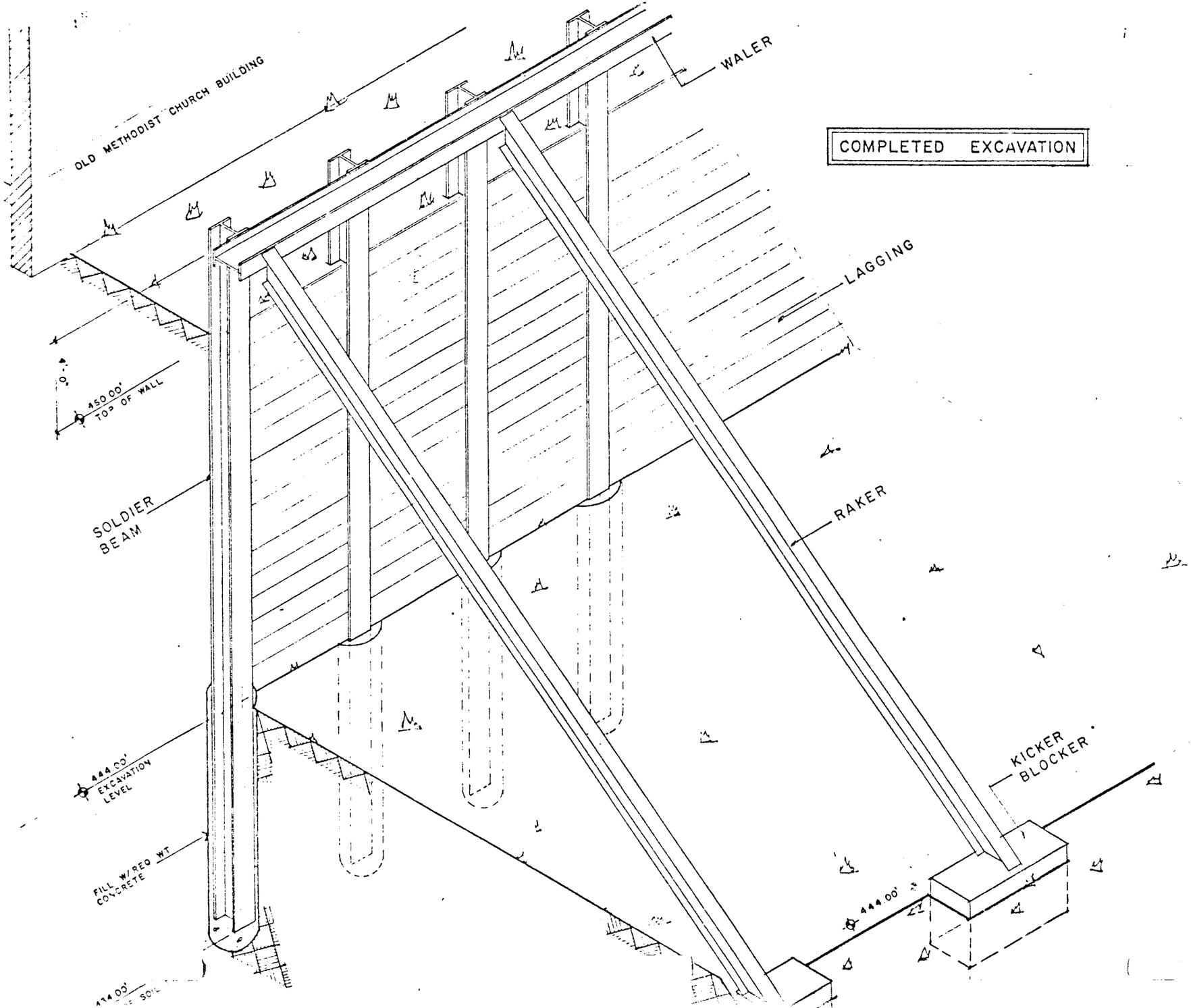
Robert P. Hopkins, P. E.
Partner

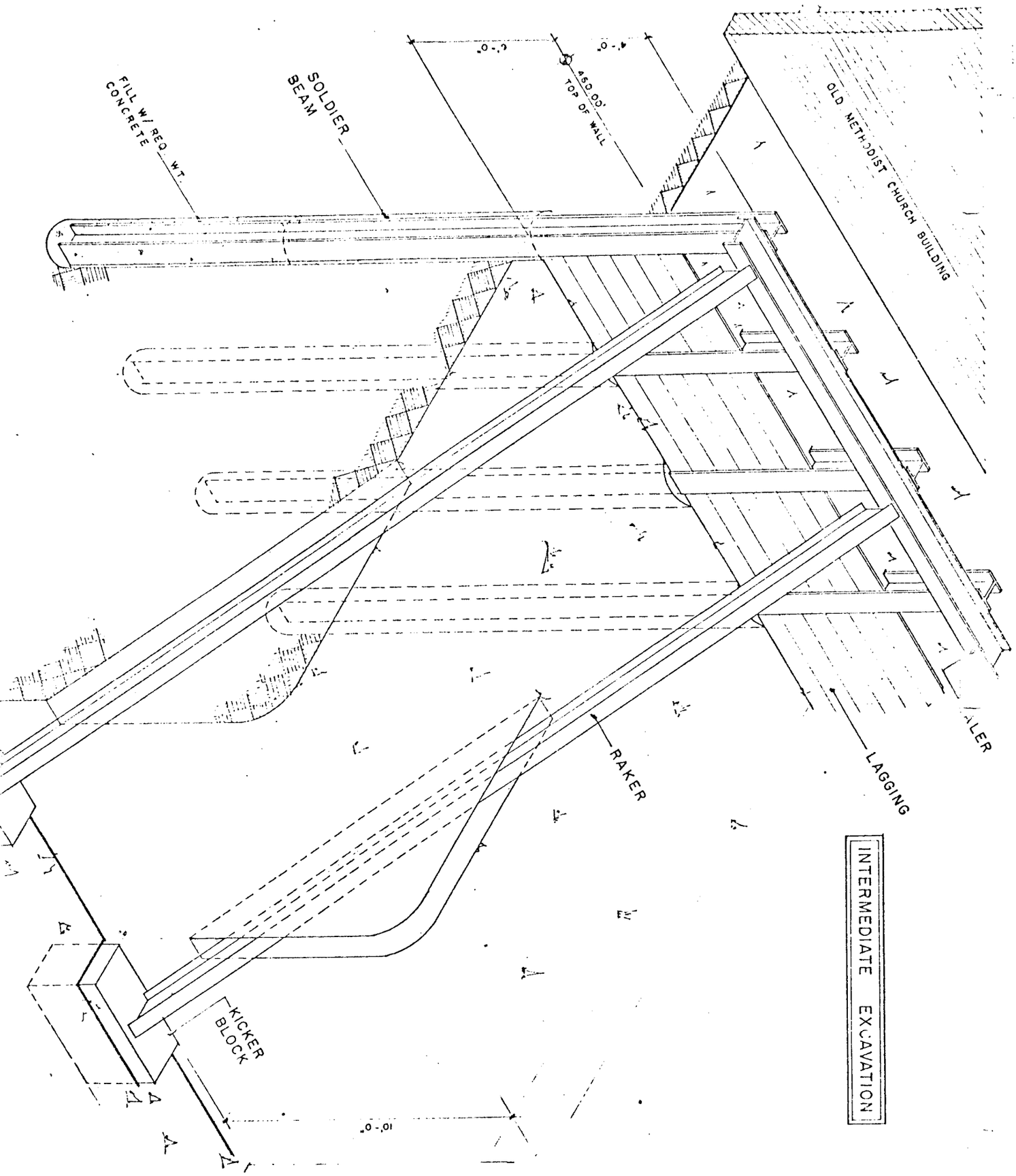
RPH/crt

20



SHORING SYSTEM LOCATION PLAN


OLD METHODIST CHURCH BUILDING
WALER
COMPLETED EXCAVATION
LAGGING
450.00'
TOP OF WALL
SOLDIER BEAM
RAKER
444.00'
EXCAVATION LEVEL
KICKER BLOCKER
FILL W/REQ WT CONCRETE
444.00'


FILL W/ REQ WT CONCRETE
SOLDIER BEAM
450.00' TOP OF WALL
OLD METHODIST CHURCH BUILDING
RAKER
LAGGING
KICKER BLOCK
INTERMEDIATE EXCAVATION

OCT 30 123

AUG 25 1978

LASATER HOPKINS
ENGINEERS

GEOTECHNICAL ENGINEERING COMPANY
SOIL TESTING SERVICES
BOX 12015
RESEARCH TRIANGLE PARK, NORTH CAROLINA 27709
PHONE 919-544-1735

August 24, 1978

TO: Bob Hopkins

FROM: John Brewer

RE: Chapel Hill Rosemary Central Office, ESS Addition,
Chapel Hill, North Carolina

In accordance with our conference of August 24, 1978 concerning the addition to the Chapel Hill Rosemary Street Central Office Building, ESS Addition, Chapel Hill, North Carolina, we have prepared this design memo to assist you in the planning of the foundation design and construction.

