

Developer, landowner work it out

By Mary Beth Phillips
Staff Writer

After the board of commissioners in March voted not to condemn land so that a road in Paramount Center office park could be built, Weeks/Lichtin developers moved the road to satisfy landowner Jesse Marcom and the first site plan came forward for approval at the August 24 town board meeting.

The road alignment will be "more curved, not quite as good as it would have been, but it still works," said Bob Yelverton of Weeks/Lichtin.

"The road shifted to the west and closer to his property line, according to what he (Marcom) wanted. We were able to work with him and work with the design," he said. "We are very pleased we were able to work with the Marcoms and hopefully do something that provides less of an impact on his property and still satisfies us," he said.

In March, developers said they had been trying to negotiate with Marcom for six months but his only response had been that he did not wish to sell the land. The road alignment that took more of Marcom's land had been on the town's thoroughfare plan since 1987. But Commissioners Bill Case, Jan Faulkner and Mark Silver-Smith voted to table the condemnation proceedings on March 23.

At the time, Yelverton had said the road could not be moved.

The board approved the two proposed two-story buildings, at 150,000 square feet each, to be built on 24.4 acres in Paramount Center with 700 parking spaces.

The board also asked that the roads be built before the buildings be occupied and that a traffic light be put in at the intersection of NC 54 and the new road. The property must also be annexed, and turn lanes must be provided on Chapel Hill Road at the new road.

World class arts center may come to Morrisville

Continued from page 1

Durham, Chapel Hill and Raleigh almost equally over 540 and 1-40. The rail will be there. They plan a stop in that area.

"To me, for the sort of thing they are talking about, having it in an undeveloped area where it can develop its own character gives it special appeal. For training people for dance and acting and so forth, what can be nicer than having a location with their own campus?"

Everett added that, "I like the idea that it is in the Shiloh community, which I think is a very remarkable community, for tradition, for history. It would be nice to have something in that vicinity which everyone in Morrisville will be proud of."

Everett said he feels disloyal to his hometown of Durham, who is anxious to bring the institute to its downtown area to help it revitalize.

"In terms of what would be the best center for everyone, a major national attraction, if it's in downtown Durham, a lot of people will say it's a Durham project. If it's out in the middle, everyone can say, we have an interest in it too."

Everett has hired an architect to put a site plan together. M. J. (Joe) Hakan is also the architect for the Dean Dome, South Square Mall, Crabtree Mall, the Siena Hotel, and the City Market in Raleigh.

"He knows this area pretty well," Everett said.

He said he was encouraged by the reaction of the town board.

Mark Silver-Smith at the meeting said, "I would be delighted to have that kind of center here. I'm pleased

to see the arts come here."

After the meeting, C.T. Moore concurred. "It sounds pretty exciting," he said.

Leavy Barbee, whose constituents live in the vicinity of the land, said "I think it's a splendid idea. I would certainly love to see it come."

Asked about the affect on his constituents, he said, "I don't see why they wouldn't be pleased, with a nice facility like that. It's going to be state of the art and should help out the value of the properties around here."

"I certainly hope that we could put it together—it would be different from the industry, warehouses, big office complexes, and concrete places, a centerpiece really to show off, to draw folk from all over America, maybe the free world. I'm hoping the judge can sell it to the folk."

Jan Faulkner said, "I'd love to see it. I think it would be great for Morrisville. It would be centrally located for the Triangle area cities, and actually the state. It would be a great plus for the area."

Bill Case said, "I'm very excited about it. I think it's definitely going to make a landmark for us in Morrisville. I think the citizens of Morrisville probably would enjoy it very much, also."

Because the land is held for the benefit of the Duke and UNC schools of law, it will have to be sold or leased, Everett said, so there would be something that would go to the schools of law.

He said the cost of the land should not be the decisive factor in a \$100 million project.

He said he has owned the land for

years, that it was rezoned to industrial about 15 years ago, but he had been waiting for water and sewer before developing it. His mother, Kathrine Everett, died in 1992 and left the land to the law schools. He said she would like the idea of the performing arts institute.

Everett said he would welcome the endorsement of the town board and the chamber of commerce and perhaps even the Wake County economic resources committee, since it is the only one of the five sites in Wake County.

"The Terry Sanford Institute is a great concept, not just for North Carolinians, but for the whole southeast, for the whole nation. I knew Terry Sanford, I had great regard for him. I'd like to see it succeed," Everett said.

Town board approves 180-foot high communications tower

Continued from page 1

moos.

