

## Campus budget requests due to CGC by March 1

Monday, March 1, is the deadline for campus organizations to turn in budget requests to the Campus Governing Council offices in Suite C of the Carolina Union.

The deadline for requesting funds from Student Activities Fees — originally set for Friday, Feb. 26, — was extended to give the groups extra time to prepare their budgets for the coming year, Student Body Treasurer Rochelle Tucker said Wednesday.

Several organizations had said that they did not receive their budget information on time because of problems with slow mail, she said.

Groups applying for CGC funding must be official campus organizations. Organizations may apply for University recognition at the office of Student Affairs in Steele Building, Tucker said. Approved campus organizations must reapply each year for approval, she said.

As soon as the budgets have been turned in, a committee headed by Tucker will check each one to make sure it is complete and accurate.

"We'll check to see if things add up right," Tucker said. Two additional committees will review the requests before they are presented to the full CGC for approval.

A committee composed of members of the Rules and Judiciary and Student Affairs committees will review each organization qualitatively, examining its objectives and past activities. The Finance committee will examine the funding requests, making recommendations that the full council approve or deny them. The full council will then decide how much money it will give to the individual organizations.



Rochelle Tucker

Thirty-two campus organizations probably will apply for funds this year, Tucker said. Last year 34 organizations applied; 32 received CGC funding.

— BY ALISON DAVIS

## Board of Aldermen vote to rezone

By DEAN LOWMAN  
Staff Writer

The Carrboro Board of Aldermen voted Tuesday night to rezone an area near the intersection of Oleander Road and N.C. 54 Bypass, clearing the way for a proposed \$1.3 million distribution center to be built on the site.

About 8.5 acres of the 9.02 acre site, owned by Lloyd Pendergraph, was rezoned from an R-3 (high density residential) zone to a B-4 (general business) zone.

Dexter Smith of Chesson Realty in Durham, the company developing the land, said the distribution center would be similar to, but smaller than, the Coca-Cola distribution center on Hillsborough Street in Durham. The facility would employ about 20 people. He would not specify what kind of distribution center might be built.

Carrboro would increase its tax base while needing to provide only minimal services to the development site, Smith said.

Residents of the nearby Windwood subdivision said they were concerned that traffic problems might be created by development at the intersection.

"It's already hazardous getting out on the bypass," Vernon Steele, of 111 Keith Rd., said.

Dan Leonard, of 105 Keith Rd., complained that the development "would not complement... what else is in that neighborhood."

Leonard said Windwood residents had no objection to a previously planned shopping center that is adjacent to the Pendergraph property.

The Carrboro Appearance Committee reported to the board that the Harris-Teeter supermarket had agreed to try to preserve trees that are dying in the parking lot at its Carr Mill Mall location.

In addition, supermarket officials agreed to plant four trees along each entrance to the parking lot, two trees in the middle of the lot and a row of trees near the railroad tracks between the store and FCX, Inc.

In other business, the board amended the land-use ordinance to clarify that lots in subdivisions served by private roads cannot be developed for duplex, multi-family or other purposes that would generate substantial traffic.

The board also voted to discuss filling the vacant Chief Building Inspector's position created when Gene Riley resigned. Discussion will be held at a work session scheduled for March 3.

In addition, the board decided to hold a fifth citizens meeting for UNC students after return from spring break. Alderman Jim White said several people had complained because students would be out of town when the North Carrboro precinct meeting is held March 10.

The meeting would probably be held March 17, White said. Anyone from any precinct who wanted to speak about town issues would be allowed to do so.

## Seminars, speakers to promote RHA energy conservation plan

The Residence Hall Association is now making plans to declare March as "Energy Conservation Month" at UNC.

"Our goal is to decrease the amount of electricity used by residence halls by 10 percent of what they used last March," said Maria Long, RHA programming chairperson.

Last March, the department of University Housing spent \$22,000 on electricity for dormitories, she said. "All the students end up paying for it."

The program will offer seminars on energy conservation in each residence area on campus, and will feature speakers from the housing department, Long said.

ECOS may also help with the project by distributing information on water conservation in dormitories, and promoting newspaper recycling, said Ruth Landsberger, ECOS co-chairman.

A similar program conducted by RHA two years ago in March to raise student awareness of energy problems was successful, Long said.

"If you start good habits now, you're going to be able to pay less money later," she said.

— KIM WOOD

## Fraternity to raise money for charity

The UNC chapter of Lambda Chi Alpha fraternity will sponsor "Bounce for Breath" on Thursday, March 4.