On the basis of available subsurface information, we are of the opinion that the proposed addition may be supported on shallow foundation designed for intermediate to high bearing pressures. We suggest that you consider for design purposes bearing pressures on the order of 6,000 to 10,000 lbs. per square foot. Analysis of the boring logs indicates that the rock surface is dipping in a westerly direction. Auger refusal occurred at approximately site El. 444 at boring location A-2. It is our understanding that the proposed basement elevation of the addition is to be at approximately site El. 446.45. Some consideration should be given to raising the top of the basement floor slab elevation a foot or two. It appears that material above site El. 444 can be excavated using a large backhoe and front end loader. It is possible that some rock may be encountered during the footing excavation along the west wall of the existing building.

On the basis of our preliminary analysis of borings A-6 through A-7 which were made adjacent to the Webb building, we are of the opinion that a bracing system can be installed and properly braced placed from the excavation site. It appears that the most suitable system would be

soldier beams with concrete precast breastboards. At each soldier beam location, a hole to the required depth should be drilled with a caisson drilling rig and a soldier beam installed. We estimate that the soldier beams should have an embedment of 10 ft.± below the basement floor slab level. After the soldier beam has been placed in hole and properly aligned, concrete should be poured from the bottom of the hole to within a foot or two of the top of the floor slab. The remaining portion of the hole should be filled with popcorn concrete. The popcorn concrete should be a single size stone with just enough cement paste to hold the stone in place. After all the soldier beams have been installed, it is recommended that inclinometers be installed to measure any horizontal movement. It is recommended that the excavation in front of the soldier beams be made in lifts and that the first lift be limited to 3 or 4 feet. After the waler has been installed, rakers and kicker blocks should be installed. Rakers should be designed so that the bracing system can be prestressed before the next level of excavation. The inclinometers should be monitored to avoid overstressing of the soils behind in the vicinity of the Webb building. The inclinometers should be monitored daily during the excavation for the basement and, if necessary, the levels of prestressing adjusted. A properly designed soldier beam and lagging system with an appropriate monitoring system should provide the necessary controls in order to protect the Webb building. We feel that the soldier beam and lagging system generally described can be installed without undue disturbance to the Webb building.

On the basis of available ground water level readings, we suggest that the basement floor slab include an underdrain system to prevent temporary flooding of the basement during periods of heavy rainfall. We have included for your information copies of the Boring Location Plan and boring logs.

As we have discussed, we are going to make vibration measurements on August 31 and September 1, 1978. Vibration measurements will be made between the hours of 10:00 a.m. and 1:00 p.m. and 4:00 p.m. and 6:00. p.m. We will make periodic measurements during these periods and will note the location of the geophones. The primary purpose of these measurements

will be to establish the ambient vibrations resulting from traffic and existing building use.

We have also made a series of borings behind the existing building in the parking area. On the basis of the results of borings A-10 through A-13, we are of the opinion that if a two to three story structure is built in this area with column loads ranging from between 200 to 300 kips per square foot that the structure will have to be supported either on a deep foundation or the existing fill materials will have to be removed and replaced with appropriately compacted engineered fill. Low capacity shallow foundations could be designed to bear on top of the engineered fill. If this area is considered for the location of the structure, a detailed economic analysis should be performed to determine the most feasible means of foundation support. Only deep foundation systems which minimize vibrations during installation should be considered. It may be possible to support the structure on pre-augered piles. It is possible that obstructions will be encountered during the pre-augering of the piles. Provisions should be made in the contract documents to allow for additional piles and for redesign of the pile caps. Low capacity straight shaft caissons could possibly be installed with a minimum amount of vibration. The major problem associated with a caisson foundation would be the hitting of an obstruction larger than the diameter of the caisson hole. The obstruction would have to be removed by hand, at a relatively high unit cost.

In order to minimize problems associated with the construction of an engineered fill, it is recommended that a silty clay or clay silt be used and compacted with a sheepsfoot roller. Granular soils which require the use of vibratory rollers for proper compaction should not be used on this site.

In accordance with your instructions, we will not prepare a formal report on this project until we have met to discuss with you in detail the scope and design of the proposed project.

If you have any questions concerning information contained in this design memo, please do not hesitate to contact me or Ernie Parker.

bb

26

GEOTECHNICAL ENGINEERING COMPANY
SOIL TESTING SERVICES
BOX 12015
RESEARCH TRIANGLE PARK, NORTH CAROLINA 27709
PHONE 919-544-1735

October 27, 1978

Lasater-Hopkins Engineers
614 Glenwood Avenue
Raleigh, North Carolina 27603

Attention: Mr. Bob Hopkins

RE: Chapel Hill Rosemary Street
Central Office Building
ESS Addition
Southern Bell Telephone and
Telegraph Company
Chapel Hill, North Carolina
Job No. 78-281-AA

Gentlemen:

In accordance with our conference of October 19, 1978, concerning the ESS Addition to the Chapel Hill Rosemary Street Central Office Building, Chapel Hill, North Carolina, we have prepared this second design memo to assist you in the planning of the foundation design and construction. The purpose of this second design memo is to present design parameters for a bracing system to safely support the excavation adjacent to the Old Methodist Church Building.

We recommend that a soldier beam and lagging system be used to support the sides of the excavation for the ESS Addition. Attached to this design memo is a list of projects for which soldier beams and lagging systems with external and internal bracing have been used to safely support the sides of excavations adjacent to critical roadways, utility lines, and, in some instances, to support structures on shallow foundations immediately adjacent to an excavation. We have analyzed the results of borings in the vicinity of the proposed west wall of the ESS Addition. We are of the opinion that the soldier beam and lagging system can be installed using the procedures outlined in this design memo with minimum risk to the Old Methodist Church Building.

The top of the basement floor slab of the ESS Addition will be at site El. 446.45. Along the Old Methodist Church Building the ground surface elevation ranges from approximately site El. 459 to 456. The minimum distance from the proposed west wall of the ESS Addition to the east wall of the Old Methodist Church Building is 7.5 feet. The maximum distance between the walls is 10 feet. In order to construct the proposed west wall of the ESS Addition, the excavation must be carried to between site El. 444 and 443.

We recommend that the following design parameters be used to design the soldier beam and lagging system. These parameters should also be used to design the permanent wall. In order to determine the composite pressure diagram to be used to size the members, it is recommended that the loads supported by the east wall of the Old Methodist Church Building be treated as a line load. The horizontal pressures resulting from the Church Building east wall should be calculated using the figure 10-6 of the Design Manual-Soil Mechanics, Foundations, and Earth Structures, NAVFAC DM-7, March, 1971. The lateral pressures resulting from the earth should be calculated using an active earth pressure coefficient of 0.3 acting in a trapazoidal pressure distribution in accordance with Fig. 14.25 d page 468 of Foundation Engineering Handbook published by Von Nostrand Reinhold Company, 1975. In determining the horizontal earth pressure, a unit weight above the lowest level of excavation of 120 lbs. per cubic foot should be used. Along the inboard side of the excavation, the passive earth pressure may be calculated using a coefficient of passive earth pressure of 3.0 and a unit weight of 130 pounds per cubic foot. The passive force should be calculated using 2.0 times the full face of the concrete. A waler should be properly attached to the top of the soldier beams. The raker angle should be between 30 and 35 degrees from the horizontal. In the design of the kicker blocks, a passive earth pressure coefficient of 9.0 should be used. Below El. 445, the effective stress should be used in all calculations. The full hydrostatic conditions should be used checked in the design of both the temporary and permanent walls. The walls

should be designed for the combination of pressures which produces the larger lateral forces.

In order to determine the required steel section, the maximum horizontal deflection should be limited to 1/2 inch. During the excavation, if the measured horizontal deflection approaches 1/2 inch a secondary raker system should be installed and prestressed to 50 percent of the designed load. The actual pressured distribution behind the wall will be a function of the construction sequence and resulting deflections of the wall. Therefore, the wall should be monitored carefully during excavation so that adjustments in the wall bracing system may be made.

To monitor the bracing system, we suggest that inclinometers be installed along the property line between the Old Methodist Church Building and the proposed ESS Building. Two inclinometers should be installed in the soil. In addition, at two locations adjacent to the web of the soldier beam, inclinometers should be installed as the soldier beam is inserted in the bored hole. In addition to the inclinometers, approximately 6 settlement monitoring points should be established between the proposed new wall of the ESS Building and the east wall of the Church Building. On the east foundation wall of the Old Methodist Church Building, 4 settlement monitoring points should be established. The purpose of these settlement points would be to monitor any vertical displacements.

A control line should be surveyed on the existing ground. Sets of control points should be laid out on both the front and rear of the property. The control line should be parallel to the soldier beam and lagging wall. Before the first lift of excavation begins, offsets from the control line to each soldier beam should be measured, recorded, and checked. Each day during the excavation operation of the offsets should be measured and compared to the initial set of measurements. During the remaining phases of the construction, the offset measurements should be made periodically.

During the installation of the soldier beam and lagging systems, ground vibration measurements as well as vibration measurements within the Old Church Building, should be made. These measurements should be made with the same equipment that was used to establish the background vibration level in late August. Vibration measurements should be made during the installation of the shoring system, the excavation operation, and all phases of the construction of the ESS Addition.

