

A regular meeting of the City Council of the City of Charlotte, North Carolina, was held in the Council Chamber, City Hall, on Monday, March 16, 1970, at 2:00 o'clock p.m., with Mayor John M. Belk presiding and Councilmen Fred D. Alexander, Sandy R. Jordan, Milton Short, John H. Thrower, Jerry Tuttle, James B. Whittington and Joe D. Withrow present.

ABSENT: None.

The Charlotte-Mecklenburg Planning Commission sat with the City Council, and as a separate body, held its public hearings on Petitions for changes in zoning classifications concurrently with the City Council with the following members present: Chairman Toy and Commissioners Albea, Blanton, Embry, Godley, Sibley, Stone, Tate and Turner.

ABSENT: Commissioner Brewer.

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INVOCATION.

The invocation was given by Mr. Claude L. Albea.

MINUTES APPROVED.

Upon motion of Councilman Short, seconded by Councilman Withrow, and unanimously carried, the minutes of the last Council Meeting, on March 9, 1970, were approved as submitted.

CITY OF CHARLOTTE EMPLOYEE AWARD PRESENTED SAM E. HILL ON RETIREMENT.

Mayor Belk recognized Sergeant Sam E. Hill and presented him with the City of Charlotte Employee Award for services rendered from November 10, 1943 until his retirement from the Charlotte Police Department on March 1, 1970.

CITY OF CHARLOTTE CITIZENSHIP AWARDS PRESENTED.

Mayor Belk recognized Mr. Graeme Keith and presented him with the City of Charlotte Citizenship Award for his services as Chairman of the Sales Tax Study Committee.

Mr. W. J. Smith and Mr. G. B. Carrier were recognized and presented with the City of Charlotte Citizenship Award for their action in preparing the low bid submitted by First Union National Bank on the \$10.0 Million City Bonds.

Mayor Belk stated Mr. Oliver Rowe is not present but he will be presented with the City of Charlotte Citizenship Award for his services as Chairman of the Master Plan Committee for Low Income Housing.

HEARING ON PETITION NO. 70-34 BY DR. REGINALD A. HAWKINS FOR A CHANGE IN ZONING FROM R-9 TO R-9MF OF A 24.216 ACRE TRACT OF LAND SOUTHWEST OF MILTON ROAD, BETWEEN THE END OF RUTH DRIVE AND THE REAR OF LOTS ON TIPPERARY PLACE EXTENDING TO SLAGLE DRIVE.

The scheduled hearing was held on the subject petition on which a protest petition has been filed and found sufficient to invoke the 3/4 Rule requiring the affirmative vote of six (6) Councilmen in order to rezone the property.

Mr. Fred Bryant, Assistant Planning Director, stated this is a request to rezone approximately 24 acres of land from single family to multi-family zoning on Milton Road. This is a rectangular shaped piece of property which comes to a point at Slagle Drive; Ruth Drive dead ends into the property; Galloway Road parallels the property with Tipperary Place being in the immediate vicinity.

He stated the property is vacant with the exception of three single family houses located on it; it is surrounded on three sides - the East, South and West Side - by existing single family homes. The area on the three sides is solidly developed with single family residences. On the Milton Road side of the property is a narrow sliver of property that is vacant between the subject property and Milton Road - the subject property only comes to a point on Milton Road; across Milton Road there is an existing apartment development located along Perth Court. He pointed out Cochrane Junior High School and Devonshire Elementary School in the immediate vicinity. He stated there is a very significant location of business development near the intersection of The Plaza and Milton Road.

Mr. Bryant stated there is single family zoning around the subject property with existing apartment zoning located across Milton Road in the Perth Court area. Other than that the area is zoned R-9 throughout with an existing business zoning around the intersection of The Plaza and Milton Road with some small amounts of office zoning along the Plaza; there is a small area of apartment zoning located on Joyce Drive near the subject property.

Dr. Reginald A. Hawkins, the petitioner, stated the petition was made to rezone the area in order to comply with the wishes of this City Council and others who have stated they thought there should be scattered buildings of low income to moderate income housing in order to make sure that all the housing would not be maintained on the west side of the City. He stated they have a site on the west side of the City and they have built Parker Heights and the land they are now talking about is costing more money in order to make sure that integrated housing is a thing of the day here in the City of Charlotte.

Dr. Hawkins stated in order for them to render this service they must have the help of the City. People are being uprooted by urban redevelopment, by highway construction, by code enforcement and they have no where to go. That Parker Heights, which has just been completed, is now 100% occupied, and they could occupy it more if they had the apartments.

He stated, after consultation with FHA, they propose to build between 250 and 300 units on the subject property. He stated they cannot understand why there is a protest to this after looking at this area as it is one of the most highly densified areas in the City relative to the type of zoning. That even on the same side approximately of this part to be zoned there is a multi-family zone that was done in 1964; directly across from this site is a zone granted for multi-family in 1965; they understand there is some starts of apartments now in the area behind Cochrane School that was just begun to be cleared last week; there was no protest to any of the business zones in the area, for the office zones in the area, and they cannot understand why there is any protest now to their trying to build housing in that area in keeping with the type of housing that is now found in the area unless it is due to the fact that black and low income people will be living in that area.

He stated you cannot encourage private builders to go in and build the type of housing they are talking about unless it is feasible. The land cost in the City of Charlotte and other areas are astronomical as to what the government will approve for building the type housing that is needed in the City. The land they have on the west side is much cheaper. He stated he goes along with the thesis that every neighborhood in this community, and every section of this town should help bear the city's burden of providing housing for blacks and low income people.

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He stated there is a lot of talk about Devonshire School; that they know that Devonshire School does not have a black student in the school; that Cochrane only has a handful of students and they are bused in. This neighborhood could stand an integrated setting, and this is the type of housing the federal government will approve and the only kind the federal government will approve where they try to encourage integrated living.

Dr. Hawkins stated the land is feasible because it is close to schools; because it is close to churches and because it is close to shopping centers. He stated they are trying to render a service for the people of this city and to comply with the request of this city in doing their thing in the area of housing. He stated they can see the only reason for a protest against this is based on the fact that it is racial.

He stated when they first looked at this area they thought they would comply with the type of zoning in the area as right across the street is R-9MF. That after consulting with them, FHA encouraged that in this area they would do up to 300 diversified units for the elderly and other people in need in the City of Charlotte, they have taken a second look and they will accept a zoning of R-15MF, knowing it will cost them even more money; that an R-15MF zoning would allow them to do the type of thing they want to do in this area. He stated they will go back on their request and ask the granting of an R-15MF zoning and he knows there will be no protest as it will be in keeping with the same type of density in which the residential areas they claim approximate this property.

He stated in order to get the type of housing to make sure that urban redevelopment, highway constructions and other federal programs are continued in the City of Charlotte that this city will now have to work with people such as them to make sure they can get the site in order to put the type of housing that is needed; they cannot do this without the full cooperation of the Planning Commission and the City Council. If this type of housing is not granted "woe be unto us" for any more private people to try to undertake the type of construction they have done in Parker Heights and that is being done in other areas, particularly on the west side of the city.

Mr. Bryant stated that R-12MF would permit about 350 units; R-15MF would permit 300 and R-9MF would permit 420 units.

Mr. Dave Blevins stated the Charlotte Fair Housing Association would like to speak in behalf of the proposal of the zoning change, and he read the following statement: "Charlotte Fair Housing Association publicly endorses the request for rezoning to multi-family of the Baxter Hill acreage on Milton Road by Motley Realty Company. We encourage the City Council to vote affirmatively on the petition and thereby take a first and long-awaited step toward scattered-site housing in the city."

Mr. Blevins stated they feel that Charlotte as a city has certain interest that need to be addressed by not only the city government but the private persons such as Mr. Motley and Mr. Hawkins so that we can bring about a meaningful kind of integration in Charlotte. He stated they feel it is the responsibility and the need of the City of Charlotte, both as public officials and as private citizens, to take the affirmative step to bring about integration in housing; there is a crying need for housing acceptable to the black persons of this community; they feel there is an opportunity to make good the promise to our city that we will provide integrated living. He stated the needs of the residents of the Milton Road area should be taken into account; the interest of the entire city should be taken into account; we have a need for much housing in Charlotte and if we take seriously the idea of integration so that we can all learn to get along with one another, this should only be a beginning and should not be the last low income housing that would be constructed on the east, southeast or northeast side of Charlotte. He stated they are asking the city to take a first step to bring about integrated housing in Charlotte.

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Councilman Tuttle stated he has heard from Mr. Hawkins and Mr. Blevins about race and negroes; that he received over 100 letters and telephone calls from people in this area and not one has said anything about any race or low income housing. They have made objections on other things but not race. He stated he thinks race should be left out of this.

Dr. Hawkins replied we have become very sophisticated in the City of Charlotte; we do not use race but why is it that we had no complaints about the other zoning request in the area; why is it there was no complaints about Mr. Crosland who is building apartments out there now. He stated there are no black kids in these schools and if the matter is not race why would there be objections to putting apartments for black and low income people in this area or in an area such as this. He stated the zoning in this area is not a strictly residential area; there are business zones, high office zoning and there is even industrial zoning; there is business all around the schools and there is R-9MF which is the highest density of apartments. He stated there have been no complaints about these others; why then is there complaint now. He stated he thinks we should look beyond the label on this matter and not deal under the table or try to say the matter is not race. That he would appreciate it much more if the protestors would come out and tell it like it is, and tell that they do not want it in the area because it is race.

Mr. Motley stated maybe Mr. Tuttle is right and we do not need to speak in the terms of "race" because there is not way there would be a development in this area if the word "race" is used. Maybe the word should be stricken from the record because FIA has on every form that there will be no discrimination of race, creed or color and these apartments, if they are ever up, will be open to anyone who qualifies under their salary income.

Commissioner Turner asked Mr. Motley if there is any possibility of their acquiring the vacant strip in front of their property on Milton Road so they might have access? Mr. Motley replied they are working on this now.

