

Minutes Regular Meeting
Board of Alderman--Chapel Hill, N. C.
January 14, 1952

The regular meeting of the Board of Aldermen was held in the Town Hall on January 14, 1952 at 8:00 P.M.

Present were Mayor Lanier, Aldermen Fowler, Fitch, Burch, Davis, Cornwell, and Putnam, Town Manager Rose and Town Attorney LeGrand.

On January 12, 1952, Judge L. J. Phipps, Chairman of the Planning Board Enlarged delivered to the Mayor of Chapel Hill official copies of the proposed zoning ordinance for the Mayor and each member of the Board of Alderman, which were in turn delivered by the Mayor to each of the Aldermen.

Mr. Lanier welcomed the large group of people attending the meeting in the interest of a proposed zoning ordinance for property outside the town limits of Chapel Hill. The official notice of this hearing was read by the Town Clerk. Mr. Lanier then turned the meeting over to Mr. L. J. Phipps, Chairman of the Chapel Hill Planning Board Enlarged for his explanation of the provisions of the proposed zoning ordinance.

Mr. Phipps explained that the Chapel Hill Planning Board Enlarged consists of the Chapel Hill Planning Board plus three additional members from Orange County living outside Chapel Hill, appointed by the County Board of Commissioners. He stated that this Planning Board Enlarged held a public hearing on its proposal, and that after this public hearing, they met again to re-examine its proposal in terms of what had been said at the public hearing. He reported that the Planning Board Enlarged had presented to the Board of Aldermen its recommendation for zoning of the area for a distance of 4 miles of and beyond the corporate limits of the Town of Chapel Hill, and that after this presentation, the Board of Aldermen will take this proposal under consideration for whatever action they may deem necessary.

After considerable discussion by property owners within the area proposed to be zoned, most of which appeared to be against the enactment of the zoning ordinance, Mr. Lanier assured the people that the Board will consider this proposal thoroughly and deliberately and action they think is best.

PUBLIC HEARING ON ZONING

The public will take notice that January 14, 1952, at 8 o'clock P.M. in the Chapel Hill Town Hall, the Board of Aldermen for the Town of Chapel Hill, will hold a Public Hearing on the matter of zoning for a distance of not more than four (4) miles of and beyond the corporate limits of the Town of Chapel Hill, N. C., but not beyond the boundaries of Orange County or within the corporate limits of the town of Carrboro, N. C.

(Signed) HELEN J. GIDUZ
Town Clerk
Jan. 4, 1952

952

Page 353

Mr. William M. Alexander, President of the Chapel Hill Junior Chamber of Commerce came before the Board with the request that the Jaycees be allowed to repair some of the present street markers that they put up last year, and add additional ones. He stated, however, that they did not want to set a precedent, and would not want to promise to do it again next year. Mr. Davis moved that the Jaycees be allowed to do some refinishing work on the street markers, and put up additional ones within the Town of Chapel Hill, on approval of the Town Manager, and with the agreement that the Jaycees not supply permanent upkeep for them. Also, that if any additional materials are needed, the cost of these must be approved by the Town Manager before being purchased. This motion was seconded by Mr. Putnam and passed unanimously.

Mr. Archie Allen from Raleigh, North Carolina, Attorney for Mr. C. P. Erickson and Mr. Charles D. Wottingham, came before the Board to discuss the University Motor Lodge, which is east of Chapel Hill on Highway 54. He stated that the contracts had been let for this 34-room structure and that construction had begun on January 2. Mr. Allen stated that they would like to enter into a contract with the Town similar to the contract that the Town has with Greenwood and Glen Lennox covering the following; (1) maintenance of the sewer line, (2) people tapping on to the line built by the Motor Lodge, (3) as a hotel, should there be any difference in the monthly rental, and (4) if the area is taken into the city limits within the next five years, would the Motor Lodge have any chance for reimbursement of the cost of the sewer line? After discussing this matter, Mr. Burch moved that this matter be referred to the Utilities Committee, Town Attorney, and Town Manager for their study and recommendation to the full board at the next meeting of the Board. This motion was seconded by Mr. Davis and unanimously passed.

The Chief of Police and the Clerk of Recorder's Court report for the month of December, 1951 was handed to each member present.

The Health Department report for the month of December, 1951 was given by Mr. Lanier.

Mr. Rose presented a chart prepared by himself showing the Capital Improvement Program of the Town of Chapel Hill. Mr. Lanier congratulated Mr. Rose on this report and stated that it was one of the best pieces of information that has ever been presented to the Board. He also stated that he was glad to see the Town on a sound financial basis.

Mr. Rose reported that he had asked the General Electric Company to send one of its men over to survey the corner of Country Club Road and Highway 54 and make a recommendation in regard to the traffic light at that intersection.

Mr. Rose reported that property is now being listed for taxes, and will be listed through this month.

Mr. Rose reported that he had met with the Building and Grounds Committee of the University concerning moving the curb back in front of the Scuttlebutt. Mr. Cornwell stated that he did not see that cutting the corner off would make the flow of traffic any better. Mr. Rose stated that if the corner were cut off the traffic lanes would line up better, and that he would like to see the members of the Board go over this with the Building and Grounds Committee.

Mr. Rose stated that the Reverend E. C. Cooper had sent him a petition signed by more than 50% of the frontage owners for curb and gutter on Pickard Lane, but that he would like to get all of the property owners to sign this petition and that he would like to see the street at least 3 feet wider. Mr. Putnam moved that this matter be referred to the Street Committee and Town Manager for their study and recommendation to the Board at the next meeting. This motion was seconded by Mr. Burch and passed unanimously.

Mr. Rose stated that they were going to start digging holes for the street lights on West Franklin Street this week, adding conduit to the bases so that underground wiring could be put in if it is ever needed.

Mr. L. J. Phipps, Chairman of the Chapel Hill Planning Board, and Mr. Wager, Mr. Cochrane, and Mr. Loomis, members of the Planning Board came before the Board. Mr. Lanier thanked them for the work they had done in preparing the proposed zoning for the area outside the Town limits. Mr. Phipps stated that outside of a few misinformed individuals, there seems to be very little opposition to the proposal. He also explained that they had started out to protect the approaches to Chapel Hill on the main highways and recommended that some control of these approaches should be adopted as soon as possible.

Mr. Fitch reported that the Committee on the gas franchise had completed its work on the franchise and had sent a copy of the proposal to the gas company, and is now waiting to hear from them.

Upon motion of Mr. Burch, seconded by Mr. Davis and unanimous consent, the meeting adjourned at 11:25 P.M. o'clock.

After hearing the minutes of the Board of Aldermen for January 14, 1952, read as amended, on motion made by Alderman Burch, and seconded by Alderman Putnam, the minutes were approved by vote of the Board of Alderman, this the 30th day of January, 1952.

 Town Clerk

Mayor