It is recommended that the following construction procedure be used during the installation of the soldier beam and lagging system as well as during the excavation operations. Before the first piece of construction equipment arrives at the site, a thorough inspection of the Old Methodist Church Building should be made by a registered engineer. During this inspection, any structural deficiencies should be noted including structural cracks, insufficient bearing, and deterioration of building materials. During this inspection, special attention should be given to interior and exterior finishes. All areas of concern should be thoroughly photographed and properly documented. The engineer making the preconstruction survey of the Church Building should prepare a report in which his findings are discussed in detail as well as the photographic record.

After the preconstruction survey of the Old Methodist Church Building has been completed, the next step should be the demolition of the existing structure on the ESS Building site. During the demolition of the existing structure, vibration measurements should be made. The demolition contractor should be instructed to remove the existing building using demolition procedures that will minimize vibrations.

After the existing structure has been demolished, the soil inclinometers should be installed and the settlement husband points established. Initial readings of the inclinometers and the settlement hubs and points should be made and verified.

With the initial monitoring measurements made and properly recorded, the contractor should begin installing the soldier beams. It is recommended that the first soldier beam hole be drilled near the northwest corner of the ESS Addition no closer than 30 feet from the Old Church Building. The contractor should work from this initial starting point toward the Old Church Building. This would allow him to develop the necessary on-site experience so that proper control during construction can be established before the work approaches the Church Building. Using a caisson drilling rig or other approved equipment, the contractor should drill a vertical hole whose bottom elevation ranges between 436 to 434. After the drilling of the hole has been completed, the contractor should insert the soldier beam, properly align the soldier beam, and place 3,000 psi concrete around the soldier beam up to an elevation corresponding to the bottom of the wall footing. The remaining portion of the hole should be backfilled with popcorn concrete. The popcorn concrete should be a single coarse size stone with just enough cement paste to hold the stones in place. Each soldier beam should be installed using a similar procedure. At the selected locations where the inclinometers will be attached to the outboard flange of the soldier beams, the contractor should fix the inclinometer to the flange, place the soldier beam and inclinometer into the hole and pour concrete and popcorn concrete around the soldier beam and inclinometer using the recommended procedures.

We suggest that the contractor have rock bits to cut through any rock or boulders that may be encountered during the drilling of the holes for the soldier beams. Within 20 feet of the Church Building, alternate soldier beam holes should be drilled. The intermediate spaces should be drilled after the adjacent soldier beams have been installed and the concrete has had sufficient time to form initial set. If the contractor cannot drill, install the beam and place the concrete in one working day, any holes partially or completely drilled should be cased with steel liners until the soldier beam and concrete is placed.

After the concrete has had sufficient time to cure, the waler

which will resist the tops of the soldier beams should be properly fixed to each soldier beam. At this point the initial offset measurements from the control line to each soldier beam should be made and properly recorded. Next, the first lift of excavation should be limited to 3 feet below the existing ground surface. The concrete breastboards should be installed immediately after the first lift of excavation has been made. All breastboards should be back packed properly. Next, the area bounded by the raker lines and the existing west wall of Southern Bells equipment building may be excavated to a depth of approximately 6 feet below the post construction ground surface. This will in effect form a 3 foot bench. The sides of the excavation may be sloped at an angle of 1 vertical to 2 horizontal. Next, the excavations for the kicker blocks may be made. At each raker location, a trench perpendicular to the soldier beam and lagging wall should be excavated so that the raker can be placed, and attached to the waler and the kicker block concrete poured around the end raker. After all the rakers have been installed, the next lift of excavation adjacent to the soldier beam and lagging wall may be made. This lift should be limited to 3 feet. After the breastboards have been installed, the rakers should be preloaded to 20 percent of their design load. During the preloading, the inclinometers settlement monitors and offsets should be observed. After the rakers have been preloaded, the next 3 foot lift of excavation adjacent to the wall may begin. After the lagging is in place, the next lift of excavation may begin. The procedure of excavating in 3 foot lifts and placing the lagging should be continued until the bottom of the wall footing elevation is reached.

We recommend that the inclinometers, settlement points, and offsets be read daily during the excavation of the basement areas. The results of each day's measurements should be analyzed for any signs of excessive movement. The rakers should have provision so that additional stressing of the system can be accomplished. It is recommended that the contractor have on site at all times the necessary jacking equipment and shims in order to accomplish, if necessary, the restressing of the rakers.

During the forming of the permanent wall, a wooden box should be constructed around each raker. After the permanent wall, ground floor slab, and first floor slab has been poured and properly cured, the unstressing of each raker may begin. During the unstressing of the raker only the additional jacking against the raker and the waler required to remove the shims should be allowed. During the unstressing of the rakers, the inclinometers should be monitored frequently. After the rakers have been removed, the wooden box forms may be removed and the wall patched.

We have analyzed results of the borings made west of the existing telephone building, and we are of the opinion that the excavation can be made using a large backhoe and front end loader. On the basis of the results of the test borings, a portion of the ground floor slab parallel to the existing west wall of the telephone building has been raised two feet to reduce the possibility of encountering rock during footing excavation. Therefore, we are of the opinion that rock may not be encountered during excavation and if rock is encountered, it can be removed using hand excavation techniques and thus minimizing vibration. If rock is encountered along the west wall, vibration measurements should be made during the removal of the rock.

The system of instrumentation suggested for construction of the ESS Addition is extremely sensitive to small movements. If, during the construction of the soldier beams and lagging system as well as the permanent wall, and basement and first floor slab, the results of the inclinometer measurements and offset measurements indicate that excessive movements are taking place, the construction should be stopped and an assessment of the readings made. After the necessary analyses have been made of the measured movements, corrective procedures can be taken to allow continued construction of the Addition. With proper field testing and field engineering, we are of the opinion that a properly designed soldier beam and lagging system can be installed to allow for the construction of the ESS Addition with minimum risks to the Old Methodist Church Building.

Immediately after completion of the construction of the ESS Addition, a post construction survey of the Old Methodist Church Building should be performed by the same engineer who performed the preconstruction survey to determine any damage occurring during the time of construction. The survey should be conducted, and the report prepared, in the same manner as outlined previously in this memo.

If you have any questions concerning the information contained in this second design memo, please do not hesitate to contact me.

Sincerely yours,

GEOTECHNICAL/SOIL TESTING SERVICES

John H. Brewer

John H. Brewer, Ph.D., P.E.
President

JHB:bb

34

[illegible] - PROJECTS BY SOIL TESTING SERVICES, INC.

[illegible]LATED TO EARTH SUPPORT [illegible]TEMS

A. EXTERNAL BRACING SYSTEMS

I. Rock Bolts

Field and laboratory testing to determine feasibility of using neoprene pads for rock bolts on the MSDGC Deep Tunnel Project at 133rd Street and Crawford Avenue in Alsip, Illinois.

Rock Bolt Testing at Kanawha County Airport - Charleston, West Virginia.

II. Tie-Backs and Rock Anchors

IDS Building - Minneapolis - consulting services regarding foundation design use of grouted tie-back retaining system, inspection of grouted tie-back installation, and installation of monitoring device for loads in tie-backs.

World Trade Center - New York City - consultation regarding difficulties with installing grouted tie-backs.

Water Tower Place - Chicago - consultation regarding slurry wall and tie-back system, inspection of test tie-backs and preparation of report and recommendations on use of tie-backs, and inspection of installation of grouted tie-backs.

Standard Oil Building - Chicago - soil and foundation consultation including recommendations and inspection of test tie-back program, and installation of tie-backs.

Consultation on hundreds of bluff stability problems on Lake Michigan, including recommendations on various types of tie-back schemes.

Consultation regarding bluff stability problem in Muscatine, Iowa, including use of tie-backs.

Consultation and design of rock anchors for support of slurry walls for cut and cover sections of the WMATA Subway project in Washington, D.C.

III. Steel Bolted Connections

Soil Testing Services, Inc. has provided consultation and field quality control services on the following steel structure projects pertaining to the testing of bolted connections:

Ford Motor Co. Plant - Louisville, Kentucky
Hyatt House - Rosemont, Illinois
Pedestrian Bridge Structure for Apollo Saving & Loan Building - Chicago, Illinois
National Steel Pellet Plant - Keewatin, Minnesota
Sentry Insurance Building - Stevens Point, Wisconsin

B. INTERNAL BRACING SYSTEMS - RAKERS AND CROSS-LOT BRACES

Sears Tower Excavation - a 45 foot slurry wall was braced during basement excavation and construction by three tiers of wales and rakers.

Harris Bank - The maximum depth of excavation was supported by a soldier beam and lagging wall. Three levels of wales with corner and cross-lot braces were used.

Burlington Industries - Boiler plant expansions Altavista, Glasgow, and Wake County. The excavations for these three boiler plant expansions were supported by soldier beams and lagging systems using corner and cross-lot bracing.

Mr. Hopkins had discussed these measures with Mr. Webb's engineers. They afforded maximum protection to Mr. Webb's building. Alderman Epting asked if this provided absolute protection with no possibility of damage. Mr. Hopkins could not promise there would be no damage.

Alderman Howes asked Mr. McKinsey if he would respond to the exchange between Mr. Carson and Alderman Vickery. Mr. McKinsey again stated that it was not definite that the $2.5 million would be spent. Although the equipment did not have a reuse value, a portion of this figure (approximately 30%) would be attributable to freight, installation cost and cabling and would not be salvageable. Because of its size it would have to be assembled in place, disassembled and removed, and then reassembled in another place. All of this cost would be lost. The service life would be shortened and depreciation would be accelerated. The step-by-step equipment used in the Rosemary Street and Manning Street offices was different from other equipment used by the Bell system and there was no other office which could use it. Also, the updating of equipment was scheduled so that equipment becoming available from other offices would be used for needed additions to other offices. The only possible use for the equipment to be used in Chapel Hill would be resale on the open market. This value would be very little.