Mr. Myles Haynes, Attorney for the petitioners, stated he regrets the injection of other matters into what he thought was going to be a zoning matter. That every member of this Council and every member of this Planning Commission knows that he has appeared and Mr. Hanson has appeared time and time again usually representing the property owners who are protesting the changing of residential property to multi-family property.

Mr. Haynes stated he is present representing the petitioners in protest who comprise the residents in a highly developed residential area surrounding the property in question. These developments comprise the communities of Shamrock Hills, Tiffany Terrace, Hope Valley, Shannon Park, Green Meadows and Hampshire Hills.

He presented to the City Clerk general petitions in protest signed by the residents who live in the neighborhood and there is a total of approximately 3,007 names on these general petitions. He stated the significant portion of the protest reads as follows:

"We believe that such a change would create excessive traffic on residential streets, increase the flooding problems of the stream in this area, change the basic character of this single family neighborhood, constitute, in fact, spot zoning, adversely affect the values of the substantial, private single-family residences in this area, and constitute a breach of faith to the many citizens who purchased homes in this area in reliance upon the long existing single family zoning classification."

Mr. Haynes stated in addition to the general protest, sufficient protests were signed by adjoining property owners to invoke the 3/4 rule. He stated every homeowner occupying property adjoining this tract signed. The only person who did not sign was the owner of an unoccupied house and they could not find the owner.

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He stated at the first look the subject property would be slightly over 24 acres of land lying vacant that could be used either for single family, or if rezoned, multi-family housing. It is surrounded by a high residential neighborhood with the homes in that general area ranging in value from \$18,000 to \$32,000. He stated in the middle of the subject property and across the property there runs a 100-foot wide right of way for a cable; there is a 10-foot wide sanitary sewer right of way and through this property runs a creek which is a tributary of Briar Creek. He stated they have checked with Mr. Eddens of the U. S. Survey and Geodetic Department to see about a flood plain on that creek. That Mr. Eddens says they have never made a specific study of this creek but they do have records in their files to draw conclusions and, based on those records, they show a flood as recently as April 1962; they show the high water mark on the property is estimated to be at the 715 foot point and the property is presumed to have a flood cycle of once every 6 or 7 years. He stated assuming this is correct out of the 24 acres in that tract only a small amount of property would be left to build on.

If a developer attempted to fill that land in order to gain more useable acreage the only thing he is going to do is to create a worse flooding problem down stream which already has a flooding problem. He stated there is no reasonable access to the property - there is no access from Milton Road; if you drive down Milton Road, you will see a dirt driveway that runs from Milton Road to serve the three houses but it is not a dedicated right of way; it is a private easement for ingress and egress to those houses rented by a private owner who owns the place where the driveway runs and he is not involved in the zoning petition; you cannot take a private easement and enlarge upon it to single family property in order to make a private driveway to get into a multi-family complex. He stated the maps show Slagle Avenue going all the way from Tipperary to Galloway. But the fact is the creek comes right through this property and runs right through Slagle Avenue and it has never been completed and there is fee simple title land in the middle of Slagle Avenue. There is no way to get across. That the recorded maps show the point does not adjoin Slagle; there is approximately a 5 or 6 foot gap that the property does not touch the right of way to Slagle. He stated the only possible way to get to the property is to come down a residential street - Ruth Drive - that runs right through the middle of Shannon Park, and that is the only way in or out of the property.

Mr. Haynes stated the residents are concerned about the traffic up and down the residential street; they are concerned about the two schools which are heavily overtaxed now to the point they have the extra units. If you put a high density of people on this property that means more children to tax an already overtaxed situation. He stated the area has had about as much multi-family thrashed upon it as any area in the City; there are 21 tracts in this general area zoned multi-family and adds up to 549 acres of available undeveloped multi-family property; out of the 21 locations 12 have acreage of 20 acres or more which would be available for this type project.

He stated the petitioner's present plan is to put low income rent subsidy housing on the property. The property is not suited for that reason because the property lies approximately seven miles from the center of the City of Charlotte; it is isolated from any of the essential supporting services necessary to a community comprised of people falling in a socially economic group who would qualify for this type of housing. These people depend on public transportation and they must have facilities available to provide necessary supporting services such as medical facilities, shopping centers and employment. He stated the nearest major shopping center to the property lies approximately two miles away at the corner of Eastway and the Plaza, where there is a 60-acre tract of undeveloped multi-family property.

Mr. Haynes stated they submit there is much more highly desirable property for the type housing proposed on property that is already properly zoned; without having to encroach upon established residential neighborhoods there are places to put this type of housing where supporting services are available and they feel the better part of judgement in this case, if for no reasons other than those he has set that this petition should be denied and they request that it be denied.

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Councilman Alexander asked Mr. Haynes if any of these parcels are available for sale? Mr. Haynes replied he does not know but it seems to him out of all that property zoned multi-family with the high price of property that some must be available.

Councilman Short asked how definite is his information about the flood plain; that it seems to him Mr. Haynes stated the geodatic people advised they had not studied this creek in the first place and in the second place he is giving this information in the form of heresay? Mr. Haynes replied this is based on a direct conversation with Mr. Eddens on Friday afternoon between Mr. Baucom in his office and Mr. Eddens. The specific question was put to Mr. Eddens as to whether they had done a study on this particular tributary of Briar Creek and his reply was that no specific study but sufficient records to draw conclusions and those conclusions were it does have a flooding history; that its flood level is 715 feet above sea level. If you take that and compose it on the map which he has shown it shows you lose about 2/3 of the total acreage that you can do anything with unless you started filling; once you start filling, you start throwing water downstream.

Councilman Whittington stated the petitioner indicated there has been no public hearings and objections to multi-family zoning request in this area; that he asked Mr. Bryant if he would verify this and he does not have the minutes nor the notes in front of him, but to his knowledge there have been four zoning petitions at four different places in this area of Barrington Drive, Joyce Drive, Ruth Drive and on Perth Court and Milton Road and the requests were objected to three out of four times.

Mr. A. C. King of Tipperary Place stated he has no objections to any type of integration; that before it was low income housing they still objected; that no one wants high rise apartments in their back yards. He stated he would have no objection to any type of private housing. They are objecting to the types of buildings that would be clustered into this property which is a peninsular going into a residential area and throwing up housing in it.

Mr. Bobby White of Tipperary Place stated he has lived here for nine years; that Mr. Stitt and his wife are present and in rebuttal to the racial question if you ask Mr. Stitt he will tell you they have always had a good relationship with Mr. Stitt and the people who live there.

Mr. Fred Webster of Tipperary Place stated there are three Negro families living in the area now and as far as he is concerned they could put all the single dwellings they wanted to in and he would have no objections. Mr. Webster stated they have apartments on both ends of the area now and they have a tremendous traffic problem already that this is not a racist issue. They are just overcrowded in the area.

Mr. Ed Chinnis with the Housing Mart Realty stated he owns a home in Shannon Park; that in developing Shannon Park they did not find it feasible; they do not think it is feasible at present to develop this property due to the terrain of the land and the high tension line going all the way through the property; the owners tried to sell the property to Mr. Spiers at the time they were developing Shannon Park and he would not buy it due to the terrain of the land. The creek overflows and it did this year; no later than ten days ago he saw the city truck cleaning the creek out just below the bridge at the entrance to this property. Mr. Chinnis stated being a real estate man and looking at what he has on his option, Mr. Hawkins does not have a nickel invested in this property; that even the option money is going back to him if it does not go through.

Councilman Alexander asked if the option method is not a general process in a real estate transactions? Mr. Chinnis replied the option is but when a man puts up an option he loses it; he pays for the option; he does not get it back. Councilman Alexander stated we are all aware that low income housing does not have to be high rise or the type of apartment complexes one generally attaches to multi-family or low income housing; he asked if this were to be low income housing of a single family residential nature would there be objections? Mr. Chinnis replied when you move a family into a neighborhood

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and they have to assume loans and do not have the money to pay and qualify for a new loan, the general rule is you have a lot of crime. Mr. Chinnis replied if you could build houses comparable, but not low income; it would ruin the neighborhood to bring in low income housing in the neighborhood of houses of \$18,000 to \$35,000.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-38 BY JAMES A. CROCKETT, ET AL, FOR A CHANGE IN ZONING FROM R-6MF TO R-6MFH OF THREE LOTS AT 812, 818 AND 830 QUEENS ROAD, CONTINUED TO APRIL 27, 1970.

The scheduled hearing was called on the subject petition on which a protest petition has been filed and found sufficient to invoke the 3/4 Rule requiring the affirmative vote of six (6) Councilmen in order to rezone the property.

The Assistant Planning Director advised the request consists of three lots located on Queens Road between Bromley Road and Henley Place. There are three residential structures on the lots; one of which is utilized for multi-family purposes. The general pattern of land uses surrounding this is a mixture of single family and multi-family and on Henley Place some duplex usage; there is a multi-family structure on Bromley behind the subject property and another across Queens Road and another at the intersection of Bromley and Queens Road; otherwise it is predominately single family.

Mr. Bryant stated all the property along Queens Road is zoned for R-6MF; there is single family zoning along Hermitage, Edgehill and the other streets with office zoning on Morehead and business zoning at Kings Drive and Morehead Street.

Mr. Robert Blythe, Attorney for the petitioners, requested a continuation on the subject hearing. He stated Mr. Tommy Miller, representing the protestant, Mrs. Nora Ray, is present. He stated he actually represents the potential developers of the property and they wanted to include all four lots in the request; but at the time they filed the petition in February there was a title problem concerning Mr. Miller's clients' property and this week it has been cleared up. Mr. Blythe stated they are requesting a continuation on the subject petition so that a petition may be filed on the lot which Mr. Miller represents, and have a joint hearing as this will all be one project.

Councilman Jordan moved approval of the request. The motion was seconded by Councilman Thrower.

