

Carrboro commons wins alderman OK

By ELIZABETH SHERROD
Staff Writer

The Carrboro Board of Aldermen unanimously approved a resolution Tuesday endorsing the construction of the town commons.

The town commons will be constructed on the ballfield adjacent to Carrboro Town Hall at a cost of \$388,727. It will include a park, bandstand and farmer's market.

The construction of the town commons will proceed in six phases. Work will begin on individual phases only after all funds reasonably expected to complete the work on that particular phase have been raised.

The six phases involved in the construction of the town commons will include architectural design, preparation of the site, landscaping, the farmer's market, the bandstand and amenities.

The bandstand was originally scheduled for completion first because the commons is a recreation project, and the Department of Parks and Recreation felt the bandstand should come first, said James Harris, special projects coordinator.

On the recommendation of alderwoman Judith Wegner, the resolution was amended to give the farmers priority. "It has more support and will probably get

more money than the bandstand."

Harris said the farmer's market would be moved up automatically if all funds deemed necessary for its completion were received from specially designated contributions.

"The general consensus is that the farmer's market ought to be first," said alderwoman Hilliard Caldwell.

Town Manager Robert Morgan said the farmer's market could be moved to the town commons site even if there are not enough funds to build the market. The only difference would be the farmers would not have any cover.

The fund-raising brochure was amended on the request of Wegner. A statement signifying that funds collected will only be used for the construction of the town commons was added.

Alderman Jay Bryan said university students will benefit from the town commons to the degree they are a part of the town.

"Students are sort of a part of the town as a place. But, the actual effect the town commons will have on them is not clear."

Students will be able to use the commons' facilities for relaxing and entertainment, Bryan said.

University students will be able to sit in the gazebo, listen to bands playing or use the farmer's market, which will provide fresh fruits and vegetables, he said.

Council dissatisfied with town goals

By TOM PARKS
Staff Writer

The Chapel Hill Town Council expressed dissatisfaction Wednesday with the proposed goals of the town's comprehensive plan.

The town planning staff and the Chapel Hill Planning Board presented the objectives in March for the council's consideration.

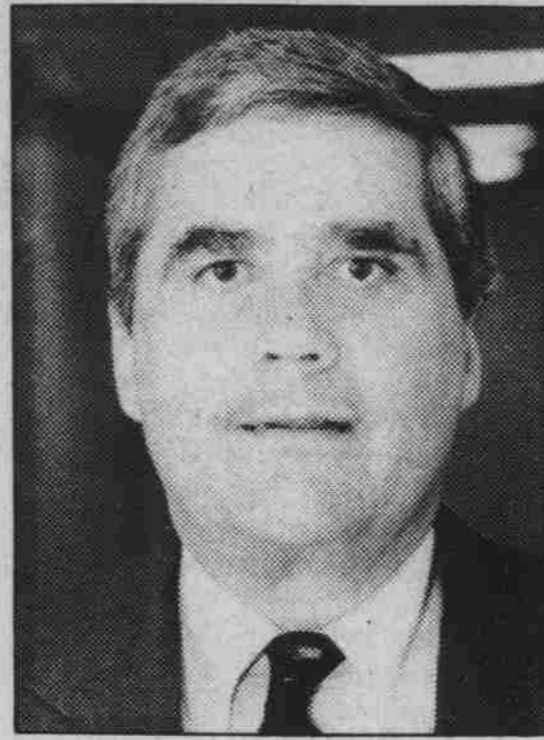
Allen Rimer, planning board chairman, said the planning board and the town planning staff used comments from citizens to help compile the tentative list of goals.

While the council was not in agreement with the proposed objectives, Town Manager David Taylor said the council's discussion would help the planning staff to revise the goals so they are acceptable to the council.

"I did not realize we were that far apart in agreement on the goals and objectives (of the comprehensive plan)," Taylor said.

Mayor Jonathan Howes said the council would attempt to come to an agreement after next week's public hearing on the comprehensive plan.

The council began by discussing



Jonathan Howes

the possibility of implementing strong, formal planning ties between the town and UNC.

The Coordination and Consultation Committee, whose members include officials from UNC, Chapel Hill, Orange County and Carrboro, will be looking into that possibility, Howes said.

Currently, the main campus of UNC is zoned so that there are few town regulations governing construction, Town Planner Roger Waldon said.

Waldon said so many buildings exist on campus now that new construction is only "a small incremental addition" to the total floor area.

The council quickly passed over discussion of UNC and went on to other issues.

The planning board and town planning staff recommended the council consider allowing higher-density housing development and promote low-income housing in an effort to reduce housing costs and traffic congestion.