Mr. Reeve asked what would be the equipment differential cost between the two locations if there was no delay in putting in the equipment. Mr. McKinsey answered that there was no difference in cost for the equipment but there were other cost differences between the two locations. Alderman Epting asked about the obligations to the University which had been mentioned earlier. Mr. McKinsey explained that Southern Bell had no contract with the University but that the University had expressed a desire for certain service which would result in the expenditure of $2.5 million should the service be provided during a 10 month delay occasioned by the change of location for the equipment. The rest of the equipment would be required for the normal growth of the community.

Alderman Smith again asked about the relocation of Spring Lane, the indiscriminate fill required in the rear of the property and whether any consideration had been given to changing the wall next to Mr. Webb's property to be less unsightly. Mr. McKinsey explained that if a building addition was in the rear, Spring Lane would have to be torn up to build a conduit system for cable to pass the existing building and reach the new addition. Spring Lane would then have to be relocated to the property line to give room in the rear for the addition. Some large trees would have to be removed. Spring Lane would be closed to residents for approximately three months. Alderman Smith asked what the conduit system could not on the other side of the building. Mr. McKinsey answered that it would have to make an "L" shape or double bend which was physically impossible on a 3½" to 4" cable. The indiscriminate fill resulted from the land being filled with any kind of material, much of which was unknown. The land would not settle properly. It would have to be removed and filled with known material. The company would landscape the wall and was open to suggestion for changing its appearance.

Alderman Vickery stated that outside of the $2.5 million, the cost could be attributed mostly to additions to the physical plant. Alderman Vickery then asked if this approximately $900,000 could be depreciated over the remaining usable life of the physical system. Mr. McKinsey responded that only the building and site costs could be depreciated over the life of the building; the equipment costs could be depreciated over the average service life of step-by-step equipment which at present time was approximately 17 years. Different classes of equipment would have different amounts of service life.

Mr. Page Fisher submitted a letter for inclusion in the record. Alderman Boulton asked Mr. Fisher if he had said Mr. Webb's building would need some strengthening in time. Mr. Fisher did not believe it would need anything other than normal maintenance. Alderman Howes asked Mr. Fisher if he had reviewed the techniques Mr. Hopkins proposed to use to protect Mr. Webb's building. Mr. Fisher had not reviewed the letter submitted but had discussed these techniques with Mr. Hopkins. Mr. Brandon asked if this conceptual approach would protect Mr. Webb's building. Mr. Fisher answered that it was a reasonable approach to the problem.

Mr. Brandon asked if Mr. Fisher given any client assurance that nothing would cause a building to collapse. Mr. Brandon said he had not. Mr. Francisco asked how much these structural techniques to shore up Mr. Webb's building would cost. Mr. Fisher did not believe this was a large amount of money but did not know the exact amount. Alderman Epting said that use of the building as a telephone exchange would require a cable vault to be

built. He asked Mr. Fisher if he knew how deep it must be. Mr. Fisher understood the depth to be 12' below grade. In response to Alderman Epting's questions, Mr. Fisher explained that the proposed cable vault was too close to Mr. Webb's building to allow the earth to be sloped from the bottom of the excavation to the earth's surface without support. The system devised by Mr. Hopkins would provide support for the mass of earth between the outside of the cable vault and the foundation of Mr. Webb's building. Alderman Epting asked if these steps to protect Mr. Webb's building were being taken because of the danger posed by the cable vault. Mr. Fisher answered that they were. Mr. Brandon then asked if there were other uses permitted on the lot which would require that engineering steps be taken to protect Mr. Webb's building. Mr. Fisher did not know what uses were permitted on the lot, but stated that any excavation would require steps be taken. Mr. Gardner submitted a letter to be included in the record. Mr. Brandon asked Mr. Gardner if he had recommended that new mortar be injected in the existing brick work and that the grade be raised along the east wall. Mr. Gardner had. Mr. Brandon asked if these steps should be taken irrespective of construction on the White property. Mr. Gadner said they should. In response to another question, Mr. Gardner said the steps to be taken for the protection of Mr. Webb's building were reasonable in his opinion.

Mr. Webb submitted a copy of the section of the State Building Code dealing with contingent liability of the owner, Vol. I, Section 1301.1 and 1301.2. He had constructed a model of his building, the existing Southern Bell building and the proposed addition to the Southern Bell building. Mr. Webb asked the Board to consider the environmental impact of the addition on the surrounding properties. He believed he would get approximately 25% of the light he was now receiving once the addition was built. Mr. Webb then showed some slides of his building in the 1950's, of the building now and the area. Mr. Webb pointed out the building could be destroyed economically as well as mechanically. Mr. Brandon then asked Mr. Webb if anyone could put up a commercial use on this lot zoned CBD. Mr. Webb answered they could without a special use permit. Alderman Vickery stated that the value of a historic building went beyond the market value of the building. He asked that they focus on the change in the social value.

Mr. Denny pointed out that the zoning ordinance permitted the proposed use either in a commercial zone or in a residential zone with a special use permit. Also the portion of the telephone property containing the parking lot is subject to a special use permit. One of the conditions of this special use permit was that Spring Lane be kept open for access for emergency vehicles. There were no further comments. ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN EPTING, THAT THE MATTER BE REFERRED TO THE PLANNING BOARD, THE APPEARANCE COMMISSION AND THE HISTORIC DISTRICT COMMISSION, FOR CONSIDERATION AND RECOMMENDATION.

Special Use Request for "A Place in the Woods" - Public Hearing

All witnessess were sworn in. Mr. Jennings presented the request for a special use permit for unified housing development to be located off Elizabeth Street. This property had been the subject of a subdivision approval. Mr. Tenney proposed to build 41 units on 9.6 acres. The project would be divided into 7 buildings with 72 parking spaces. Because of limited time there had been no staff review or informal public meeting before this public hearing. Mr. Schultz, President of Village Green Association, asked if the three acres to be deeded to the town was included in the 9.6 acres. It was.

Mr. Atkins submitted the statement of justification for inclusion in the record.

38

ARCHITECTS/PLANNERS
IE DRIVE P.O. BOX 2656 CHAPEL HILL N. C. 27514 9·9/967-2753

"A PLACE IN THE WOODS"
CONDOMINIUMS
ELIZABETH STREET
CHAPEL HILL, NORTH CAROLINA
TAX MAP 78, BLOCK A, LOTS 1 AND 1A

STATEMENT OF JUSTIFICATION

THE FOLLOWING STATEMENTS RESPONDS TO THE OUTLINE OF A, 2, G OF PROCEDURES FOR SPECIAL USE PERMITS FOR THE TOWN OF CHAPEL HILL.

1. THE USE OF THE PROPERTY AND PROPOSED UNIFIED HOUSING DEVELOPMENT SHOWN ON THE ATTACHED PLANS WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY.

   A. ELIZABETH STREET IS PAVED TO A WIDTH OF 28 1/2 FEET, AND IT HAS CURB AND GUTTER. IT IS PRESENTLY CLASSIFIED AS A COLLECTOR STREET BY THE TOWN OF CHAPEL HILL. THE TRAFFIC LOAD ON ELIZABETH STREET WAS ON THE DAY THE TRAFFIC COUNT WAS CONDUCTED (23 NOVEMBER 1977) ESTIMATED TO BE 920 CARS PER DAY. IT IS ESTIMATED THAT "A PLACE IN THE WOODS" CONDOMINIUMS WILL INCREASE THE PRESENT TRAFFIC LOAD BY 40%, OR TO APPROXIMATELY 1288 CARS PER DAY.

   IN VIEW OF THE PLANNED REGRADING OF PART OF ELIZABETH STREET AS SHOWN ON THE SUBMITTED PLANS, AND THE ALIGNMENT OF THE INTERSECTIONS, IT IS NOT ANTICIPATED THAT THE ADDITIONAL TRAFFIC LOAD WILL ENDANGER THE PUBLIC HEALTH AND SAFETY OF THE RESIDENTS OF THE ELIZABETH STREET NEIGHBORHOOD.

   SITE LINES, AND CURB CUTS WILL BE SUBJECT TO APPROVAL BY THE N. C. DEPARTMENT OF TRANSPORTATION.

   B. PROVISIONS WILL BE MADE FOR ALL SERVICES AND UTILITIES INCLUDING SEWER, WATER, ELECTRIC, GARBAGE COLLECTION, AND FIRE PROTECTION ON THE SAME BASIS AS THESE SERVICES ALREADY EXISTS TO THE NEIGHBORING RESIDENTIAL PROPERTY OWNERS. ALL UTILITIES WILL BE UNDERGROUND.

   C. "A PLACE IN THE WOODS" CONDOMINIUMS INTENDS TO COMPLY WITH ALL SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS DURING SITE GRADING AND CONSTRUCTION AS SET FORTH BY THE STATE OF NORTH CAROLINA AND ORANGE COUNTY.

