

City

Residents air protests to proposed rezoning

By TOM PARKS
Staff Writer

A joint meeting of the Chapel Hill Town Council, the Orange County Board of Commissioners and the Carrboro Board of Aldermen was held last week to hear county residents' views on rezoning proposals.

One proposal would rezone a 170-acre lot, known as Greene tract, to rural transition, which would allow the county to use the site as a future landfill.

The Greene tract is two miles north of Chapel Hill and west of N.C. 86 near the county's present landfill. The tract is owned by Chapel Hill, Carrboro and Orange County.

The Chapel Hill Town Council recommended the rezoning last year.

Council member Nancy Preston, chairwoman of the town's committee on solid waste, said a search will begin for other possible landfill sites within the next few months.

The town will be looking at other sites because of protests from residents near the Greene tract, Preston said.

W.A. Scott, of 8410 Merin Road, said any rezoning should wait until after Chapel Hill's search committee has chosen a site for the future landfill.

The Orange County Board of Commissioners is tentatively scheduled to vote on the change at their June 5 meeting.

Preston said the town is in the process of choosing members for a search committee.

"We hope it (the Greene tract) won't be (chosen), but you never know," she said.

Scott said some of his neighbors feel the search committee will simply choose the Greene tract, which is the only publicly owned land available.

"A lot of folks have the feeling that it (the search) is just a sham," Scott said.

Scott is worried the town and county will not act until they are faced with a crisis, he said.

Blair Pollock, Chapel Hill's director of solid waste disposal, said the county's current landfill will be full in six to seven years.

Preston said Chapel Hill would begin a townwide recycling program this summer in an effort to reduce the need for a new landfill.

The town has been looking at other alternatives to landfills such as incineration and composting, Preston said.

Although Scott does not want the landfill in his back yard, he said the location's elevation makes it a poor choice as a landfill.

The property is the source of springs that supply Bolin Creek and New Hope Creek, Scott said. Both creeks run into Jordan Lake.

"The problem is not just ours," Scott said. "We are all creating the garbage, and we have all got to be part of the solution."

Group to present progress report

By TRACY LAWSON
Staff Writer

Representatives of the development group in charge of the Rosemary Square project will present their monthly progress report at tonight's Chapel Hill Town Council meeting.

Whit Morrow, vice president and executive director of the Rosemary Group, said they planned to discuss the future of the development project with council members.

"People are expecting us to make some big surprise presentation. However, this is not the case. We are just going to discuss the future of our involvement in the project."

The Rosemary Group does not have any specific alterations for the

project in mind, Morrow said.

"We are going to meet to discuss where we are at the moment and see if the town council wants us to continue work on the project. If they don't want us to continue on this approach to the project, maybe they will want us to help them in some other way."

Philip Szostack, chief architect for the project, said he was contracted to draw up the development's original plans but has not been contacted to work on alterations for the construction.

The Rosemary Group is currently behind in its payments to Szostack for his services as project architect.

"We do owe the architect some money," Morrow said. "However, we have an agreement with him on the payments we will make. This is not an issue, everything is under control."

The Rosemary Group is working on a new finance plan for the project after sales of investment shares in the proposed Chapel Hill Inn were suspended because of a lack of response from area investors.

The project was originally designed as a remedy to the lack of parking in downtown Chapel Hill.

The Rosemary Square project consists of a proposed hotel-shopping complex built above a three-level underground parking deck. The

parking deck will consist of 516 parking places, 328 of which will belong to the town. The remainder of the parking places will belong to the hotel and will be open to the public.

Morrow said the project has sparked controversy because everyone has a different idea of how downtown Chapel Hill should be developed.

"Some people still remember Chapel Hill with dirt streets. Others think the town should be just like it is now. We are interested in finding a way to handle all the people of downtown as well as create more hotel spaces."

Board to hear human services fund requests

By LAURA TAYLOR
Staff Writer

The Chapel Hill Human Services Advisory Board will conduct the last in a series of meetings tonight to hear fund requests from local service organizations.

Chapel Hill-Carrboro Meals on Wheels, Joint Orange-Chatham Community Action (JOCCA), Day Care Services Association and Child Care Networks will present funding requests to the board.

Lyman Ford, vice chairman for the advisory board, said funding from the town is only a small part of each service organization's budget.

"This is a little bit of the money for their budget," Ford said. These organizations are funded mainly by other means, such as the state of North Carolina or the United Way.

The board will make recommendations to the Chapel Hill Town Council on which organizations should receive funding, he said.

"We're supposed to advise the city council on human service matters," Ford said. "We tell them in our (recommendation) report why we give our money to this agency."

After the town council approves a recommendation, a performance

contract is created describing how the service agency will use the allocated funds, he said.

Before the advisory board holds hearings on funding requests, a local needs report is compiled which studies special community needs, Ford said.

"We give a needs report indicating five to six categories of need each year," Ford said.

The needs report is submitted to the Chapel Hill Town Council and circulated to local service agencies, he said.

Board member Dr. Vincent Kopp said hearing requests by four of 14 organizations will complete the budget series on Monday night.

A wrap-up session is scheduled on April 17 to evaluate each service agency that made a request proposal to the advisory board, Kopp said.

"We weigh their relative merits and values," he said.

Service organizations are evaluated according to findings in the needs report, he said. "We use that (report) as our blueprint."

There is no limit put on funding requests, Kopp said. "We really don't have a ceiling on

any type of requests," he said. "It's up to the council to decide a certain dollar amount that goes to a particular group."

However, the town council usually follows the recommendations made by the advisory board, Kopp said.

The advisory board monitors performances of each approved service organization and requires

reports by each of the agencies.

"Each agency provides the board with quarterly reports," Kopp said.

General and specific community needs are addressed each month by the Chapel Hill Human Services Advisory Board, he said.

"Our main purpose is to identify human service needs in Chapel Hill," Kopp said.

Town Meetings

Monday, April 10
Chapel Hill Town Council 7:30 p.m. Municipal Building, 306 N. Columbia St.
Included on the agenda: Neon sign regulations and the monthly report on Rosemary Square

Tuesday, April 11
Carrboro Board of Aldermen 7:30 p.m. Town Hall Room 110, 301 W. Main St.
Included on the agenda: A permit request for Willow Springs Nursing Home

Wednesday, April 12
Chapel Hill Town Council 7:30 p.m. Municipal Building
Public hearing on the town's Comprehensive Plan

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