Mr. Tommy Miller advised he will withdraw the protest which was filed last Wednesday in protest to the subject petition.

Councilman Tuttle asked the City Attorney to rule on this request? Mr. Watts, Assistant City Attorney, replied this is in order and it might be in order to give a date certain to hear it so if anyone wants to appear they will be informed as to the date. Councilman Tuttle asked if it has to be readvertised? Mr. Watts replied if it is continued to another date certain you will not have to readvertise it. Councilman Thrower stated he will have to withdraw his second to the motion as he thought it would have to be readvertised.

Mr. Watts stated the subject petition as it is now will be continued and then there will be another petition for another piece of property and this will be advertised and it is not necessary to readvertise on the portion before Council today. If you combine the two into another petition, then it will have to be readvertised.

Councilman Jordan moved that Petition No. 70-38 be continued to April 27, 1970 as requested. Councilman Whittington seconded the motion.

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Councilman Whittington requested the Planning Commission to notify those people who are present today and those who are not here who object to this by letter of the new hearing date.

Councilman Thrower stated there is no logical way for these people to understand that these two are tied together in one hearing; the best thing for this Council to do is to group the two together and have it heard at one time.

The vote was taken on the motion and carried by the following vote:

YEAS: Councilmen Jordan, Whittington, Alexander, Short, Tuttle and Withrow.
NAYS: Councilman Thrower.

HEARING ON PETITION NO. 70-31 BY S. R. BROOKSHIRE FOR A CHANGE IN ZONING FROM O-6 TO I-1 OF A PARCEL OF LAND 100' x 221' AT THE NORTHEASTERLY CORNER OF WEST 24TH STREET AND CATALINA AVENUE.

The scheduled public hearing was held on the subject petition.

Mr. Fred Bryant, Assistant Planning Director, stated this request is located at the intersection of 24th Street and Catalina Street; that Catalina is not actually open and passable all the way to 24th Street but it is a dedicated street at that point. There is a single family residence on the property with two single family residences across Catalina and on the north side is an apartment that is a portion of the Tryon Hills Apartment area coming out to 24th Street. Other than those residential exceptions, the remaining property is utilized for industrial type purposes. He pointed out the facility of Southern Bell Telephone Company, a joint and clutch service and a transmission service - all warehouse and storage type facilities. He stated there is some vacant land along 24th Street in the area.

He stated the area is entirely zoned along 24th Street for I-2 purposes with the exception of the area that extends from Catalina to a point past Pine Street which is zoned O-6. That along 24th Street is an industrial pattern with the one exception. The request is to change a portion of that office zoning to I-1.

Mr. Stan R. Brookshire, the petitioner, stated there are some 15 or more warehouses on West 24th Street between Tryon Street and Graham Street; the development will be compatible with the recent development on 24th Street. That most of the warehouses on 24th Street have been constructed in the last five or six years.

Mr. Brookshire stated he plans a building with approximately 12,000 feet of warehouse space and some 3,000 feet air conditioned office space.

No opposition was expressed to the change in zoning.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-32 BY L. F. GRIFFIN, ET AL, FOR A CHANGE IN ZONING FROM R-9 TO O-6 OF PROPERTY ON THE SOUTH SIDE OF MONROE ROAD, BETWEEN COMMODORE AVENUE AND ROSS MOORE AVENUE.

The scheduled public hearing was held on the subject petition.

The Assistant Planning Director advised this request consists of the entire block of property on the south side of Monroe Road, extending from Commodore Avenue to Ross Moore Avenue; the property is utilized for residential purposes with one or two small home type operations within the block but basically it is single family residential usage; across Monroe Road it is also

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a residential pattern of usage with basically single family with two duplexes in the block. He pointed out the Woonsocket Fitting Mill, the Oakhurst Elementary School and the Sand and Gravel storage operation. On the other side is the Oakhurst Baptist Church property.

Mr. Bryant stated the zoning is a mixture of zoning with a combination of business and industrial through the area of industrial and business activities; it is zoned office out to Commodore Avenue along Monroe Road and at that point the subject property is zoned single family with the opposite side of the street being multi-family and at Ross Moore the pattern of office zoning picks up again. He stated there is only one block remaining of residential zoning in an otherwise non-residential pattern on Monroe Road. Behind the subject property on Doris and Elder Avenue it is zoned for single family residential purposes.

Mrs. Bessie Griffin, one of the petitioners, stated this block has become less desirable for residential use due to heavy traffic on the widened Monroe Road; the blocks on each end have already been reclassified to O-6 and business to Sharon Amity Road. Across the street the property is zoned for apartments; apartments have been built from Rama Road to East High School and this will make the traffic much heavier.

Mrs. Griffin stated there are twelve families involved in the petition.

Mr. Ben Davis, one of the petitioners, stated he purchased his home five years ago next door to Mrs. Griffin. He stated they bought this home to retire in but the road has been widened and there are a lot of apartments all around them; there are office buildings down the street and it has become less desirable. When you get into your yard it is difficult to get out due to the traffic early in the morning and in the afternoon if you get out you cannot get back in if you happen to be the wrong way coming toward the traffic.

Mr. Bryant stated this is a joint petition that involves all the property owners with the exception of one who did not sign.

No opposition was expressed to the proposed change in zoning.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-33 BY MILDRED B. FAIRES AND MELVYN E. FAIRES, ET AL, FOR A CHANGE IN ZONING FROM B-2 TO I-2 OF A PARCEL OF LAND 431' x 200' AT THE NORTHEAST CORNER OF NORTH TRYON STREET AND LAMBETH DRIVE.

The scheduled public hearing was held on the subject petition.

Mr. Fred Bryant, Assistant Planning Director, stated the subject property is located at the intersection of Lambeth Drive and North Tryon Street; the property has a ceramic operation located on a portion of it with a house on the very corner portion; it is adjacent on the Lambeth Street side to a truck trailer repair operation; behind it is a day care center on Lambeth and further behind that is a mobile home park. He stated along Tryon Street is a pattern of commercial non-residential type uses; directly across from the subject property is a 7-11 Store; there are several mobile home sales lots along Tryon Street and then back in the other area is an abundance of business type activity. On the out of town side are about four older homes that have been in the area for a long time.

He stated everything on the right hand side of North Tryon Street as you leave town is zoned I-2; on the opposite side of the road, between Lambeth and Bennett, it is zoned I-2 so that the subject property is adjacent to industrial zoning on two sides. Beyond it is zoned B-2 all along Tryon Street. Other than that is a pattern of multi-family zoning behind the business and industrial zoning coming back into Burris Street and the other streets in the area.

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Councilman Whittington stated the entrance which he mentioned on Lambeth Street separating the trailer repair from the subject property is an entrance to a trailer park in the rear. He asked if this has not been going on for a long time and is termed to be non-conforming and that is the reason they need the zoning change? Mr. Bryant replied it is his understanding that this has been declared a use that will need a zoning change in order to continue; it is an established use.

Mr. Bailey Patrick, with the firm of Cowles and Patrick, stated they represent the petitioners. He stated this petition was not prompted by any land speculation or anything like that; that his client, Mrs. Mildred Faires several months ago invested the bulk of her inheritance from her husband in a ceramic greenwear business. They had just gotten it started and were informed they were violating the existing zoning ordinance. The non-conforming use Mr. Whittington might have reference to is property located to the rear of the property owned by his client. He stated there are three different owners of the property involved; all have joined in the petition. There is a poultry process operation which requires I-2 zoning but is operating under an existing non-conforming use. Triton Industries owns the property on the corner. The property is zoned I-2 right up to the subject property and I-2 right across the street. He stated this is not spot zoning but is an extension of existing use. Located adjacent to and south of the property is a trailer repair shop; across the street is the sale of mobile homes.

No opposition was expressed to the proposed change in zoning.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-35 BY THE HEIRS OF J. J. MOSER FOR A CHANGE IN ZONING FROM O-6 TO B-1 OF A PARCEL OF LAND 50' x 100' ON THE EAST SIDE OF LOLA AVENUE, BEGINNING 152 FEET NORTH OF PARKWOOD AVENUE.

The scheduled public hearing was held on the subject petition.

The Assistant Planning Director advised this is a portion of a lot and is located on Lola Avenue and is being used as a temporary office facility. The adjoining property at the intersection of the Plaza and Parkwood is a restaurant facility; other uses around the intersection are a fabric store, laundry, small grocery store, service station and the Plaza Presbyterian Church. Other than that the area is still utilized predominately for single family residential purposes with some scattered duplex and one or two apartment buildings in the area.

Mr. Bryant stated there is business zoning beginning on The Plaza about midway between Mecklenburg and Mimosa and extending outward from that point to The Plaza and is solidly zoned for business purposes on both sides. The subject property is located in an area of office zoning; there are two lots of office zoning adjacent to the business on Lola and the subject property consists of one of those. Other than that it is a pattern of single family zoning to the east of The Plaza and multi-family zoning to the west back into the Belmont Neighborhood.

Mr. Parks Helms, Attorney with Clayton, Lane and Helms, stated he represents the petitioners who own the property in question; they are a group of heirs of J. J. Moser. The main purpose for the request is that the lot is actually one lot running from The Plaza through to Lola Avenue; the front portion of the lot which is approximately 50' x 60' is zoned B-1 and the rear portion of the lot which is the portion in question is about 50' x 100' and is zoned O-6. He stated the very small area in question makes it practically impossible to use as B-1. He stated this would give access on Lola Avenue and would make it feasible to use the property. He stated there would still be some O-6 zoning between the B-1, if rezoned, and the present residential property which is to the east of The Plaza.

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Commissioner Stone asked the size of the part of the lot zoned O-6? Mr. Helms replied the O-6 zoning is 50' x 100' and the balance is about 50' x 60'; the lot is about 50' x 160'.