The public hearing was held on the request by SpectraSite Communications for a 180-foot tower to be located on the west side of Melsie Road, about a mile north of McCrimmon Parkway near Davis Drive.

SpectraSite also proposes to lease land for the tower—an approximately 75-by-75-foot section will be needed for the tower and its equipment.

The site is heavily wooded, and developers pledged to cut down as few trees as possible.

"What does the town get out of this?" asked resident Alan Klimeck during the public hearing on the proposal. "Is there any taxable revenue?"

"Very little," replied commissioner Moore. "The equipment is not taxable, only the property."

Klimeck referred to the towers as "bistering our countryside like acne."

Moore questioned whether the two towers could not be combined.

Towers cover approximately a one mile radius. Because of the towers already set up for each company, the coverage could not be complete for either without both the towers, which would be located about a mile and a half from each other.

"Our town is three miles square," Moore argued. "Three towers should cover the whole town. Why do we need seven or eight? Maybe we're not getting them in the right places."

SpectraSite's request will be forwarded to the planning board and return to the board of commissioners in October.

In other action, the board held public hearings on the following requests:

□ A rezoning from agricultural district to industrial management by Barbara C. King, for 8.49 acres located on the east side of Chapel Hill Road, approximately a quarter of a mile south of Perimeter Park Drive.

□ A rezoning by Joe Satterthwaite from low density residential to village core for .34 acres located on the

west side of Page Street, directly south of Morrisville-Carpenter Road.

□ An annexation request by Summit Westwood Apartments for 27.53 acres on the west side of Chapel Hill Road, directly across from Weston Parkway.

□ An annexation request by Horizon Homes, representing the Groves Apartments. The 10.31 acres is located on the south side of Morrisville-Carpenter Road about three quarters of a mile west of Chapel Hill Road.

No public comments were made during any of the hearings. Both annexation requests were later approved by the board.

The board also:
□ Approved an extension for Carolina Quality Concrete until November 12, 1998.

□ Set public hearings for two annexation petitions for October 12. Paramount Center wants to annex 51.16 acres approximately 400 feet east of Chapel Hill Road and about half a mile north of Watkins Road; Shemin Nurseries wants to annex 5.53 acres located at 508 Church Street.

□ Tabled a request for a pool bubble by the Morrisville Parks and Recreation and Cultural Resources Department so the commissioners can study further the expense involved in putting up and taking down the bubble each Spring and Fall.

□ Signed a concurring ordinance

with the NC Department of Transportation to reduce the speed limit along Morrisville-Carpenter Road east of Davis Drive to 45 miles per hour.

□ Approved plans for a rezoning for Manhattan Bakery from agricultural district to industrial management district, after the applicant specified in writing that a bakery would be built there. At the August 24 meeting, the board asked for assurance that no other industrial use would be put on the site. The 2-acre site is at the northeast corner of Airport Boulevard and Watkins Road.

Red Wing Shoe Store
3000 Pairs In Stock • Mens & Womens
Work Shoes • Steel Toe • Hiking • Walking
Hwy 76 / 401
Garner / Raleigh NEAR 401 SPLIT 772-5000

www.citysearch.com/rdu/redwingshoes

Experience the Southwest...

Southwest Accessories and Home Furnishings

ART • POTTERY • JEWELRY
• ZAPOTEC RUGS & PILLOWS
• NATIVE AMERICAN & SOUTHWEST ARTIFACTS

THE SANTA FE WIND

Garner Village • Garner • Antiques from Arizona • 772-8838



Dwight McLeod

Goldstar Mortgage Company, Inc.

Your Mortgage Specialists



Neill McLeod

We Offer The Following Services

- Self-employed loans with little or no money down
- Construction to permanent and construction take-out loans
- FHA, VA fallouts - 0% down on selected products
- Relocation specialists for bridge loans
- Unlimited residential loan amounts
- All types of properties accepted - single family residence, condo, townhomes, modular, custom built homes
- No limit on cash to the borrower
- Lowest prices on Jumbo loans
- program guidelines apply

Our mission is to provide our clients the most professional mortgage service available. At Goldstar, we understand the importance of a smooth real estate transaction. We pride ourselves in customer satisfaction, quality loan programs, and the lowest closing costs available in the mortgage marketplace. We service the entire state of North Carolina. From a primary residence to a second home or an investment property, we have the loan product to fit your individual needs.

3535 South Wilmington Street • Suite 106 • Raleigh, NC 27603
919•662•0171