

Company seeks permission to construct five-story building

By KELLY JOHNSON
Staff Writer

A downtown insurance company's request to construct a five-story building on Rosemary Street generated few complaints from Chapel Hill Town Council members and residents at a public hearing Monday.

The council heard the Investors Title Company's request for a special-use permit to begin construction of a 69,700-square-foot building at 135 and 137 E. Rosemary St. The building would be located on the property of the company's current offices and the connecting lot.

The proposed building would contain mostly office space, some retail space and a restaurant, said Roger Waldon, planning director of the Chapel Hill Planning Board.

A special-use permit is required for construction to begin because the proposed building has more than 20,000 square feet of floor space. The building would be constructed on two ground levels of parking, with a parking deck on the side.

Council member Nancy Preston said she was concerned that the building would be too tall for the neighborhood although the architect

had done a good design job.

Council member Julie Andresen agreed. "I'm a little concerned about how this building, which is supposed to be 65 feet (tall), will look next to the houses that are on North Street," she said.

But Josh Gurlitz, an architect for the Investors Title Co., said the proposed complex was designed to match surrounding buildings.

The building would be the same height as nearby buildings because the designers used the top of the NCNB Plaza as their horizon line, said Phil Post, a design task force

member.

"We think that we'll be de-emphasizing the size of the building," Post said.

Two area residents endorsed the building at the hearing.

"I heartily approve of this project," said James Webb, whose property is less than a block away from the proposed building.

Webb was one of the 16 residents who opposed the Rosemary Square project and unsuccessfully sued to stop construction.

Joe Herzenberg of 6 Cobb Terrace said, "I do not oppose this project, and

as far as I know, neither do any of my neighbors."

But he added that he was not a spokesman for the neighborhood.

A traffic impact report has indicated that the number of cars entering and exiting the area would not be great enough to cause additional problems, Waldon said.

Town Manager David Taylor, the Chapel Hill transportation and planning boards and the Appearance Commission have recommended that the council approve the project, with some conditions attached.

Taylor and the transportation

board recommended that Investors Title Co. pay to improve the traffic signal at the intersection of Columbia and Rosemary streets to offset any increase of traffic.

The planning board suggested that the developer pay 15 percent of the signal improvement cost, said Alan Rimer, chairman of the planning board. He estimated that work on the signal would cost under \$10,000.

The planning board also recommended that the company participate in a ridesharing survey to inform their employees of transit options.

Several thefts reported in Student Union offices

By BRIAN MCCOLLUM
Staff Writer

A series of thefts in the Student Union during the past three months has left Union officials puzzled and raised many questions about security in the building.

Campus police acknowledge that thefts have risen slightly, not only in the Union but campus-wide.

The most recent thefts include more than \$1,500 worth of photographic equipment stolen from the Yackety Yack office in two separate incidents.

Shea Tisdale, Yackety Yack photography editor, said a camera and motor drive were taken from the equipment locker on Aug. 28. Tisdale also said two lenses were discovered missing last week. The equipment was taken despite two deadbolt locks and a locked door.

During the summer the Student Government office on the upper floor was also the scene of two thefts.

Jody Beasley, student body treasurer, said a \$200 typewriter was stolen from his office in July, and in late August an AM/FM radio was stolen from Student Body President Brian Bailey's office.

Archie Copeland, Student Union director, said there have always been problems with theft and security in the Union, but with more expensive equipment, more

thefts should be expected.

"More sophisticated equipment is a greater temptation than a pencil and notebook," Copeland said. "The more equipment, the tighter the security that we need."

The theft rate on campus is "a bit worse than average," said Sgt. Ned Comar of University police. He cited figures showing the number of larcenies on campus in summer 1987 to be higher than in 1985 or 1986.

Although police have no definite leads in any of the cases, Comar said there does not seem to be any connection between the thefts.

Several minor thefts have also occurred during the last few months.

More than \$35 in cash was stolen in June from the Student Legal Services office. The staff said it has purchased new locks for its computer system to prevent it from also being stolen.

Three movie posters worth \$30 each were stolen Sept. 20 from the upper gallery of the Union.

Items ranging from a wallet to a \$262 VCR were all reported stolen in the Union during August.

Beasley said security measures are beginning to improve. "It's gotten better for sure," he said. "A few loose ends were there, but with a joint effort from the Union and Student Government we're getting rid of them."

Condemned fraternity seeks legal advice

By LEIGH ANN MCDONALD
Staff Writer

After failing a building inspection for the second time, the Kappa Sigma fraternity has hired a Chapel Hill lawyer to handle future house inspections.

"We are not dealing directly with the inspection department any more," said David Clary, president of Kappa Sigma. "Our lawyer will be present."

Clary declined to name the lawyer that his fraternity has hired.