No opposition was expressed to the proposed change in zoning.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-37 BY PLANTATION PIPE LINE COMPANY TO GRANT CONDITIONAL USE APPROVAL FOR PROPERTY NOW ZONED I-1 AND I-2 TO BE USED FOR PETROLEUM PRODUCTS STORAGE UNDER SECTION 23-40 OF THE ZONING ORDINANCE WITH THE PROPERTY BEING LOCATED BETWEEN THE PIEDMONT AND NORTHERN AND SEABOARD AIRLINE RAILROADS SOUTH OF MT. HOLLY ROAD AND WEST OF OLD MT. HOLLY ROAD.

The scheduled public hearing was held on the subject petition.

Mr. Fred Bryant, Assistant Planning Director, stated this is not an actual request for a change of zoning but is for conditional use approval for a use that is permitted under the I-1 and I-2 zoning only on the basis of conditional use and the zoning will stay the same, but if approved, the use will be permitted.

Mr. Bryant stated the property is a tract of land lying to the south of Mt. Holly Road, and is bounded on two sides by railroads; it is vacant land. He pointed out the existing storage facilities prevalent in the Paw Creek area. Along Mt. Holly Road there are single family uses, vacant land and several business uses. To the south of the property is the old Kendall Mill area with the mill operation and the residential village for the Mill.

He stated the zoning is predominately industrial; all the area between the two railroads is zoned I-1 and I-2; there is I-2 zoning south of the railroad; I-2 and I-1 zoning north of Mt. Holly Road; there is some multi-family zoning along the south side of Mt. Holly Road and there is multi-family zoning which includes the Kendall Mill area.

Mr. Bill Underwood, with Ervin, Horack and McCartha, stated he represents the petitioner who has the property under option. That Plantation is an interstate carrier of petroleum products with a pipe line going through the State of North Carolina between Georgia and Washington, D. C. since World War II. The property is a 33 acre tract; it is owned by Realty Syndicated Corporation which is a subsidiary corporation of Lex Marsh; he has signed a letter and filed with the petition consenting to the change.

Mr. Underwood stated to allow the change you must satisfy yourselves on two requirements. There must be access to this property by means of roads that do not pass through residential area or minor residential streets. He then explained the brochure and the photographs which had been mailed to Council and the Commission. Mr. Underwood stated Plantation will own all the property and will build and maintain a private roadway 24 feet in width; it will be shaped as an "L". He stated the nearest structure to the easterly property line is an existing petroleum product storage tank which is approximately 800 feet from the nearest proposed tank; the northwest side of the property is basically isolated with an Esso Service Station located approximately 550-600 feet away from the nearest tank proposed; property to the south is located approximately 560 feet away from the nearest tank and is separated by the tracks of the Piedmont & Northern Railroad; property to the northwest is basically undeveloped. Leigh Street is the nearest development of any kind and the houses are located more than 1,000 feet away from any of the tanks; property to the south is over 900 feet from the nearest proposed tank; to the southwest it is 625 feet from the nearest proposed tank.

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Mr. Underwood stated you must guard against the danger of fire; these are atmospheric tanks and do not present a danger from explosion. Because of the isolation of the property and because of the two railroads separating it from any other developed property it presents no danger in that regard. Each tank has a dike surrounding it so that if it should spill it would be caught in a dike; at two of the four property lines there will be dams designed so that if enough did get out of the dike it would be caught at the dams.

No opposition was expressed to the proposed change in zoning.

Councilman decision was deferred until its next meeting.

HEARING ON PETITION NO. 70-39 BY CHARLES INVESTMENTS, INC. TO GRANT CONDITIONAL USE APPROVAL FOR PROPERTY NOW ZONED I-1 TO BE USED FOR FREIGHT TERMINAL PURPOSES UNDER SECTION 23-40.1 OF THE ZONING ORDINANCE WITH THE PROPERTY BEING A LOT 100' x 200' ON THE NORTH SIDE OF CESSNA ROAD, BEGINNING ABOUT 460 FEET EAST OF WILMONT ROAD.

The scheduled public hearing was held on the subject petition.

The Assistant Planning Director advised this is a request for conditional use approval rather than actual change in zoning. A few years ago the ordinance was amended to permit freight terminal operations in I-1 as a conditional use. He stated the area is near the airport in the Airport Industrial Center which is a small industrial park development in the process of developing along Wilmont Road. He stated the subject property is one lot in the industrial park area on the north side of Cessna Road, near Commander Road. There are a number of industrial type uses in the area, including Charles Chip facilities, a piano company, a paint contractor and a number of other light industrial type activities. Other than that the area is predominately vacant with a few houses on Horseshoe Lane.

Mr. Bryant stated the area including the subject property is zoned I-1; the nearest non-industrial zoning is a residential area considerably removed from the subject lot.

Mr. A. J. Elam, the petitioner, stated this is an air freight company and they only have two small delivery trucks and a building consisting of 6000 square feet.

No opposition was expressed to the proposed change in zoning.

Council decision was deferred until the next meeting.

HEARING ON PETITION NO. 70-40 BY JOHN W. McDONALD FOR A CHANGE IN ZONING FROM O-6 TO B-1 OF A LOT 50' x 171' ON THE SOUTH SIDE OF LASALLE STREET, BEGINNING 207 FEET WEST OF BEATTIES FORD ROAD.

The scheduled public hearing was held on the subject petition.

Mr. Fred Bryant, Assistant Planning Director, advised this is a small area located on the south side of LaSalle Street west of the intersection with Beatties Ford Road. The subject property faces on the south side of LaSalle Street; it is vacant; the corner property is also owned by the petitioner and is vacant. Adjacent to the rear of the property on Beatties Ford Road is a combination service station and a small grocery store; across LaSalle Street is a shopping center; then, a library and a bank under construction at the corner of Beatties Ford and LaSalle Street; there is a small food restaurant operation almost directly across from the subject property on LaSalle Street. The area along LaSalle Street is utilized for single family purposes.

He stated there is Business Zoning along both sides of Beatties Ford Road and down LaSalle Street to the subject property with the subject property being zoned O-6 as is the property leading down to the next street. Other than that the area west along LaSalle Street, Senior Drive and other streets in the area are zoned for single family. This is a request to change a small portion of the existing office space adjacent to business to a business classification.

Mr. John McDonald, the petitioner, stated he owns Parcels 2 and 3 and 4. He has a complex of about 108 x 40 and he will need approximately 300 square feet for the building to extend into Lot No. 4. Mr. McDonald stated he has a client who would like to open a furniture store at this location and there will be some offices with the permitted uses.

No opposition was expressed to the proposed change in zoning.

Council decision was deferred until the next meeting.

RESOLUTION SETTING DATE OF HEARING ON MONDAY, APRIL 20, ON PETITIONS NO. 70-44 THROUGH 70-53 FOR ZONING CHANGES.

Motion was made by Councilman Thrower, seconded by Councilman Short, and unanimously carried, adopting subject resolution setting date of hearing on Monday, April 20, on Petitions No. 70-44 through 70-53 for zoning changes.

The resolution is recorded in full in Resolutions Book 7, at Page 56.

RESOLUTION SETTING DATE OF HEARING ON MONDAY, APRIL 27, ON PETITIONS NO. 70-54 THROUGH 70-60 FOR ZONING CHANGES.

Upon motion of Councilman Short, seconded by Councilman Whittington, and unanimously carried, the subject resolution was adopted setting date of hearing on Monday, April 27, on Petitions No. 70-54 through 70-60 for zoning changes.

The resolution is recorded in full in Resolutions Book 7, at Page 57.

MEETING RECESSED AND RECONVENED.

Mayor Belk called a recess at 3:55 o'clock p.m., and reconvened the meeting at 4:10 o'clock p.m.

MOTION CHARGING EMPLOYEES DRIVING CITY-OWNED CARS TO AID POLICE DEPARTMENT IN TRYING TO ALLEVIATE CRIME IN CITY; REQUEST THAT RADIO WATCH PROGRAM BE RE-EMPHASIZED AND APPROPRIATION OF REWARD FOR INFORMATION LEADING TO ARREST AND CONVICTION OF PERSONS PERPETRATING MURDERS; AND MAYOR REQUESTED TO SET UP MEETING WITH LOCAL, STATE AND FEDERAL LAW ENFORCEMENT OFFICERS AND COURTS.

Councilman Whittington presented a statement for Council, and urged the press to take it in its full context stating the statement is dated today, March 16, 1970.

The statement is as follows:

"Crime is of increasing concern in our City. This is a national problem, but this Council is concerned with what goes on in Charlotte and how it affects the citizens of Charlotte.

Neither the Police Department nor the City Council can remedy the problem without the complete cooperation of all our citizens.

The City Council is well aware of the extra efforts being put forth by our Police Department. The department now has in effect a plan calling for an all-out effort to combat the dramatic increase in robberies and murders. Our dedicated police officers are changing tactics all the time to increase their effectiveness.

But this is not enough.

We must have help from the people in our City, the law abiding citizens. How can they assist our Police Department?

First, let the Police Department personnel know that the citizens of our City are behind them in their efforts in preventing and combating crime. Second, that we as citizens pledge ourselves to assist by agreeing to notify the Police Department of anything of an unusual or suspicious nature. Third, turn on our lights at home; make sure our homes and cars and businesses are secured when we either retire or leave the premises vacated. Four, all cash and carry businesses consider the desirability of not leaving one person alone with cash to close up at night."

Councilman Whittington moved that the City Council authorize the following:

- (a) Every individual driving a city-owned vehicle be charged in addition to the regular duties with the responsibility of aiding the Police Department by reporting any and all suspicious incidents they observe.
- (b) Re-emphasize the radio watch program with all our taxi companies, messenger services and other companies operating vehicles with two-way radios. Encourage these organizations to make their equipment available to aid the Police Department in reporting or recognizing incidents that may relate to criminal activity.
- (c) Council appropriate today a sum of \$2,000 as a reward for information leading to the arrest and conviction of any person or persons perpetrating the murders committed during the current rash of store and filling station robberies, with the Police Department responsible for deciding who, if anyone, is to receive a reward.

