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A Special Meeting of the City Council of the City of Charlotte, North Carolina, was held in the Council Chamber, in the City Hall, on Monday August 11, 1958, at 4 o'clock p.m., due notice having been given the Council Members by the Mayor in accordance with the provisions of Section 26 of the City Charter. Mayor Smith presided and Council members Albea, Baxter, Brown, Dellinger, Evans, Foard and Wilkinson being present.

ABSENT: None.

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INVOCATION.

The invocation was given by Councilman Claude L. Albea.

PURPOSE OF MEETING.

Mayor Smith stated that the meeting is being held for the purpose of considering the advisability of allowing Belt Roads to be constructed in the perimeter area according to the recommendations of the Planning Board.

ARTERIAL STREET PLAN IN SOUTHERN PERIMETER AREA, BETWEEN WILMOUNT ROAD AND INDEPENDENCE BOULEVARD, WITH 60-FOOT RIGHTS-OF-WAY FOR RADIAL AND CIRCUMFERENTIAL ROADS AND FUTURE ESTABLISHMENT OF SETBACK LINES, ADOPTED.

At the request of Mayor Smith, the Planning Director, Mr. William McIntyre presented the Arterial Street Plan in the Southern Perimeter Area, between Wilmount Road and Independence Boulevard (being Maps 23 to 36 inclusive) approved by the Charlotte-Mecklenburg Planning Commission on February 3, 1958 and amended by them on August 6, 1958.

In the discussion, Mr. McIntyre stated that the proposed rights-of-way vary from 60 to 90 feet; the 60 foot rights-of-way being on existing roads and the 84 to 90 foot on all other radial and circumferential roads, to permit four-lane divided thoroughfares, with a 14-foot median strip in the center, sufficient left and right turning slots, sidewalk space, and bus stops without interfering with the steady flow of traffic in all four lanes. He pointed out that with lesser rights-of-way property owners can erect buildings or walls up to their property lines, which will not permit a clear view for traffic moving into and from the thoroughfares, such as now exists on Providence Road where there is only 6-inches between the pavement and property lines. He stated further that the radial routes are potential bus routes and the wider right-of-way will eventually be required.

Mr. McIntyre stated that the Planning Commission recommends this Plan to the City Council.

A number of large property owners in the area in question, and subdivision developers were present in opposition to roadways wider than 60 feet. Mr. Charles Ervin, President of Ervin Construction Company, whose plans for Starmount Subdivision, to be developed within the area in question, are pending before the Commission and which did not provide for the roadway through the subdivision as proposed by the Commission in the Area

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Plan, stated that he had advised the Planning Commission if they will approve his Subdivision Plan, which meets all legal requirements, he will delay for 30 days any work that would interfere with the roads through it, proposed by the Commission and then be guided by Council decision as to the width of the right-of-way; however, he can see no reason whatsoever for a right-of-way wider than 60 feet now, or in the future, and the 60-foot right-of-way will be entirely acceptable to him, as well as to other interested persons present. He stated further that he believes that the establishment of setback lines would eliminate any hazards as to entering or leaving roadways. He advised that both his company and that of Mr John Crosland have put restrictions on fences, walls etc., in front of the houses in their developments.

Councilman Baxter moved that the Council accept the recommendations of the Planning Commission as to the circumferential and radial roads in the southern perimeter area, except that the width of these roads be held to 60-feet and the Council has final approval as to metes and bounds and setback lines. The motion was seconded by Councilman Wilkinson.

Councilwoman Evans asked Mr. McIntyre to express an opinion if the 60-foot right-of-way proposed by Councilman Baxter would meet the approval of the Planning Commission? Mr. McIntyre replied that Mr. Martin, Planning Commission Chairman, stated in a previous meeting with the Council that the Commission felt that the program as recommended is the best one and they would stand by it.

Councilman Baxter stated that he feels that everyone in the area in question should be treated alike as to right-of-way through their property; that from a traffic viewpoint, the 60-foot and 84 and 90-foot right-of-way provide the same traffic lane width, with the over space being for other things. That it would be his recommendation that the Council establish a setback line at 40-feet, instead of the usual 25-feet, which if needed could be used for a wider roadway in the future.

Councilman Albea offered a substitute motion that the Plan be approved as recommended by the Planning Commission. The motion lost for lack of a second.

Councilman Foard stated he is still interested in the property owner who does not want the road through his property and does not want to sell the property. Mr. McIntyre stated in the case of a property owner located between the two property owners without objections to disposing of their property, his property would be condemned and he would be reimbursed for it. Councilman Foard then offered a substitute motion that the Area Plan be approved with 60-foot rights-of-way but that the No 2 road as shown on the Map be dropped from action today. The motion lost for lack of a second.

The vote was then taken on the main motion by Councilman Baxter, and carried, with the votes cast as follows:

YEAS: Council members Baxter, Brown, Dellinger, Evans, Foard and Wilkinson.

NAYS: Councilman Albea.

ADJOURNMENT.

Upon motion of Councilman Baxter, seconded by Councilman Dellinger, and unanimously carried, the meeting was adjourned.


Lillian R. Hoffman, City Clerk