

Mr. Tom McLean, member of the State Highway Commission, stated that the Major Thoroughfare Plan recently completed is a good one and in his opinion would be supported by the full commission and that he felt that it was very important that the Right-of-Way be protected.

During the discussion it was reported that Russ-Riddle had made application for a permit for the building they have planned and that the permit was being delayed to give Council an opportunity to consider the matter.

Mr. Furman Riddle stated that his firm had incurred considerable expense by way of architectural plans, etc. and that a contract for the construction of the building had already been entered into. He stated that his firm would sell the lot for Right-of-Way purpose, even though they are most anxious to construct the building which has been planned.

After further discussion the City Manager was authorized to negotiate with the owners for the purchase of the lot and to report at the next meeting of the council. City Attorney, Joe Tally, Jr., stated that use of the bond money, authorized in the 1960 referendum, for purchase of Rights-of-Way in connection with the State Highway Projects where no assessment would be made against abutting properties was questionable. Councilman Rose commented that a bond referendum to provide funds for use in acquiring Rights-of-Way may be necessary.

Mr. Charlie Pearson, Chairman of the Streets and Highways Committee of the Chamber of Commerce was present and expressed his Committee's approval of the Major Thoroughfare Plan and pledged his Committee's support in whatever way it could be used.

The meeting was adjourned at 5:15 P.M.

Maurice W. Downs
 MAURICE W. DOWNS
 City Clerk

Regular Meeting
 April 9, 1962
 8:00 P.M.
 Court Room

Present:

Mayor Robert H. Butler

Councilmen: Ted O. Rhodes
 Sol C. Rose
 Eugene Plummer
 D. B. Maness

City Manager, G. W. Ray
 City Attorney, J. O. Tally, Jr.
 PWC Administrator, R. A. Muench
 PWC Treasurer, Harry Stein

Mayor Butler welcomed Mrs. Ray Klein's Ninth Grade Civics Class from Alexander Graham Junior High School, who were present to observe the City Council proceedings.

A public hearing was held on a petition to rezone from R-10 Residential to P-1 Professional, two lots on Owen Drive described as follows:

Lot Nos. 2 and 3 of Block B of the sub-division known as Bordeaux, Section III, as recorded in Plat Book 18, Page 38, Cumberland County Registry; said lots form an area 180 feet wide by approximately 150 feet deep and lying on the West side of Owen Drive and is further designated as being the lot on which 518 Owen Drive is located and the lot immediately to the North of this lot on Owen Drive.

The rezoning of these lots to P-1 Professional was recommended by the Planning Board provided that a shrubbery screen be planted and maintained along all side and rear lot lines behind buildings in which doctor's offices are located. There being no objection offered and upon motion by Councilman Rose, seconded by Councilman Plummer, the lots were rezoned unanimously as recommended.

The second item of business, was a public hearing on a recommendation previously made by the Planning Board to amend the Zoning Ordinance, Section 32.23 of Chapter 32 of the City Code to allow parking as a special use permit in Residential Districts 5, 6, and 10, whereby the following would be listed alphabetically as subsection (1a) in the list of uses permitted in the R-10 Residential District:

Automobile off-street parking for employees and customer use for uses which are not in the district and uses which would not otherwise be permitted in the district may be permitted upon and after obtaining a special use permit issued by the City Council upon recommendation of the Planning Board after public hearings as required by this ordinance for amendments. Special use permits issued under this section shall be subject to the following conditions in order to preserve and protect the character of the district in which the parking is located and otherwise protect the purpose of this ordinance. The proposed parking lot or area shall be graded, drained, and surfaced in a manner which shall assure its maintenance in a satisfactory condition. Screening, circulation pattern, points of access and egress, lighting and signs and other as may be stipulated by the City Council or the Planning Board shall be so designed and so constructed as to protect the residential character of the neighborhood in which they are located. All applications for a special use permit shall be accompanied by plans showing the location and size of the proposed parking area and its location in relation to surrounding buildings as well as proposed grading, drainage, surface materials, screening, circulation pattern, points of access and egress, lighting and signs. A statement shall also be made as to the intended use of the lot including type and ownership of vehicles to be parked, hours of operation, methods of operation and other as may be pertinent. The plans and statements made in the application when approved, will be a condition of the special use permit and such special use permit shall be subject to revocation by the City Council after a public hearing and after the review and recommendation of the Planning Board if the plans or the conditions specified in the application are not complied with.

No opposition to this change was voiced, so, upon Councilman Rhodes' motion, seconded by Councilman Maness and by unanimous vote the zoning ordinance was amended as outlined above.