The motion was seconded by Councilman Thrower, and carried unanimously.

Councilman Whittington continued Council's statement:

"The Police Department has taken steps to put every available man in the street. We must take steps as citizens and Council to meet with the civic, business and church leaders from all over this City for their counsel and help in our effort to do all we can to assist the Police Department in their efforts.

The Mayor and City Council should immediately schedule a conference to discuss the increase in criminal activity. This conference should have one goal; what all of us can do in a cooperative effort to improve the criminal justice system towards the end of making Charlotte a safer place to live. Among those who should be invited to attend this meeting are the Chief of Police and his assistants, the resident Superior Court Judge, the Chief District Court Judge, the District and Superior Court Solicitors, the County Police Chief, the Mecklenburg County Sheriff, the Law Enforcement Director for the ABC System, the Director in Charge of the FBI in Charlotte, the Attorney General of North Carolina, the SBI Director for North Carolina, the Chairman of the Chamber of Commerce Crime Prevention Committee, and the Chairman of the Charlotte-Mecklenburg Community Relations Committee."

Councilman Whittington stated all members of Council, with the Mayor's approval, concur in these recommendations and hope the Mayor will call the meeting immediately.

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CITY MANAGER REQUESTED TO CHECK INTO REQUEST OF OIL COMPANIES TO ALLOW POLICE OFFICERS TO USE THEIR STATIONS FOR IDLING AND LOOK-OUTS AND THAT TAXICABS USE THE STATIONS RATHER THAN STREET STANDS.

Councilman Tuttle requested the City Manager to check with the Police Department on the request made this morning by the Oil Companies that the Police Officers use their 24-hour service stations for their idling or their look-out as this will give the attendants added protection. He stated the Association has asked their members to install automatic coffee machines for the policemen to drink coffee while they are in their stations. Councilman Tuttle stated the Association is of the opinion that anyone who is able to observe would be of help to them and he requested that someone look into the possibility of the taxicabs using the service stations rather than parking their cabs on the street.

Later in the meeting, Mr. Gene Troutman, President of the local Charlotte Service Station Association, stated the comments made by Mr. Tuttle came from the Association and its members this morning. He stated he would like to take this request to Police Chief Goodman and get his consideration on the fact they have asked all their stations that are open 24 hours a day to register with the Police Department and the Taxicab Companies. Mr. Troutman stated when possible, they ask the Policemen to drive through their driveways, throw their hand up and get to know the face of the men who operate the stations at night. Also, they ask that taxicabs pull into the 24 hour stations when they deliver a customer rather than sitting on a street in the dark, and have a cup of coffee or a coke with the attendant.

Mr. Troutman stated the Charlotte Service Station Association completely endorses Chief Goodman's recommendation that every patrolman be put in a patrol car.

TRAFFIC ENGINEER REQUESTED TO INVESTIGATE THE NEED FOR MORE LIGHTING AT FOURTH AND COLLEGE STREETS.

Councilman Tuttle requested the City Manager to have the Traffic Engineer to check the lighting at Fourth and College Streets; that people working late at night in the Johnson Building and American Building have to walk down to the parking lots at Fourth and College and the lighting is totally inadequate.

COUNCILMAN TUTTLE LEFT THE MEETING.

Councilman Tuttle left the meeting at this time and was absent for the remainder of the session.

ENDORSEMENT OF MISS LUCIELLE MCNEILL FOR APPOINTMENT TO THE PARK AND RECREATION COMMISSION BY THE EAST SIDE CENTER.

Mr. Charles Black, Chairman of the East Side Center, stated they are concerned about appointments to the Park and Recreation Commission. He stated they have endorsed Miss Lucielle McNeill from the East Side Center and from two other centers. Mr. Black stated they wrote the Charlotte Area Fund a letter to this effect and they in turn sent a letter of recommendation to Council. He stated they would like to know if the low income people will get a voice on the Park and Recreation Commission.

Mayor Belk stated he has received an endorsement of Miss McNeill as he is sure Council has. Also, they will be glad to receive any endorsements on appointments.

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CHAIRMAN OF THE EAST SIDE CENTER COMMITTEE OFFERS ASSISTANCE TO THE
POLICE DEPARTMENT IN HELPING CURB CRIME IN CHARLOTTE.

Mr. Charles Black stated his Committee of the East Side Center wishes to obligate themselves in whatever way they can to help the Police Department in stopping this crime. He stated several years ago the Police Department trained some people at the University of North Carolina at Charlotte to be police counselors, some of them were low-income people. He stated it seems that we have forgotten where our obligation comes at this time; the City of Charlotte has a problem in the low income areas and in the high influence areas of crime. He stated his Committee would like to know what they can do. The City only has about 400 police officers and they cannot check a city as large as this one. Mr. Black stated there is not much they can do but they are willing to try because in the last year there has been dope in the City of Charlotte and the crime rate has increased. He stated he feels the crime rate is coming from dope; the people who are robbing have to get the money to buy the dope.

Mr. Black stated they would like for the Mayor and City Council not only to set on Council and talk about it but it is time for all of us to get out into the neighborhoods and let the people know about what Council is doing and that they do not have to be afraid if they report someone is stealing or breaking into someone's home.

Mayor Belk thanked Mr. Black and stated the only way to control crime is to have the cooperation of all the citizens.

Councilman Alexander asked Mr. Black if his group would be acceptable to offering their assistance to the Police Chief in whatever way they feel they can be helpful? Mr. Black replied not only offering assistance to the police but when they asked them to go out to UNC-C quite a few went out to take the training. Councilman Alexander asked if they have been called upon for their service, and Mr. Black replied last year they went to a number of meetings in different areas.

Councilman Alexander suggested to Mr. Black that his group get in touch with Chief Goodman immediately and talk with him and see where they can be of service.

Councilman Thrower commended Mr. Black for his civic-minded attitude. That this Council and the citizens of Charlotte appreciate it. Councilman Whittington requested that Chief Goodman's associate who is present at this time talk with Mr. Black; that Mr. Black is volunteering his help and the City wants all the help it can get.

NAME OF MISS LUCIELLE MCNEILL PLACED IN NOMINATION FOR AN UNEXPIRED TERM
ON THE PARK AND RECREATION COMMISSION.

Councilman Alexander stated on the Park and Recreation Commission there is a vacancy brought about by the death of Mr. Ernest Sifford, and he moved that Miss Lucielle McNeill be appointed to the Park and Recreation Commission for the unexpired term which will expire March 21, 1971. The motion did not receive a second.

Councilman Thrower stated it has been the customary procedure to place a name in nomination and allow the name to rest on the table for a week, and he would not like to see Council break this precedent. That this gives Council members who do not know these people an opportunity to talk to them.

Councilman Alexander placed in nomination the name of Miss Lucielle McNeill for the unexpired term to expire March 21, 1971 to the Park and Recreation Commission.

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CHANGE ORDER NO. 1 IN CONTRACT WITH BEN B. PROPST FOR BRIAR CREEK OUTFALL PHASE 2, APPROVED.

Councilman Jordan moved approval of Change Order No. 1 in contract with Ben B. Propst for Briar Creek Outfall Phase 2, increasing the contract price by \$1,100.00. The motion was seconded by Councilman Short, and carried unanimously.

DEED TRANSFERRING ALL PROPERTIES PURCHASED BY THE CITY FOR THE NORTH TRYON STREET - SUGAR CREEK ROAD INTERSECTION PROJECT TO STATE HIGHWAY COMMISSION, AUTHORIZED.

Motion was made by Councilman Thrower, seconded by Councilman Short, and unanimously carried, authorizing the Mayor and City Clerk to execute a deed transferring all properties purchased by the City for the North Tryon Street-Sugar Creek Road Intersection Project to State Highway Commission.

CONTRACTS FOR CONSTRUCTION OF SANITARY SEWER TRUNKS AND MAINS, APPROVED.

Upon motion of Councilman Jordan, seconded by Councilman Thrower, and unanimously carried, the following contracts for construction of sanitary sewer trunks and mains were approved:

- (a) Request of William Trotter Development Company for the construction of 1,270 linear feet of 8-inch trunk and 1,540 linear feet of 8-inch main to serve Eastbrook Woods, Section V, Phase I, inside the city, at an estimated cost of \$22,605.00, with all cost of construction to be borne by the applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement.
- (b) Request of Griffin Realty Company for the construction of 305 linear feet of 8-inch main to serve apartments on Rosehaven Drive, inside the city, at an estimated cost of \$2,225.00, with all cost of construction to be borne by the applicant, whose deposit in the full amount has been received and will be refunded as per terms of the agreement.
- (c) Request of Ed Griffin Development Company for the construction of 793 linear feet of 8-inch trunk and 4,703 linear feet of 8-inch main to serve Hope Valley 2D, inside the city, at an estimated cost of \$50,360.00, with all cost of construction to be borne by the applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement.

COUNCILMAN SHORT LEAVES MEETING.

Councilman Short left the meeting at this time and return to the session as noted in the minutes.

RIGHT OF WAY AGREEMENT BETWEEN CITY OF CHARLOTTE AND STATE HIGHWAY COMMISSION FOR THE INSTALLATION OF WATER MAIN IN THE SOUTH SIDE OF ALBEMARLE ROAD, BETWEEN PIERSON DRIVE AND INDEPENDENCE BOULEVARD, APPROVED.

Councilman Jordan moved approval of a right of way agreement between the City of Charlotte and the State Highway Commission for the installation of an eight-inch water main in the south side of Albemarle Road, between Pierson Drive and Independence Boulevard. The motion was seconded by Councilman Withrow, and unanimously carried.

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APPOINTMENT OF BILLY B. BRIDGEWATER TO THE PARK AND RECREATION COMMISSION FOR A TERM OF FIVE YEARS.