The fraternity, located at 204 W. Cameron Ave., has also hired a contractor to make the repairs cited

by housing inspector Darrell Wall during his second inspection of the house.

"We had everything on his initial list finished," Clary said. "Wall cited us for no window screens and some other minor things."

Wall said he had not noticed that window screens were missing during his first inspection.

"As I recall this was the only new citing," Wall said. "They hadn't repaired basically anything."

Clary said the contractor is now working on the repairs and the fraternity is also making additional

repairs that the inspector did not cite. The Kappa Sigma fraternity has no definite extension at this time.

"We do not know when the house will be finished, but it will be completely repaired when the inspector comes again," Clary said. "There is no way they are going to shut us down."

Wall said he will reinspect the Kappa Sigma house when one of the members calls him.

The inspection department will decide to grant or deny fraternities' requests for extensions on a case-by-

case basis as they are inspected, Wall said. There will be no meeting between inspection department officials to decide the fate of the houses.

He said he has reinspected every house, but St. Anthony Hall is the only fraternity that has house repairs close to completion.

Alpha Tau Omega, Pi Kappa Phi and Delta Upsilon have not yet been inspected.

"We are in the process of inspecting the other three," Wall said, "but we are trying to get the others taken care of first."

Town chosen as affordable housing standard

By LINDSAY HAYES
Staff Writer

The U.S. Department of Housing and Urban Development has chosen Chapel Hill as one of 40 demonstration cities nationwide to serve as examples for other city governments considering affordable housing programs.

Chapel Hill was selected for the HUD Joint Venture for Affordable Housing because the town government built the Tandler affordable housing project in a joint effort with local development company Capricorn/Isler Inc., said Chris Berndt, long-range planning coordinator for the Chapel Hill Planning Department.

"This is an example of the kind

of project we could do again in Chapel Hill," she said.

The Tandler subdivision enabled Chapel Hill to meet the three requirements of a demonstration city in the HUD program: ability to meet local design standards, use of innovative building materials and the town's use of expedited processing, she said.

Local design standards were modified for the project to save money without compromising standards to an unacceptable level, she said.

The project design used innovative building materials such as energy-efficient insulation, she said.

The expedited processing, which was completed in about six weeks, was "next to a miracle in Chapel Hill," Berndt said. Expedited process-

ing usually requires six to eight months, she said.

This process includes considerations such as the length of time town agencies take to process an application for development and pass it to the town council for review, she said.

Chapel Hill worked closely with the project architect to speed up the expediting process, she said. The council approved the project July 13, which was six weeks after the plan was first submitted to the town. Before council approval, the project had to meet development ordinance standards.

Without the town's concern for housing, the open market would not provide affordable housing, she said. Chapel Hill has been concerned about

the lack of affordable housing for a number of years, she said.

The Tandler single family homes will fall in the \$50,000 to \$60,000 cost range. These 900- to 1,250-square-foot homes will have two to three bedrooms, she said.

The town will place a deferred lien, which is a second mortgage, on the property to cover the additional costs of \$20,000 to \$25,000, she said. Homeowners will not have to pay back the deferred lien until the property is resold.



Dining service sponsors Southern food festival

By MANDY SPENCE
Staff Writer

Barbecue, corn bread, fried okra... These foods usually bring to mind Southern home cooking. When students hear of such foods after today, however, they may think of Chase and Lenoir dining halls instead.

"Taste of North Carolina," a celebration of foods native to North Carolina, will be held today from 4 p.m. to 7:15 p.m. in Lenoir Hall and from 5 p.m. to 7:30 p.m. in Chase Hall. The N.C. Department of Agriculture and Carolina Dining Services are sponsoring the program.

At 4 p.m., State Commissioner of Agriculture Jim Graham will be at Lenoir to meet students and promote the program.

The program's main feature will be a variety of Southern foods available in the dining halls. Students will have the opportunity to sample regional dishes such as pork barbecue, Calabash-style seafood, Brunswick stew, sliced turkey breast and country-style steak.

Other Southern specialties to be offered include okra, yams, corn bread, hush puppies, peach and apple cobbler, pecan pie and apple cider.

In addition to the special menu, the N.C. Department of Agriculture will sponsor a booth at both dining halls.

The booths, with the theme "Goodness grows in North Carolina," will feature different types of regional produce.

Charles Hackney, manager of Marriott Dining Services, initiated the program.

"I wanted something different that the students could have a lot of fun with," Hackney said. "I chose this idea because North Carolina has a wonderful heritage of foods and regional cooking particular to the state."

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<p>Jiffy Corn Muffin Mix</p> <p>5/1.00 8.5 oz.</p>	<p>New Crop Red Potatoes</p> <p>5 lbs./1.00</p>	

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