The fraternity brothers will dribble a basketball from their house on East Franklin Street to the ACC basketball tournament in Greensboro. UNC President William C. Friday and basketball coach Dean Smith will preside over the annual event as honorary chairmen.

Lambda Chi chapters from N.C. State University, Wake Forest University and UNC-Greensboro will also participate in "Bounce for Breath." More than \$10,000 was raised last year for the Cystic Fibrosis Foundation.

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## growth

The town actively encouraged infill growth because of the relatively few problems with it as compared with sprawl, Kawalec said. Jonathan Howes, director of the Urban Studies Center, said infill resulted in fewer demands on public services, paving and resurfacing as well as town parking.

"These increased densities (infill development) really offer a lot to the town in terms of getting people in and enhancing the tax base without making significant demands for services," he said.

However, there are citizens in Chapel Hill—like Tom and Sue Field—who oppose any further development, either infill or sprawl.

Tom Field, an 11-year resident of Chapel Hill, said that while some communities must develop to increase employment and strengthen the tax base, Chapel Hill has neither of these concerns.

"If you don't bring in more jobs or increase the tax base, then what do you bring?" he said. Further development would only bring increased traffic congestion and pollution to the town, he said. Development can "only do harm," except for those people whose jobs depend on growth, he said.

Expansion may lead to urban sprawl, which would destroy Chapel Hill's "focal point," Field said.

Despite resistance of some citizens, most planning and urban development officials agree that development would continue in this decade, but at a rate remarkably different than that of the late 1960s and early 1970s.

Looking at past trends, the rate of development in Chapel Hill is cyclical, fluctuating with the conditions of the state and national economies. City planners harbor conservative expectations about future town development.

"There hasn't been much development activity in the last couple of years as compared to the early '70s," Jennings said. "What we were seeing for a while was a good bit of office developments. There seems to be somewhat of a glut in office space."

Perhaps the greatest resistance to development on the part of Chapel Hill residents lies in the area of industrial development. The council has not openly encouraged industry to locate within the town.

"We don't have any land zoned for industry, and I doubt whether the council would be open to zoning any land for industry," council member Kawalec said.

Howes said the council was receptive to industry, but on a very selective basis.

"The town has had the opportunity to encourage industries to come here," he said. "The last major one was a project called Fiber Industries, back in the late '60s, which was basically a textile manufacturing plant. That was discouraged, and eventually did not come here."

The problem with the lack of industrial development is that the residential property owners bear the burden of taxation, Howes said. There might be a trend towards clean, light industry such as Hotel Europa, he added.

In the past 10 years, commercial development has proceeded at a faster pace than housing development, and present trends confirm continued growth in commercial development.

"There is little opposition, strangely enough, to commercial development in Chapel Hill," Jennings said. "Maybe because it's not in everybody's backyard."

The development of multi-million dollar commercial buildings in the early 1970s such as N.C. Blue Cross/Blue Shield, North Carolina National Bank Plaza, University Mall and the

recent development of Hotel Europa illustrate the accelerated rate of commercial development.

On the other hand, housing development has slacked off since the early 1970s. Between 1971 and 1973, 3,500 new apartment and condominium units were constructed in Chapel Hill and Carrboro. This housing boom followed the University's announcement that it would no longer build student housing.

However, the market quickly contracted, and since 1974, only eight apartment units have been built in Chapel Hill. Single family houses were being constructed at a rate of more than 100 per year from 1970-78. Since then the residential housing market has hit the same economic problems as the apartment market—high inflation, high interest and low investment return.

"I think there will have to be an adjustment of the money market to make the investment in apartments good again. The banks won't finance apartments. That's why we pushed the University so hard to support the development of apartments," Reeve said.

The University's announcement last year to

cancel its plans to purchase land for apartment development is evidence of the economy's effect on housing development. At the prompting of the Town Council, the University had planned to buy property on Franklin Street for private development, Reeve said. However, the University was unable to find a developer and subsequently cancelled its proposal, he said.

The stability of the University and the growth of the Research Triangle should help insulate Chapel Hill from severe shocks, thus enabling the town to develop at a steady pace, Howes said. But he warned that fluctuations in the state economy may affect the town's rate of development.

"Development is going to happen, and there is very little Chapel Hill can do," said council member David Pasquini. "The key is to plan for it."

Friday: A final look at Chapel Hill's future growth and its relationship to regional development.

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