Motion was made by Councilman Thrower, seconded by Councilman Whittington, and unanimously carried, appointing Mr. Billy B. Bridgewater to the Park and Recreation Commission for a term of five (5) years.

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR THE ACQUISITION OF PROPERTY BELONGING TO ANNIE BELLE JOHNSON, LOCATED AT 3000 LASALLE STREET FOR THE LASALLE STREET PROJECT.

Upon motion of Councilman Whittington, seconded by Councilman Jordan, and unanimously carried, the subject resolution was adopted authorizing condemnation proceedings for the acquisition of 972.4 square feet of property belonging to Annie Belle Johnson, located at 3000 LaSalle Street in the City of Charlotte for the LaSalle Street Project, at a condemnation price of \$250.00.

The resolution is recorded in Resolutions Book 7, at Page 58.

RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE APPLICATION WITH THE NORTH CAROLINA DEPARTMENT OF WATER AND AIR RESOURCES FOR FEDERAL GRANT FOR ADDITIONS TO WASTEWATER TREATMENT FACILITIES.

Councilman Whittington moved adoption of subject resolution authorizing the City Manager to file application with the North Carolina Department of Water and Air Resources for federal grant for additions to Wastewater Treatment Facilities. The motion was seconded by Councilman Jordan, and carried unanimously.

The resolution is recorded in Resolutions Book 7, at Page 59.

ORDINANCES ORDERING THE DEMOLITION AND REMOVAL OF DWELLINGS PURSUANT TO THE HOUSING CODE OF THE CITY AND ARTICLE 15, CHAPTER 160 OF THE GENERAL STATUTES OF NORTH CAROLINA.

Motion was made by Councilman Whittington, seconded by Councilman Withrow, and unanimously carried, adopting the following ordinances ordering the demolition and removal of dwellings pursuant to the Housing Code of the City and Article 15, Chapter 160 of the General Statutes of North Carolina, at the following locations:

- (a) Ord. No. 522-X ordering the demolition and removal of dwelling at 1304 Norris Avenue.
- (b) Ord. No. 523-X ordering the demolition and removal of dwelling at 416 West Ninth Street.
- (c) Ord. No. 524-X ordering the demolition and removal of dwelling at 310 West Tenth Street.

The ordinances are recorded in full in Ordinance Book 17, beginning on Page 12.

ORDINANCE NO. 525-X ORDERING THE REMOVAL OF AN ABANDONED VEHICLE LOCATED AT 4201 CARLYLE DRIVE.

Upon motion of Councilman Withrow, seconded by Councilman Thrower, and unanimously carried, the subject ordinance was adopted, ordering the removal of an abandoned vehicle located at 4201 Carlyle Drive pursuant to Article 13-1.2 of the Code of the City of Charlotte and Chapter 160-200(43) of the General Statutes of North Carolina.

The ordinance is recorded in full in Ordinance Book 17, at Page 15.

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COUNCILMAN SHORT RETURNS TO MEETING.

Councilman Short returned to the meeting at this time and was present for the remainder of the session.

ORDINANCE NO. 526-X ORDERING THE REMOVAL OF WEEDS AND GRASS, TRASH AND RUBBISH FROM THE PREMISES ADJACENT TO 2726 GRIMES AVENUE.

Councilman Withrow moved adoption of the subject ordinance ordering the removal of weeds and grass, trash and rubbish from the premises adjacent to 2726 Grimes Avenue pursuant to Section 6.103 and 6.104 of the City Charter, Chapter 10, Article 10-9 of the City Code and Chapter 160-200 of the General Statutes of North Carolina. The motion was seconded by Councilman Jordan, and carried unanimously.

The ordinance is recorded in full in Ordinance Book 17, at Page 16.

CONSIDERATION OF ORDINANCE AMENDING CHAPTER 5, ARTICLE I, SECTION 5-5(c) OF THE CODE OF THE CITY OF CHARLOTTE TO PERMIT THE SUPERINTENDENT OF THE BUILDING INSPECTION DEPARTMENT TO APPOINT INSPECTORS TO MAKE "COMBINED INSPECTIONS" ON ONE AND TWO FAMILY RESIDENCES, CONTINUED TO APRIL 6, 1970.

The subject ordinance was presented for Council's consideration.

Mr. Veeder, City Manager, stated when this was before Council in December, members asked questions relating to the dollars involved. He stated this year the Building Inspection activities of the City cost approximately \$597,000; if the revenue estimates are accurate something like \$365,000 will be taken in for the activity this year in terms of the inspection fees. It is possible because of tight money and a slow down in construction activities, it will be something under this figure. Assuming we do make the revenue estimates, we will end up by the activity costing in the range of \$230,000 plus more than the revenue received from the activity.

He stated it has been estimated that the saving in manpower on combined inspections to provide increased level of service to commercial and industrial structure will be in the range of \$73,600.00. With a combined inspection activity as recommended the difference between our expenses and income from this activity will be lessened, and the necessity to consider increase in fees will be lessened by that much; at the same time the opportunity to do what they think will be a very satisfactory job is involved. He stated this is to try something different, something innovated and something that is responsive to the need of evolving new ways of providing new services.

Councilman Whittington referred to a paragraph in the report which reads as follows:

"The benefit of these 'combined' inspections will be a savings in manpower time both for the Building Inspection Department and local contractors. The City, in reducing the number of necessary inspections by half, will be able to provide a more efficient service to commercial and industrial construction. Using the conservative figure of saving five inspections per structure and the number of visitations from fiscal 1969-70, it is estimated that \$73,600 worth of inspections will become available for commercial and industrial work."

Councilman Whittington stated he does not have any quarrel with this but he does not think the City should take the position of putting any more emphasis on commercial and business inspections than we do on homes. Mr. Veeder replied this is not what we are saying; we are saying we can do this type of inspection for the residential type of inspections we propose to do it for, at the same level as is now going on, and at the same time free this much inspection time computed to be of this value of \$73,600 and use it for other types of inspection.

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Mr. Jamison, Superintendent of the Inspection Department, stated building is off this year as compared to last year; last year there were some 2,200 single family residences built and they estimate there will be about 1,800 this year.

Mr. Jamison stated in December when Council discussed this they were concerned about the qualifications and the schooling of these inspectors. At present the City Code requires that certain inspectors be qualified journeymen, holding certificates as issued by the City of Charlotte, for a minimum of five years. To insure that the quality of inspection services would not be lowered, the Combined Inspection Program was designed to select present inspectors, already qualified in one or more specialties for training in all areas of building code enforcement relating to one and two family residences. Because the selected inspectors were already familiar with City and Departmental policies, the focus of the training program was on learning the other areas of specialization.

He stated a comprehensive training has been established within the Department. Because of their working knowledge and long experience in the field, the Chief Inspectors of each division were used as the key resource people. The training program focused on the techniques of code enforcement relating to one and two family dwellings and was divided into two phases. During the first four month phase of the training, the selected inspectors spent two to four hours per day in classroom work; the remainder of the day was devoted to the Inspector's regular schedule. During this working period, each inspector was urged to visually correlate his textbook lessons with the work in the field. The second phase of the training was devoted primarily to field experience. The Inspectors were paired with an inspector of a different speciality and accompanied each other on their daily visits. The pairs were frequently rotated to insure that each inspector would be exposed to field work in all specialties. Because the seven months of training were devoted to inspection techniques of one and two-family residences, the Inspection Department feels the inspectors are now capable of performing high quality inspection service.

Mr. Jamison stated the benefit of these combined inspections will be a savings in manpower time both for the Inspection Department and local contractors. The City, in reducing the number of necessary inspections by half will be able to provide a more efficient service to commercial and industrial work.

Councilman Whittington asked when the field training and the correlation of textbooks began? Mr. Jamison replied a little over a year ago; this was prior to the hearing in December.

Councilman Withrow asked for a point of order. He stated this was put on the table by Councilman Short at the meeting in December, and it has not been taken off the table.

Councilman Short moved that Council continue this discussion at this time. The motion was seconded by Councilman Whittington and carried unanimously.

Mr. Jamison stated the combined inspection program is another positive step in holding down rates and improving services to the citizens of Charlotte. He stated he feels a combined inspection program is practical, feasible and economical; that it will be received by the majority of the construction industry and the general public and he recommends the program to Council for approval.

Mr. William H. Trotter, President of William Trotter Company, stated today he represents the Home Builders Association of Charlotte, who are builders of an estimated 80% or more of the single family dwellings in Charlotte and the perimeter area affected by this ordinance. He stated the Association has conducted a survey among the members and found almost complete unanimity in favor of the proposed program. They favor it for the saving and supervision time, and this is a savings ultimately to the home buyers.

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Mr. W. L. Isenhour, Jr., Chairman of the Building Standards Board, stated the Board had several lengthy meetings on this and it was brought down to the one and two family dwellings. In their opinion they would like to see it done and they think Mr. Jamison is the man to institute it.

Mr. Paul Smith, Executive Vice President of A. Z. Price & Associates and a member of the Mechanical Board, stated this will be an economical thing for the City to do and will give the inspections of the individual residents a better job as the inspector will go out and look for everything rather than his particular portion and then another inspector will come and look at another portion. He stated as a contractor he recommends this program very highly.

Mr. Hugh Casey, Attorney representing the Charlotte Plumbing and Heating Contractors Association and the Electrical Contractors Association, stated they brought a suit against Mr. Jamison for what they thought was a violation of an existing ordinance, and the City Attorney with Mr. Jamison consented to a judgement in which he promised he would not continue the type of work he was doing during last year.

Mr. Casey stated one point has been raised and that is about savings for the City; if this point is valid now, why was it not valid last December. That he suggests the motion to take from the table is not in order because no new business has been transacted since the question was laid on the table last December 16.