   D. APPROXIMATELY 2 ACRES OF THE PROPERTY IS LOCATED WITHIN THE CHAPEL HILL FLOOD PLAIN. LAND WITHIN THE FLOOD FRINGE WILL BE DEEDED TO THE TOWN OF CHAPEL HILL FOR USE AS PUBLIC OPEN SPACE. NO CONSTRUCTION OF BUILDINGS AND ROADS, NOR ANY GRADING WILL OCCUR ON LAND BELOW THE FLOOD FRINGE LINE.

CE581

2. "A PLACE IN THE WOODS" CONDOMINIUMS INTENDS TO COMPLY WITH ALL APPLICABLE ORDINANCES RELATING TO THE DEVELOPMENT OF THIS PROJECT. THE ATTACHED DRAWINGS, TO THE BEST OF OUR KNOWLEDGE, COMPLY WITH ALL OF THE TOWN'S REQUIREMENTS.

A. THE DEVELOPMENT IS IN COMPLIANCE WITH THE ZONING ORDINANCE AND THE LAND DEVELOPMENT REGULATIONS AND STANDARDS. THE UNIFIED HOUSING DEVELOPMENT IS LOCATED IN A R-10 ZONE.

THE PROPERTY IS LOCATED IN LOW DENSITY RESIDENTIAL AREA AS SHOWN ON THE TOWN OF CHAPEL HILL'S LAND USE MAP. A LOW DENSITY RESIDENTIAL AREA IS DEFINED AS 1 TO 7 DWELLING UNITS PER ACRE. "A PLACE IN THE WOODS" CONDOMINIUMS ARE PROPOSING 4.356 DWELLING UNITS PER ACRE OF LAND AND AS SUCH IS IN ACCORDANCE WITH CHAPEL HILL'S LAND USE PLAN.

B. THE PROPOSED PLANS FOR "A PLACE IN THE WOODS" CONDOMINIUMS HAVE PLANNED FOR 1200 SQ. FT. OF OPEN SPACE PER DWELLING UNIT.

PART OF THIS OPEN SPACE IS PLANNED TO BE DEVELOPED INTO VEGETABLE AND ORNAMENTAL GARDENS FOR THE USE OF THE CONDOMINIUM OWNERS. THE OPEN SPACE PLANS ALSO INCLUDE PICNIC AREAS. THE INTENTIONS ARE HOWEVER TO LEAVE AS MUCH AS POSSIBLE OF THE EXISTING VEGETATION UNTOUCHED.

3. "A PLACE IN THE WOODS" CONDOMINIUMS WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY.

A. THERE IS NO CONFLICT BETWEEN THE PROPOSED LAND USE AND THE SURROUNDING LAND USES. THE PROPOSED USE IS IN CONFORMANCE WITH THE R-10 ZONING REGULATIONS AND WITH THE UNIFIED HOUSING DEVELOPMENT REGULATIONS.

THE PROPERTY IS TO THE SOUTH EAST ADJACENT TO AN R-5 CONDOMINIUM COMPLEX. TO THE SOUTH AND SOUTH WEST ADJACENT TO UNDEVELOPED LAND. TO THE NORTH WEST, ACROSS BOLIN CREEK, THE SITE ABUTS PROPERTY OWNED BY THE TOWN OF CHAPEL HILL.

IN VIEW OF THE LAND ADJACENT TO BOLIN CREEK THAT WILL BE DEEDED TO THE TOWN OF CHAPEL HILL, THE 100' BUFFER STRIP ADJACENT TO THE VILLAGE GREEN CONDOMINIUM PROJECT, IT IS NOT ANTICIPATED TO INJURE THE VALUE OF ADJOINING OR ABUTTING PROPERTY.

THE NIEGHBORHOOD IN GENERAL IS RESIDENTIAL IN CHARACTER, AND AS SUCH WILL NOT CHANGE.

40

B. THE PROPOSED CONDOMINIUM COMPLEX IS IN CONFORMANCE WITH THE R-10 ZONING REGULATIONS.

C. THE PROPOSED USE IS NOT A PUBLIC NECESSITY.

4. IF THE PROPOSED PLAN IS APPROVED IT WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS LOCATED AND WILL BE IN GENERAL CONFORMANCE WITH THE PLAN AND DEVELOPMENT OF CHAPEL HILL AND ITS ENVIRONS.

A. SEE 3 B ABOVE.

B. THE SITE BEARS NO RELATIONSHIP TO THE CHAPEL HILL THOROUGHFARE PLAN.

THE SITE BORDERS ON BOLIN CREEK, WHICH IS PART OF CHAPEL HILL GREENWAY PLAN. ALL LAND ADJACENT TO BOLIN CREEK, BELOW THE FLOOD FRINGE LINE WILL BE DEEDED TO THE TOWN OF CHAPEL HILL FOR RECREATIONAL PURPOSES. ALSO SEE 1 D ABOVE.

He pointed out that the developer would be an occupant of the development. A pedestrian and utilities easement would follow the creek. All utilities would be underground. The land within the floodway fringe would be deeded to the town once the project was completed. The project was located in low density zoning area. A 100' buffer would be on the east between the project and the Village Green recreational area. All specifications and ordinances had been complied with. There would be 10 more parking spaces than required by ordinance. Mr. Atkins submitted a letter from the Orange County soil erosion officer.

ORANGE COUNTY PLANNING DEPARTMENT
HILLSBOROUGH
NORTH CAROLINA
27278

CCE581

Plan Review
Tenney Meadow
Chapel Hill, North Carolina

Ray Freeman
Orange County Erosion Control Office
November 28, 1977

The line delineating the 100 year flood limits is incorrectly located. Lots 13-18 and Lot 3 appear to be entirely within this flood boundary. The 90' pedestrian easement is not scaled properly on the map. Is this easement public property or may it be in a lot?

At 2 points on the roads, the vertical alignment is set at 14% for distances of approximately 170 feet and 120 feet. 14% is rather steep, even considering hilly topography as exists here. My objection is not so much to 14% grades as the distance this grade occurs on. An attempt should be made to position the roads closer to paralleling the contours so as to reduce the grades, or reduce the distance that steep grades run.

I recommend that this plan be completely revised to better reflect the environmental constraints of the site noted above. Perhaps true clustering should be attempted in order to achieve the desired density. The plan as designed shows essentially single family detached houses on 1/8 acre lots.

* what about areas of slope from streets where steep cuts or fills will occur?

There would be no development in the flood fringe zone. In response to a question, Mr. Atkins stated there would be fill for one building, but not in significant amount. The development would comply with the soil erosion ordinance. There would be no need for sedimentation ponds. Mr. Hall asked if the defective sewage line had been taken into account. Mr. Atkins responded that OWASA had said the line would be fixed and that it was not totally defective. Mr. Atkins then explained that the portion of the property being deeded to the town would be included in the open space. Alderman Thorpe asked if the access question had been resolved. Mr. Atkins answered that this question was being resolved by the courts and should be decided in a few weeks. Concern was expressed about the storm drainage. Mr. Atkins explained that the storm drainage would go into Bolin Creek, but that the flow would be controlled in accordance with State law. Mr. Schultz asked that the town staff examine the question of compliance of Elizabeth Street with town specifications. The grade was too high and there were no street lights. Village Green had a higher ratio of parking per unit than was planned for this development and Mr. Schultz was concerned that there was not enough parking. Alderman Kawalec asked the Planning Board to consider whether there was any advantage to the town's accepting the open space.

Mr. McNair asked why the number of units had been enlarged. Mr. Atkins stated that going to a different type of site plan allowed for more units which would still comply with the zoning. Mr. Atkins also explained that none of the trees in the floodway fringe would be disturbed. Only where the development occurred would the land be disturbed. There were no plans for recreational facilities. This would be left to the Homeowner's Association. ALDERMAN EPTING MOVED, SECONDED BY ALDERMAN SMITH, TO REFER THE MATTER TO THE PLANNING BOARD FOR CONSIDERATION AND RECOMMENDATION. THE MOTION WAS CARRIED UNANIMOUSLY.

Zoning Map Amendments in the Historic District - Public Hearing

The public hearing had been requested by the Historic District Commission which had requested the rezoning of four properties in the Historic District to R-10. Mr. Jennings described the properties under consideration, Tax Map 74, Block H, Lots 2 and 3 and part of Lot 1; Tax Map 74, Block F, Lot 6; Tax Map 74, Block D, Lot 5; Tax map 79, Block E, Lot 21 and part of Lot 22.

Mr. Myrick Howard spoke for the Historic District. He stated that the Commission had been looking at the zoning within the District for some time. They felt these areas should be considered as possible mistakes in zoning. The three properties on Franklin Street and Battle Lane are part of a residential neighborhood. They are residential units or offices which could be easily converted back to residential units. The properties along Park Place and Boundary Street are within a subarea residential in use and nature. The neighborhood could be changed if further development took place here. The third area was zoned on the basis of footage instead of on the basis of the use there. There is not enough area for a fraternity. There are no fraternities or sororities along Hillsborough Street beyond the corner of Rosemary and Hillsborough. Mr. Howard stated that the commission had considered the zoning of the university press site before this issue came up, and had decided to wait until the Zoning Committee had completed its report.