Council member Julie Andresen said higher density development might not encourage the use of mass transit and discourage the use of cars.

A discussion was initiated by council member David Godschalk on the town's priorities concerning promoting new development and expanding the town's existing roads.

By developing a plan for building roads in the undeveloped areas of

Chapel Hill and building those roads at the council's preferred pace, the town council would have some control over the pace and direction of development in town, Godschalk said.

But council member Art Werner said this control would only be gained by using money that could otherwise go to expand the capacity of roads that serve developed areas of Chapel Hill.

"Our current needs are to spend money on existing roads," Werner said. "The roads of the new developments are not really the problem; the main arteries are."

Werner said Franklin Street, Estes Drive and N.C. 86 are currently overtaxed.

Council member Nancy Preston said she was ambivalent about opening up Chapel Hill's undeveloped areas, which are mainly to the north and south of town, to construction.

"I am not willing to grant... building roads in virgin land and saying, 'There you (developers) go, come out and build your whatever,'" she said.

Board advises against rezoning request

By CHARLES BRITAIN
City Editor

The Chapel Hill Planning Board has recommended the town refuse a developer's rezoning request for 30 acres near U.S. 15-501.

Board members said the request would cause an increase in traffic problems on U.S. 15-501.

More than 100 residents attended a public hearing Tuesday to show their opposition to the request, which would allow the construction of a shopping center and an office complex. The rezoning was requested by Jon Hoetger and the Protean Group, a development partnership.

Town planner Roger Waldon said board members and residents expressed concerns about the development but the main reason the request was denied was a conflict with the town's land-use plan.

The proposed development site is located near the intersection of U.S. 15-501 and Mt. Carmel Church Road. The land is not within the Chapel Hill town limits, but is in the town's zoning district.

The rezoning request would change the site from a low-density residential area to a mixed-use area. A change would allow the construction of offices and shopping centers in the primarily residential area.

Waldon said the site should remain a low-density residential area because the rezoning would contradict the town's land-use plan.

"One of the reasons the board objects to the rezoning is the area has problems with deep slopes, traffic congestion and sewer facilities," Waldon said. "The area was originally zoned as residential because it is more compatible with residential development."

Town policy allows rezoning to correct a rezoning error, to adjust to changing zoning needs or to meet the town's comprehensive plan.

The board's recommendation will be sent to the town council which will hold a public hearing on the rezoning in May, Waldon said.

At the hearing, council members will hear the board's recommendation, a report from the town manager and resident concerns.

Changes urged in perspective system

By NANCY WYKLE
Staff Writer

Changes must be made in the perspective system at UNC because students are having problems fulfilling certain perspectives, faculty members and students said Wednesday.

The curriculum evaluation committee, composed of students and faculty members, will review a report detailing problems with the perspective system and offering possible solutions next week. The results will be released if members agree on the conclusions and recommendations made in the draft.

Committee members were appointed by Gillian Cell, dean of the College of Arts and Sciences.

Darryl Gless, chairman of the committee, has been working on the report since fall 1987. Most of the information used to make recommendations is from a survey taken in February and March of 1988. The survey was given to students and faculty in all perspective courses taught last spring.

"Most of the problems I'm aware of stem from difficulty in providing a high number of courses to fulfill perspectives," Cell said. She said she did not expect to see any major changes made in the perspective system.

The fact that some courses are not offered every semester is another problem students encounter while trying to fulfill perspectives, she said.

The philosophical and foreign language requirements are the two most difficult for students to fulfill, said General College adviser Dorothy Bernholz.

Not being able to get into a class is less of a problem for freshmen and sophomores than for upperclassmen, she said. "As you get closer to the wire, it's more of a problem."

Philosophy courses are difficult for students to get because most departments other than philosophy don't offer courses that count toward a philosophy perspective, she said.

Most students Bernholz advises finish their General College requirements by the end of their sophomore

years, she said.

But many students who have not had a difficult time getting classes are still dissatisfied with the perspectives system.

Freshman Melanie Paul, who plans to go to medical school, said the number of perspectives required would pose a problem for her.

"I think there are too many perspectives you have to take. I don't see how you can do that in four years without killing yourself."

Dan Blair, a senior history major, said more courses should be required that entail writing. "I know some people who are science majors and the only writing they have done here is what they did in English 1 and 2."

Offering more sections of popular classes would help alleviate the problem, said sophomore Amy Giles.

Susan Hunter, a junior French/comparative literature major, said she has had problems getting a philosophy course. "They think that as long as any class is open you should take it, whether you enjoy it or not."

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