He stated he has heard certain phrases this afternoon to do with the savings. He stated the real question is not combined inspections; these men are not against combined inspections; if Mr. Jamison can figure out some way to operate his department more efficiently at a lower cost, more power to him. They are concerned with the lowering of standards of Plumbing Inspectors. On the larger job you have architects and engineers who protect the owners, and on these jobs Mr. Jamison will allow qualified plumbing inspectors to go out and inspect the job. But on the small single family and two family residences, you will not have qualified plumbing inspectors. They will be men who have been given training which, in Mr. Jamison's opinion, makes them qualified.

Mr. Casey stated under the proposed change in the Code Mr. Jamison is under no obligation to require the slightest amount of training; there are no standards set up; his judgement and that of the men he appoints will be the only criteria. He stated last year the Building Commissioner for the State of New York, to the American Society of Sanitary Engineers, made this statement: "Many of the virus diseases could be almost stamped out through some concentrated effort of the Society and its members if faulty plumbing and unqualified plumbers and unqualified inspectors could be eliminated." He stated to allow this change in the Code would be a step backward. He asked who will protect the small homeowners; he can only rely on the skill of the contractor and the expert knowledge of the Building Inspector. To insure skilled plumbing contractors we have high standard of a combined number of years of practical experience and formal study tested by written examination. He asked if we should not demand the same of the inspector.

Mr. Casey stated under the combined inspections you will have two inspection departments - one concerned with one and two family residences and the other with the commercial jobs. This could result in a situation where there will be two plumbing inspectors in two different vehicles to two structures one right next to the other. If you want to be more efficient there are other avenues to explore. Has Mr. Jamison explored a time and motion study; has he ever requested an evaluation of present procedures when was the last time any of the inspection fees scheduling was looked at? It is now \$1.50 per fixture; would an extra fifty cents be enough to satisfy the standards of health?

Mr. Casey urged that the City keep the same standards it now has but if it cannot grant that request then they request that the matter be continued to a time to give them additional time to get up their facts.

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Mr. J. M. Snipes, owner of Snipes Electrical Company and President of the Master Electrical Contractors Association, stated he has been before the Building Standards Board several times and the Master Electrical Contractors Association went on record to approve the multiple inspections provided the inspectors had proper qualifications. They requested that any multi-inspector be qualified by at least taking the journeyman's electrician examination and passing it as approved by the Advisory Board, and have at least 160 hours of on the job training which would be school work and at least 160 hours on the job with a qualified inspector for the City of Charlotte. Mr. Snipes stated they have heard nothing from their recommendation. He stated they have a letter dated February 4 from the Carolina Chapter of the National Electrical Contractors Association which reads: "Based on information now available to us and provided the inspectors are qualified to the satisfaction of the majority of the advisory boards involved, we, the members of the Charlotte Chapter, Division of the Carolina Chapter NEC, are opposed to the multi-inspection." Mr. Snipes stated they do not mind qualified inspectors, but they do not want someone halfway trained. Under the training-ship program, the State of North Carolina has set forth you have to have training of 576 hours, 8,000 hours of on the job training, working with tools. This is just to be a mechanic, not to be an inspector. He stated they feel the inspectors are not qualified under the combined inspections.

Councilman Short asked if he is saying he wants the inspector to pass the test but not necessarily have the experience? Mr. Snipes replied they want the inspector to pass the journeyman's test for one and two family residences, and such a test could be set up by the Inspection Department; it would not make him a journeyman electrician but he would have some knowledge of what he is doing when he goes out on a job to talk to a mechanic.

Councilman Thrower stated he is impressed by the quality of people present and he respects Charlotte's Building Standards Board, Codes and people - those who have spoken for this recommendation and those against it. He stated as a plumbing inspector now it takes five years; he asked Mr. Jamison if he is now saying that with slightly over a year's training that he now wants to take an electrician and make him a plumbing inspector; that he is not arguing, he is just asking these questions to clarify this? Mr. Jamison replied the people selected to become combined inspectors are already qualified in one of the various building trades as a mechanic; you take a person who has served his apprenticeship training in one of the categories and becomes a journeyman - whether a plumber, electrician or mechanical man - he is taken and trained in the other aspects through classroom work and on the job training for only one and two family residences.

Councilman Thrower moved that the matter be postponed for three weeks and then bring it back to Council on the Agenda on April 6. The motion was seconded by Councilman Whittington.

Councilman Whittington stated he thinks it is wise and proper for no decision to be made today; that as far as he is concerned it is difficult for him to understand how a man like Mr. Trotter and Mr. Bill Isenhour would advocate one thing and electrical contractor like Mr. Snipes brought in a different concept today that he has not heard before. That he has to have a better understanding before he can vote.

The vote was taken on the motion and carried unanimously.

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ORDINANCE NO. 527 AMENDING CHAPTER 8 OF THE CODE OF THE CITY OF CHARLOTTE ESTABLISHING SECTION 8-12, ENTITLED "AUXILIARY FIRE ALARM SYSTEMS".

The subject ordinance was presented for Council action.

Councilman Withrow asked if this will take care of Pneumafil's system? That they had asked that their system be turned over to the Fire Department. Mr. Bobo, Administrative Assistant, replied it will; that representatives of the 133 companies presently attached to the system met with Fire Chief Black and himself some weeks ago and they all agreed to the ordinance.

Councilman Short stated since the attorney representing those who formally had been reluctant on this matter has now agreed and worked it out, he moved the adoption of the subject ordinance to be effective immediately. The motion was seconded by Councilman Whittington.

Councilman Thrower asked Chief Black if he will require additional personnel and Chief Black replied it will not.

The vote was taken on the motion and carried unanimously.

The ordinance is recorded in full in Ordinance Book 17, at Page 17.

TRANSFER OF CEMETERY DEED.

Councilman Jordan moved that the Mayor and City Clerk be authorized to execute a deed with Mr. Ellis L. Stutts, for Graves 1, 2 and 3, in Lot No. 932, Section 6, Evergreen Cemetery, at \$240.00. The motion was seconded by Councilman Withrow, and carried unanimously.

CONTRACT AWARDED GRINNELL COMPANY, INC. FOR CORPORATION STOPS AND COUPLINGS.

Motion was made by Councilman Withrow, seconded by Councilman Whittington, and unanimously carried, awarding contract to Grinnell Company, Inc., in the amount of \$4,929.10, on a unit price basis, for 2,520 corporation stops and couplings.

The following bids were received:

Grinnell Company, Inc.	\$4,929.10
Mueller Company	5,077.97
Pump & Lighting Co., Inc.	5,161.80
Southern Meter & Supply	5,616.50
Hays Mfg. Co.	5,673.81

CONTRACT AWARDED GRINNELL COMPANY, INC. FOR CHECK VALVES AND GATE VALVES.

Upon motion of Councilman Jordan, seconded by Councilman Whittington, and unanimously carried, contract was awarded to Grinnell Company, Inc., in the amount of \$4,860.70, on a unit price basis, for 410 check valves and gate valves.

The following bids were received:

Grinnell Company, Inc.	\$4,860.70
Southern Meter & Supply Co.	5,041.87

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CONTRACT AWARDED CROWDER CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION OF CONCRETE WALLS AND OTHER CONCRETE WORK TO THE MINI-PARK, LOCATED ON SUGAR CREEK AT THE INTERSECTION OF SIXTEENTH AND ALEXANDER STREETS.

Councilman Whittington moved that contract be awarded Crowder Construction Company, Inc., in the amount of \$3,375.20, on a unit price basis, for the construction of concrete walls and other concrete work to the Mini-Park, located on Sugar Creek at the intersection of Sixteenth and Alexander Streets. The motion was seconded by Councilman Withrow, and carried unanimously.

The following bids were received:

Crowder Construction Co., Inc.	\$3,375.20
Butler & Sidbury, Inc.	4,200.00
Laxton Construction Co., Inc.	8,185.00

RELEASE OF SANITARY SEWER TRUNK RIGHT OF WAY BETWEEN WATSON DRIVE AND REMOUNT ROAD, AUTHORIZED.

Councilman Whittington moved approval of the subject release of sanitary sewer trunk right of way between Watson Drive and Remount Road to Margaret L. Withrow. The motion was seconded by Councilman Thrower and carried by the following vote:

YEAS: Councilmen Thrower, Whittington, Alexander, Jordan and Short.
NAYS: None.

Councilman Withrow abstained from voting.

RELEASE OF SANITARY SEWER TRUNK RIGHT OF WAY BETWEEN WATSON DRIVE AND REMOUNT ROAD, AUTHORIZED.

Motion was made by Councilman Jordan and seconded by Councilman Whittington authorizing the release of the subject right of way, between Watson Drive and Remount Road, to Humble Oil and Refining Company.

The vote was taken on the motion and carried by the following vote:

YEAS: Councilmen Jordan, Whittington, Alexander, Thrower and Short.
NAYS: None.

Councilman Withrow abstained from voting.

COUNCILMAN REQUESTS HE BE ALLOWED TO NOMINATE A CANDIDATE FOR THE PARK AND RECREATION COMMISSION AT THE NEXT MEETING.

Councilman Jordan stated he has a candidate he would like to place in nomination for the unexpired term on the Park and Recreation Commission, but he did not get to check out something before the meeting today, and he would like the privilege of making a nomination next week.

COUNCIL TO BEGIN IMMEDIATELY AN INDEPTH INVESTIGATION OF THE ENTIRE NIP PROGRAM.

Councilman Alexander stated recently in The Charlotte News there were articles about the NIP Program and he asked for a report from Mr. Vernon Sawyer, Director of the Redevelopment Commission, and this took place last Monday while he and others were in Washington. He asked for a report on the trip and the review given to Council last week.