Mr. Rutherford stated the university was opposed to the zoning amendments, with the exception of Tax Map 79, Block E, Lot 21 and part of Lot 22. The university had respected the environment around its edges and had not constructed facilities in these areas which would impact adversely on these neighborhoods. The University supported the creation of transition zones. Rezoning of these areas without benefit of the Zoning Rewrite Committee report would be premature. The areas around Boundary Street and Park Place were a part of the original grant for the University.

Development had occurred with knowledge of University ownership. The University had used its land for construction of housing for faculty which had deteriorated over the years. The University had already incurred expenses in designing the press building of $25,000. Rezoning would not permit construction of this building even under special use. The University did not believe this building would have a detrimental effect on the neighborhood. They felt it was a dangerous precedent to rezone property after a proposed development had been announced.

The Appearance Commission had commended the University on the appearance of the parking lot on the corner of Park Place. Rezoning would make the parking lot non-conforming and the University would have to seek a special use permit for continued operation. The President's house and the Spencer House had been used for residences since their purchase. The Henkerson House, used for offices, would be non-conforming if rezoned. The cost of equal commercial rental space and conversion back to residential use would

be great. Maintenance of the house would then be funded from houses and Receipts. Sufficient rental income would not be realized for this and demolition would be considered. The University felt these uses formed a transition between the campus and residential areas. Alderman Epting asked if the Henkerson House could continue as a non-conforming use. Mr. Denny said it could, but could not be altered. Mr. Drake added that the non-conforming use must be ceased after five years. The parking lot however would be under different rules and the time for a non-conforming use was must shorter. There was a question of whether the State was subject to ordinances governing the use of land.

Mr. John Cotton owned the property next to the proposed press building. Such a use would affect the neighborhood adversely. He did not believe the press building needed to be near campus; students did not need immediate access to it. He thought the traffic would affect the neighborhood. Mr. Hodson stated the press building often had students and faculty visiting.

Mayor Wallace had received a letter from Dr. Faulk in favor of the press building and asking the town to support it. He also read a letter from Mr. Paul Green stating that the UNC press was respected throughout the world and was an integral part of the campus. He believed this was the best site for the building and it should be supported.

Mr. Patterson was opposed to leaving these areas University A. They were in residential areas and were inconsistent with the neighborhood. The building had been allowed to deteriorate by the University. He did believe the President's home, the Henkerson House, and the Spencer House should be left University A.

Mr. Rutherford pointed out that property values had increased when the credit union had been built in a residential neighborhood. Mr. Webb stated that property maintained its value because of its sale value to the University. Its value as a residential property was lot.

Mr. Stipe announced that the North Carolina Historical Commission would review the press building on November 2, at 2:00.

Mr. Herzberg believed the press building to be a transitional use. It was a quiet use without much traffic.

ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN EPTING TO REFER THE MATTER TO THE PLANNING BOARD FOR CONSIDERATION AND RECOMMENDATION. THE MOTION WAS CARRIED UNANIMOUSLY.

Zoning Text Amendment Regarding Setbacks in University A Districts - Public Hearing

Mr. Jennings explained that an anomaly had been discovered in the zoning ordinance. Although the intention was that the setback for university property next to private property be equal to the height, the ordinance did not clearly state this. The proposed amendment would make this clear. Mr. Rutherford had raised a question about university property next to property in the CBD. Mr. Jennings stated a modification could be incorporated in this case. There were no comments from citizens. ALDERMAN EPTING MOVED, SECONDED BY ALDERMAN HOWES, TO REFER THE MATTER TO THE PLANNING BOARD FOR CONSIDERATION AND RECOMMENDATION. THE MOTION WAS CARRIED UNANIMOUSLY.

Zoning Text Amendments Deleting the July Public Hearing - Public Hearing

Mr. Jennings stated when the public hearing had been cancelled in July, there had been support to cancel it altogether. This would require a zoning text amendment and would result in five public hearings per year. Alderman Howes raised the question of a long meeting in September after having the July hearing cancelled. Mr. Hill thought this to be a long delay for developers. Mr. Denny suggested that a developer could request a special hearing if there was a hardship. ALDERMAN EPTING MOVED, SECONDED BY ALDERMAN HOWES, TO REFER THE MATTER TO THE PLANNING BOARD FOR CONSIDERATION AND RECOMMENDATION. THE MOTION WAS CARRIED UNANIMOUSLY.

Closing of Idlewood Lane - Public Hearing

Dr. Wolfenden had requested the closing of Idlewood Lane feeling that the University might in the future desire access to the Daily property through this right-of-way which would create heavy traffic by his home. It was advertised as 40' back from the right-of-way of Mason Farm Road to give Dr. Wolfenden access to his property. Mr. Rutherford stated the University supported the closing of Idlewood Lane. ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN SMITH, ADOPTION OF THE FOLLOWING RESOLUTION.

WHEREAS the Board of Aldermen of the Town of Chapel Hill held on October 30, 1978, a public hearing regarding the permanent closing of Idlewood Lane at a point 40 feet OCT 30 north of the northern right-of-way line of Mason Farm Road; and

WHEREAS said hearing was advertised and conducted in accordance with the requirements of North Carolina GS 160A-299; and

WHEREAS at the close of said hearing it appeared to the satisfaction of the Board of Aldermen that the closing of Idlewood Lane at a point 40 feet north of the northern right-of-way line of Mason Farm Road is not contrary to the public interest and that no individual owning property in the vicinity of said lane would thereby be deprived of reasonable means of ingress and egress to his property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby orders the closing of Idlewood Lane at a point 40 feet north of the northern right-of-way line of Mason Farm Road; and

BE IT FURTHER RESOLVED that the Board hereby directs the Town Clerk to file a certified copy of this resolution with the office of the Orange County Register of Deeds.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Paving Indian Springs Road with Curb and Gutter - Public Hearing

Mr. Harris pointed out the location of Indian Springs Road. The town had received a petition for paving with curb and gutter. Maintenance was now difficult due to excessive grade. The construction should be during the summer. It would be 27' wide with a cul-de-sac at the end. ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION DIRECTING PAVING OF INDIAN SPRINGS ROAD WITH ASSESSMENT

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby directs the paving of Indian Springs Road with curb and gutter:

1. The basis for assessing said project costs against the abutting property owners shall be 50% of the total cost on the pro rata front-foot basis; and that the excess above said assessed 50% of the total costs shall be borne by the Town;

2. The amount of said assessment may be paid in full without interest at any time before the expiration of 30 days after the date that the notice of confirmation of said assessment has been published, or may be paid in 10 equal annual installments each bearing interest on the unpaid balance at the rate of 6% per annum from the date of said confirmation.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Minutes

ON MOTION BY ALDERMAN EPTING, SECONDED BY ALDERMAN BOULTON, THE MINUTES OF SEPTEMBER 25, 1978, WERE APPROVED AS CORRECTED. ON MOTION BY ALDERMAN HOWES, SECONDED BY ALDERMAN EPTING, THE MINUTES OF OCTOBER 9, 1978, WERE APPROVED.

Petitions and Requests

Dr. Wolfenden presented a petition from the residents of Otey's Road requesting the closing of Otey's Road at its intersection with the by-pass and the prohibition of left turns from the by-pass onto Mason Farm Road. ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN EPTING, TO REFER THE MATTER TO THE STREETS AND PUBLIC SAFETY COMMITTEE. Alderman Kawalec explained that this motion was tied to the completion of the parking deck. THE MOTION WAS CARRIED BY UNANIMOUS VOTE.

Alderman Vickery stated he would not be present at the November 13 meeting and requested that the rezoning of the Baity property be deferred until the November 20 meeting or later. The staff was concerned that there would be confusion with the public hearing on the 20th for zoning ordinance amendments. Mayor Wallace suggested there might be a special meeting before the 13th on the Police/Courtroom facilities and the Baity property could be considered then.

Alderman Thorpe requested the Manager to draft a resolution changing the travel expense to $.17 a mile and make it retroactive to October 19, 1978.

Alderman Boulton asked that a discussion on Christmas decorations be added to the agenda. The Board agreed to discuss this issue immediately. The Manager had distributed some background material on Christmas decorations and had suggested that a tree could be put up at the fire station on Columbia and Airport Road using the money allocated for decorations downtown which would not be up this year. Alderman Epting suggested it should be in McCorkle Place since this was very visible. Alderman Epting suggested there should also be a celebration in McCorkle Place after the Christmas parade. ALDERMAN BOULTON MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION REGARDING HOLIDAY DECORATIONS

WHEREAS the Town Manager of the Town of Chapel Hill intends to decorate a tree on the corner of N. Columbia Street and Airport Road in observance of the coming holiday season; and

WHEREAS the Chapel Hill-Carrboro Merchants' Association will not as a body be erecting holiday decorations on Franklin Street;

NOW THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby encourages holiday displays on Franklin Street by individual merchants and churches, and urges garden clubs and individuals to aid in this work; and

BE IT FURTHER RESOLVED that the Board hereby urges the University to join with the Town and individuals in this endeavor by erecting holiday decorations in McCorkle Place.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Alderman Smith suggested some decorations should be at the corner of Franklin and Columbia as the fire station was not very visible. Alderman Boulton amended her resolution to include decorations at the corner of Franklin and Columbia Streets. THE MOTION WAS CARRIED UNANIMOUSLY. Alderman Boulton was appointed as a committee of one to follow up on Christmas decorations.

Alderman Epting requested a proposal by the Manager for amplification in the meeting room as soon as possible.

Resolution Calling a Public Hearing to Consider Zoning Map Amendments Necessary to Add Cobb Terrace to the Historic District

ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN SMITH, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER ZONING MAP AMENDMENTS NECESSARY TO ADD COBB TERRACE TO THE HISTORIC DISTRICT

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby directs the Town Manager to submit a formal request for review of the amendment to the Chapel Hill Historic Significance Report to the North Carolina Department of Cultural Resources; and

BE IT FURTHER RESOLVED that the Board hereby calls a Public Hearing for November 20, 1978, at 7:30 p.m. to consider Zoning Map Amendments necessary to add Cobb Terrace to the Chapel Hill Historic District.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Mr. Jennings presented the signs which were proposed for the University Mall and the First Union Bank. The staff believed the University Mall entrance signs to conform to the sign plan. They did not believe the sign for the First Union Bank would conform to the sign plan and it would be less harmonious than the existing signs. The Appearance Commission disagreed with the staff on the First Union Bank sign. Mr. Shipman added that the primary reason for recommending against the First Union Bank sign was that the Board in the past had disapproved sign requests in University Mall, especially those using logos. Alderman Smith did not want to modify the sign plan. Mr. Stevens stated that First Union was trying to stay within the overall guidelines and was reducing the amount of total signage. They were also changing to the standard colors. Alderman Epting asked why the mall would want to designate a door as entrance. Mr. Stevens explained that people used Roses and Billy Arthur for entrances and the mall wished to designate the entrances to the mall. ALDERMAN KAWALEC MOVED, SECONDED BY ALDERMAN HOWES, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION GRANTING A MODIFICATION OF THE SPECIAL USE PERMIT FOR UNIVERSITY MALL

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Special Use Permit granted to North Hills, Inc. on September 9, 1968 for University Mall Unified Business Development, South Estes Drive is hereby modified to allow the erection of two entrance signs on the Mall building's north elevation and the replacement of the three existing signs on the First Union National Bank building with two new signs as shown on plans dated May 4, 1978 and August 18, 1978 subject to the following:

That except as modified herein, all other special terms, conditions, and stipulations heretofore made applicable to the Special Use Permit be continued in effect, and that the Board finds that with all stipulations and conditions as modified, the use continues to meet the four requisite findings set forth in the initial special use permit.

BE IT FURTHER RESOLVED that the Board of Aldermen finds that the use as modified in accordance with the plans dated May 4, 1978 and August 18, 1978 continues to meet the four findings made by the Board of Aldermen on September 9, 1978 (and subsequently modified).

This the 30th day of October, 1978.

Alderman Epting felt that allowing First Union to change signage for a logo would have long range implications. Alderman Howes argued that First Union had compromised its logo with the mall sign plan and the result was not a large deviation from the sign plan. THE MOTION WAS DEFEATED BY A VOTE OF FOUR TO THREE WITH ALDERMAN HOWES, KAWALEC AND VICKERY SUPPORTING AND ALDERMEN BOULTON, EPTING, SMITH AND THORPE OPPOSING. ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN BOULTON, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION GRANTING A MODIFICATION OF THE SPECIAL USE PERMIT FOR UNIVERSITY MALL

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Special Use Permit granted to North Hills, Inc. for University Mall Unified Business Development, South Estes Drive is hereby modified o allow the erection of two entrance signs on the Mall buildings' orth elevation as shown on plans dated May 4, 1978 subject to the ollowing:

That except as modified herein, all other special terms, conditions, and stipulations heretofore made applicable to the Special Use Permit be continued in effect, and that the Board finds that with all stipulations and conditions as modified, the use continues to meet the four requisite findings set forth in the initial special use permit.

BE IT FURTHER resolved that the Board of Aldermen finds that the use as modified in accordance with the plans dated May 4, 1978 continues to meet the four findings made by the Board of Aldermen on September 9, 1968 (and subsequently modified).

This the 30th day of October, 1978.

THE MOTION WAS DEFEATED BY A VOTE OF FOUR TO THREE WITH ALDERMEN BOULTON, SMITH AND THORPE SUPPORTING AND ALDERMEN EPTING, HOWES, KAWALEC AND VICKERY OPPOSING.

The matter was deferred until the next meeting.

Resolution Calling a Public Hearing to Consider Amending the Public Hearing Schedule for Amendments to the Zoning Ordinance and Special Use Permit Requests

ALDERMAN EPTING MOVED, SECONDED BY ALDERMAN HOWES, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER AMENDING THE PUBLIC HEARING SCHEDULE FOR AMENDMENTS TO THE ZONING ORDINANCE AND SPECIAL USE PERMIT REQUESTS

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby calls a public hearing for November 20, 1978 at 7:30 p.m. to consider amending the zoning ordinance to change the public hearing schedule from the fourth Monday of specified months to the third Monday of the same months.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Resolution Calling a Public Hearing November 20, 1978, to Consider Amendments to the Zoning Ordinance

ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION CALLING A PUBLIC HEARING NOVEMBER 20, 1978 TO CONSIDER AMENDMENTS TO THE ZONING ORDINANCE

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby calls a Public Hearing for November 20, 1978 at 7:30 to consider the following amendments to the Zoning Ordinance.

Zoning Map Amendments

AREA 1. Rezone a parcel of land currently zoned University A and consisting of approximately 1.4 acres of land located on the east side of Country Club Road between Gimghoul Road and Raleigh Road to R-10. Such property is identified as Tax Map 60, Block B, Lot 3.

AREA 2. Rezone a strip of land currently zoned University A and consisting of approximately 21.7 acres of land adjoining the west and north sides of the Highland Woods Subdivision to R-20. Such property identified as Tax Map 66, Lot 13.

AREA 3. Rezone a parcel of land currently zoned University A consisting of approximately 1.42 acres of land located between and at the intersection of Pittsboro Road and Old Pittsboro Road to R-15. Such property identified as Tax Map 88, Block H, Lot 1.

AREA 4. Rezone all or part of the parcels of land currently zoned University A and consisting of approximately 4.65 acres of land located on the west side of Pittsboro Street and north and south of the intersection of McCauley Street with Pittsboro Street to R-4. Such property consisting of 8 lots identified as Tax Map 86, Block E, Lot 11; Tax Map 87, Block B, Lots 11, 12, 13, and 14; and Tax Map 87, Block D, Lots 9, 10 and part of Lot 11.

Zoning Text Amendments

Amend Section 3 of the Zoning Ordinance to add transitional devices to the University A district, including but not limited to such provisions as greater setbacks for intensive uses.

This the 30th day of October, 1978.

Mr. Hill asked what the process for rezoning was. He suggested it would be more reasonable to discuss transitional zones first and then the Baity property and University A in general. Mr. Jennings explained that the intent was to consider fringe areas as well as transitional devices. The zoning ordinance consultant had been requested to prepare these. Mr. Hill argued that the Board would be acting on University A zoning before considering the transitional devices if it considered the Baity property on November 6, as has been proposed. Mr. Jennings responded that whatever transitional uses were recommended, they would probably not exceed what the University had offered in the 200' buffer between their property and the residences near the Baity property. Mr. Hill asked if the Zoning Rewrite Committee had discussed changing University A and B. Mr. Jennings stated the Zoning Ordinance Committee had discussed the statements of intent on district regulations and decided to go ahead with the University A zoning district. Alderman Kawalec had attended the committee meetings. She stated that no final action had been taken on anything, but they had reached informal agreement. Creating one University district had been discussed. Alderman Vickery wanted a discussion of University A before considering the Baity property. He suggested the Baity property rezoning request be delayed until after the November 20 hearing. Alderman Kawalec suggested a worksession on this. Mr. Shipman hoped to have the consultant's recommendations by November 8. A worksession could be scheduled soon thereafter. Alderman Vickery wanted to delay consideration of the Baity property until after the worksession. Mr. Jennings said the Board was considering calling the public hearing now. They could have the Planning Board recommendations when requested. The Board was concerned with confusing the public on related issues. They might expect action at the public hearing. Mr. Shipman stated that the rezonings would be requested no matter what the definition of University A. Mr. Shipman suggested that two public hearings might be held, one to identify tansitional devices and the second on those devices. THE MOTION WAS CARRIED UNANIMOUSLY.

Ordinance Amending the 1978-79 Position Classification Plan and Ordinance Amending the Budget Ordinance

ALDERMAN BOULTON MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING ORDINANCE.

AN ORDINANCE AMENDING THE 1978-1979 POSITION CLASSIFICATION PLAN

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby amends the "Ordinance Establishing a Position Classification and Pay Plan, etc., for the period July 1, 1978 through June 30, 1979," as follows:

SECTION I

In Section IV D MISCELLANEOUS, ADD:

POSITION	NUMBER	HOURS	SALARY
Personnel Analyst	1	37½	$943-$990/month

SECTION II

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

This the 30th day of October, 1978.