Councilman Whittington replied they went by bus to the NIP office on Seigle Avenue and met with Mr. Sawyer, Mr. Motley and the Chief Finance man and

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all their departments in the NIP Program as well as Mr. Wiggins. The program was explained to Council and then Mr. Wiggins took them on a descriptive tour of the work being done by charts and by a regular work sheet, and every Councilman was presented with a folder with all the steps on a particular residence in the Belmont Villa Heights area. After Council asked all the questions they thought necessary to ask, they then went back on the bus and toured four sites - old and new. They went into a home where there were nine children with a 12-year old baby sitter; a home where the man and his wife had applied for the NIP loan of \$3500. They went into a home where the program had been completed and talked to the family who lived there; they went into another home where the work was being carried on at that time and there was no one in it.

Councilman Whittington stated he thought the trip was worthwhile; it was helpful to him and he thinks it will be helpful to see that the things on which the question was raised does not happen again. That it brings to the forefront problems you have in this type of construction and it also points out how these things could happen. He stated it can happen as he has been involved in it himself in other cities; that it is at best a very acute problem and we should make sure good work is carried on properly in the interest of the residents and the property owners protection.

Councilman Short stated if Mr. Alexander wishes to have someone go with him and see matters that he may have some notice of in this area, he will be delighted to go back again. It is true what Council saw last week was sampling of their work and was sampling selected by those being tested; but it was convincing sampling. Not only the work done but the procedures used, the inspection procedures used were good and convincing.

Councilman Alexander stated he is amazed that so little concern must be given to a matter which is of greater import than has been implied today; that if we did nothing but give our attention to whether or not these facts as submitted through these articles as given to the public through the Charlotte News have any foundation of facts - if we dwelt on nothing but those facts along, it certainly would mean that this Council had a responsibility to the community to do something about what has been submitted. It is either a fact or it is not a fact. He stated Council is the custodian through the urban redevelopment program of over a million dollars plus worth of activity which is supposed through federal funding to improve the life of homes of citizens in the blighted area of our community through rehabilitation and through loans. He stated we have been given an expose of substandard work that has been done under this program which is to the disadvantage of those persons who have been given these grants and also of these persons who have received loans under this program.

He stated he has checked the addresses the paper referred to and you cannot ride a bus by these houses and see the condition they are in and the type work being done. That he has found everything he read in the newspaper article is an absolute fact. In some cases they could sit here and pass it off as a casual situation that has just happened. If they talk with some of these poor people they could understand the blight of the situation we are in and the indictment that will be upon this City as this situation develops. That he does not know how many homes have already been contracted for and contracts closed, but he shudders to think if what he has seen is an example of what happens on all the jobs that have already been closed out, and he also shudders to think of what would happen if this newspaper expose had not taken place to call it to the public's attention at this time.

Councilman Alexander stated if they would go into these houses and see the slipshod work that has taken place they would see gutters that are supposed to be around the house and it runs about halfway and stops; a house where an old lady 75 years old lives and her windows were supposed to be repaired and storm windows placed, and the window frames have never been put back - there are no windows in the house at all; she was told that they did not have any frames to fit these windows. He stated this is a job that has been paid for and this is grant money.

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He stated he cannot understand what type of inspections take place under their contractual system where anyone inspects the jobs and approves them for loans with this type of shoddy work taking place.

Councilman Jordan stated Council has not passed this up nor have the members closed their eyes to what they saw out there; they saw just what they wanted them to see when they took the tour; they were told that the contractors were redoing this work. He stated it does not mean just because they went out there they approved it or closed their eyes.

Mayor Belk stated Mr. Alexander does have a good point on this and we should get some more information on the work that is being done; that some of them should never have been remodeled; they should have been condemned; there should be a stricter rule on where the money would be spent, and he thinks we should do a better job than has been done out there now.

Councilman Alexander stated in the beginning he asked what assurances these poor people would have that they would not be duped in this; and what assurances will the Redevelopment Commission give that they will have an adequate inspection system necessary to protect these poor people who do not know what it is all about. He stated some of these people will tell you they were just glad to get them out of their house; that in many instances they were asked to sign their contract before the job was finished.

Councilman Alexander stated Council needs to call right now for the whole program to be stopped to get directly to where we can approve what has taken place in better fashion than now; the contracting department of the urban redevelopment commission needs to be stopped now from the type of activities going on. That Mr. King stated in his article that these are typical examples of what is happening over there, then that means none of them are right; that Mr. King has called for HUD and others to come in and make an investigation.

He stated as he understands it there is a city inspector who has the responsibility of going through the neighborhood, checking the houses to recommend the ones eligible for rehabilitation according to code violations under this program. He stated his point is who inspects these houses after the urban redevelopment takes over. He understands there are three people involved. He read in the paper where Mr. King says Mr. Wiggins will be relieved and will be given some other responsibility. Councilman Alexander stated he says the program is under his control and Mr. Wiggins needs to be removed and the two men under him need to be removed from their responsibility of inspecting anything until it is straightened out. That we are dealing with too much money and he is concerned to see where the City comes into this if the City inspector goes out and sets up the initial need and refers it to the urban redevelopment commission. He asked when the City comes in to do any other final inspection, or do they come in, or are they supposed to when these things are finalized. If they do, then he is concerned about what is happening in our Inspection Department that our inspectors have approved this type of situation.

Councilman Withrow stated the City's inspectors are not responsible for the full contract.

Councilman Alexander stated it comes to him that there is one city inspector who is not permitted to go back on a final inspection because they say he "over codes". That "over code" means he does not let anything get by; and they do not ever send him back.

(COUNCILMAN JORDAN LEFT THE MEETING AT THIS TIME AND WAS ABSENT FOR THE REMAINDER OF THE SESSION.)

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Councilman Alexander stated he wants done what is right and that is to see that these people are protected. That under the present organization, we cannot guarantee these people the protection they are entitled to in light of all the discrepancies that take place in this type of contract. He stated he is citing these things as ht takes them seriously.

Councilman Alexander stated he is asking right now that this Council consider what he is bringing before it and give consideration that should be given to it and he says the urban renewal department right now needs to be stopped from doing anything else in this program until it is straightened out and see that proper inspection facilities are available so the people can get the full protection they are entitled to get; that these three people involved should be relieved of their responsibility until it is cleared up; and if they are void of all blame, then put them back to work.

Councilman Whittington stated all of us are aware of the fact that Mr. Alexander has been out and made a visual inspection and for that reason he is more knowledgeable than the others as it relates to the articles in the Charlotte News. He stated in his reply to Mr. Alexander he told him what the members who were present saw and that it made an impression; the forms Mr. Alexander refers to are forms that were not prepared by the federal government but were prepared by the finance man and the building inspector of the construction supervisor and by Mr. Wiggins. For anything over and beyond that on that day this Council should not be criticized as they were not aware of these problems until they went out and looked at them. They saw a house vacant and under construction; one to be refurbished, one already completed and another one. That he does not think it was the intent of Mr. Wiggins or Mr. Sawyer or anyone on this Council to stop at that point; and he does not think that anyone who went on the tour knew that Mr. Alexander has said he wanted to be there when the tour took place. He stated he thinks Mr. Alexander is right in pointing up these discrepancies, but at the same time, whatever has been done, whether it was done completely as it should be or whether it has been done less than it should be, has been an improvement; and if we can correct the shoddiness he refers to through the NIP Program and through the Urban Redevelopment Commission then he thinks we have accomplished something. That he does not think this is the time or place to jump on this type of program when it is needed in many other areas. Councilman Alexander replied this is his point - because it is needed is the fact that we need to give more indepth study to it.

Councilman Whittington stated no one disagrees that Council should not look at it; and Council is doing just that; but Council should be given an opportunity to study it as no one has turned their backs on it or tried to whitewash it.

Councilman Alexander asked when Council will begin to take the opportunity to go through there and see; that he says the urban redevelopment contracting department should be stopped now, and not be permitted to put their hands on another building in Belmont-Villa Heights.

Mayor Belk stated he does not think the program should be stopped but it is urgent for Council to get the information as quickly as possible.

Councilman Alexander stated the facts in the News are factual and we need to give consideration to it and we should go beyond that and look at some of this or have someone look at it for Council. That he wants the record to show that Council is going to do something about this and soon. Councilman Thrower stated Council is 100% behind Mr. Alexander and they began doing something about it last week.

Councilman Withrow stated he thinks Council was wrong in the first place. When he rode out and inspected the houses, he agrees with Mr. Alexander; that the silliest thing a community could ever do is to try to rehabilitate these old houses that are not worth rehabilitating to begin with. He stated we should take a block, move the houses out and build apartments, take another block, move the houses out and build apartments; this area could have been done that way and should never have been rehabilitated to begin with.

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Councilman Alexander referred to a contract for \$750.00 which called for floor repair and carpeting; it does not say what type of carpeting or what type of floor repairs. He then showed Council a sampling of the carpet which was put in three rooms of a lady's house; he stated all carpet will burn, but it will not burn as fast as this carpet. He demonstrated by striking a match to the carpet showing how fast the carpet would burn. He stated the carpet was put on the floor without fastening it at any point. He stated because attention has been called to this, they are now going in and replacing this carpet.

Councilman Alexander moved that this Council immediately begin an indepth investigation of the entire NIP Program. The motion was seconded by Councilman Withrow, and carried unanimously.

COUNCILMAN SHORT APPOINTED TO CENTRAL PIEDMONT REGIONAL COUNCIL OF LOCAL GOVERNMENTS.

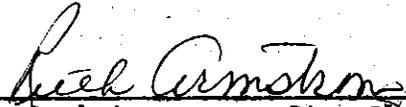
Mayor Belk stated he has re-appointed Councilman Milton Short to the Central Piedmont Regional Council of Local Governments for a one year term to expire December 31, 1970.

NOMINATION OF MR. BILL EAKERS FOR THE PARK AND RECREATION COMMISSION.

Councilman Withrow placed in nomination the name of Mr. Bill Eakers for the unexpired term on the Park and Recreation Commission.

ADJOURNMENT.

On motion by Councilman Withrow, seconded by Councilman Thrower, and unanimously carried, the meeting was adjourned.


Ruth Armstrong, City Clerk