Ms. Peddicord explained that in outlining work objectives for the fiscal year the Personnel Department had assumed the use of a CETA employee in achieving two of the major objectives, the Personnel Policy Procedures Manual as well as a review of the selection procedures. They did not anticipate that the funding for the position would be stopped early in the fiscal year. They must either curtail the work objectives or asking for temporary funding to have a contract position to work on these special projects. Alderman Kawalec asked why the town could not use the Uniform Guidelines on Employee Selection Procedure put out by the federal agencies. Ms. Peddicord said these were complex and not easily understood, concerned with adverse impact. It must be determined whether the town was having adverse impact and if so, methods for correcting the procedures to insure that there is no adverse impact. Alderman Kawalec asked if these would have been part of the objective if the town had not had the CETA employee. Ms. Peddicord had identified the Ceta employee as the prime worker on these two objectives.

Alderman Kawalec did not believe the development of a physical agility screening test as important as the first two objectives. Alderman Thorpe objected to adding a position in the middle of the year and felt it could become a permanent position. Ms. Peddicord assured him this was a contract position. Mr. Shipman did not anticipate this as a permanent position. Alderman Smith felt the town was training PSO's only to have them leave for other areas. He was against development of a PSO Rookie School at present. He asked where the money for these projects was coming from. Mr. Shipman said it would be appropriated from contingency. He added that the staff would be coming to the Board with recommendations to aid the town in putting qualified officers in the police department and fire stations. THE MOTION WAS DEFEATED BY A VOTE OF FOUR TO THREE WITH ALDERMEN BOULTON, HOWES, KAWALEC AND VICKERY SUPPORTING AND ALDERMEN SMITH, THORPE AND EPTING OPPOSING. The Ordinance did not have the required 2/3 vote. ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN HOWES, ADOPTION OF THE FOLLOWING ORDINANCE.

AN ORDINANCE TO AMEND THE "ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 1978"

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill that the Budget Ordinance entitled "An Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 1978" as duly adopted on June 12, 1978, be and the same is hereby amended as follows:

ARTICLE I

	Budget	Increase	Decrease	Revised
General Fund				
Personnel	66 305	+ 7 640		73 945
Sundry-Contingency	16 915		- 7 640	9 275

All ordinances and portions in conflict herewith are hereby repealed.

This the 30th day of October, 1978.

THE MOTION WAS DEFEATED BY A VOTE OF FOUR TO THREE WITH ALDERMEN BOULTON, HOWES, KAWALEC AND VICKERY SUPPORTING AND ALDERMEN EPTING, SMITH AND THORPE OPPOSING. The ordinance did not have the required 2/3 vote for adoption.

Ordinance Amending the Budget Ordinance

ALDERMAN THORPE MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING ORDINANCE.

AN ORDINANCE TO AMEND THE "ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 1978"

OCT 30

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill that the Budget Ordinance entitled "An Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 1978" as duly adopted on June 12, 1978, be and the same is hereby amended as follows:

ARTICLE I

	Budget	Increase	Decrease	Revised
Transportation Fund				
Sundry	195 410	+12 490		207 900
Administration	42 545	+ 1 880		44 425
Operations	584 375	+51 485		635 860
Maintenance	192 100	+11 895		203 995

ARTICLE II

	Budget	Increase	Decrease	Revised
Transportation Fund	1 014 430	+77 750		1 092 180

All ordinances and portions in conflict herewith are hereby repealed.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Bids

ALDERMAN HOWES MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION ACCEPTING BIDS AND AWARDING OF CONTRACT FOR REINFORCED CONCRETE PIPE OF VARIOUS SIZES

WHEREAS the Town of Chapel Hill has solicited formal bids on Reinforced Concrete Pipe of Various Sizes and the following bids have been received:

Bidder	Bid
N.C. Products Corp.	$14,260.50
Gray Concrete Pipe Co., Inc.	$14,159.00

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Town accepts the bid of Gray Concrete Pipe Co., Inc. in the amount of $14,159.00.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

ALDERMAN HOWES, MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION ACCEPTING BIDS AND AWARDING OF CONTRACT FOR PRINTING OF THE ANNUAL REPORT CALENDAR

WHEREAS the Town of Chapel Hill has solicited formal bids for the Printing of the Annual Report Calendar and the following bids have been received:

Bidder	Bid (10,000 copies)
Creative Printers, Inc., Chapel Hill, N.C.	$5,007.70 5.50/half tone 14.00/hr. alterations
Greensboro Printing Co. Greensboro, N. C.	5,781.00 3.50/half tone 15.00/hr. alterations
Piedmont Printers; Durham, N.C.	6,364.00 6.00/half tone 16.00/hr. alterations
Seeman Printery, Durham, N.C.	5,834.00 4.00/half tone 16.00/hr. alterations
Village Graphics Chapel Hill, N.C.	7,380.00 3.00/half tone 20.00/hr. alterations

NOW THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Town accepts the low bid by Creative Printers, Inc. in the amount of $5,007.70.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

ALDERMAN EPTING MOVED, SECONDED BY ALDERMAN THORPE, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION ACCEPTING BIDS AND AWARDING OF CONTRACT FOR LUMBER AND TIMBERS FOR BRIDGE CONSTRUCTION

WHEREAS the Town of Chapel Hill has solicited formal bids on Lumber and Timbers for Bridge Construction and the following bid has been received:

Bidder	Bid
Tarheel Wood Treating Company Morrisville, N. C.	$3,841.92

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Town accept the bid of Tarheel Wood Treating Company in the amount of $3,841.92.

This the 30th day of October, 1978.

THE MOTION WAS CARRIED UNANIMOUSLY.

Committees

The nominations for the vacancy on OWASA for a term ending June 1981 were Barbara Booth and Betty Sanders. Ms. Sanders received five votes to Ms. Booth's three and was appointed.

The special meeting to discuss the downtown Post Office acquisition and the Police/Court CIP Project was scheduled for November 6, 1978, at 7:30 p.m.

The joint work session to the County Board of Commissioners was scheduled for November 15, 1978, at 7:30 p.m.

There being no further business to come before the Board, the meeting was adjourned.

OCT 30 51

James C. Wallace

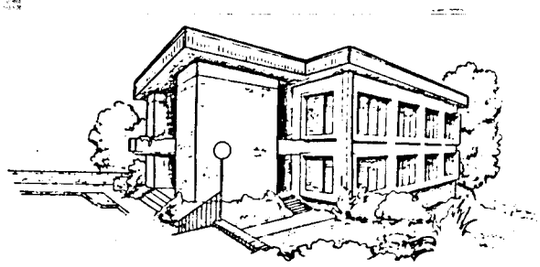
Mayor James C. Wallace

David B. Roberts

Town Clerk David B. Roberts

TOWN OF CHAPEL HILL

306 NORTH COLUMBIA ST.
CHAPEL HILL, N.C., 27514
(919) 929-1111



NOTICE OF SPECIAL MEETING OF THE BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL

Left Copy of Residence 11-3-78

TO: Marilyn Boulton 1.25 P.M
Gerald Cohen 1.05 P.M
Robert Epting
Jonathan Howes
Beverly Kawalec
R. D. Smith
Bill Thorpe 1.15 P.M
Edward Vickery Delivered by Police
James C. Wallace 12.25 P.M

You, and each of you, are hereby notified that the Board of Aldermen have called a Special Meeting, to be held in the Town Municipal Bldg. **at** 7:30 pm **on** Nov. 6, 19 78, for consideration and action on request by UNC for rezoning of the Baity property.

Jonathan B Howes
Beverly Kawalec
Marilyn M Boulton

Robert Epting
MAYOR Pro-tem

ACCEPTANCE OF NOTICE

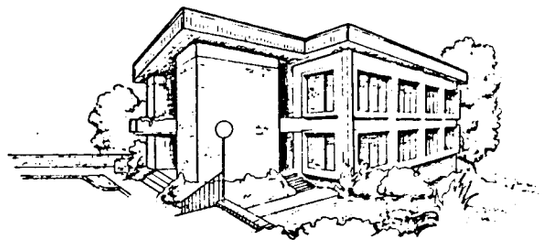
We, the undersigned, members of the Board of Aldermen of the Town of Chapel Hill, hereby accept notice of a Special Meeting of the Board of Aldermen, called by Honorable R. Epting, Mayor Pro-tem, **to be held in the** Town Municipal Building, 7:30 pm, 6 November 1978.

MAYOR

Robert Epting
Jonathan B Howes
Beverly Kawalec
R D Smith
Bill Thorpe
Marilyn M Boulton

TOWN OF CHAPEL HILL

306 NORTH COLUMBIA ST.
CHAPEL HILL, N.C., 27514
(919) 929-1111



NOTICE OF SPECIAL MEETING OF THE
BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL

TO: Marilyn Boulton
Gerald Cohen
Robert Epting
Jonathan Howes
Beverly Kawalec
R. D. Smith
Bill Thorpe
Edward Vickery

You, and each of you, are hereby notified that the Board of Aldermen have called a Special Meeting, to be held in the Conference Room, at 7:30 on November 6, 1978, to consider downtown Post Office acquisition and the Police/Court CIP Project

James C. Wallace
MAYOR

ACCEPTANCE OF NOTICE

We, the undersigned, members of the Board of Aldermen of the Town of Chapel Hill, hereby accept notice of a Special Meeting of the Board of Aldermen, called by Honorable James C. Wallace, Mayor, to be held in the Conference Room, on November 6, 1978, at 7:30 p.m.

James C. Wallace
MAYOR

Jonathan R. Howes
Beverly Kawalec
Edward Vickery
Bill Thorpe
Marilyn Boulton
Robert Epting
R D Smith
Gerald Cohen