

DEVELOPMENT

costly services that residents do, such as schools. Commercial development also brings jobs, ideally for the residents of the community.

Spatial Constraints

Protzman said the main obstacle to commercial development was not the relative attractiveness of Chapel Hill but a lack of space. "Businesses are already attracted to Chapel Hill, but we just need some space for them."

Chapel Hill is landlocked — bordered on the north by a rural buffer zone, by Carboro on the west, and on the east and south by the county line.

"The Chapel Hill Town Council, the Carboro Board of Aldermen and the Orange County Board of Directors in 1987 all adopted plans calling for the creation of a rural buffer zone and put in place a regulatory agreement," said Roger Walden, planning director for Chapel Hill.

Walden said the buffer zone was intended to limit development to areas that had already been built up. "All three governments agree that the best thing for the area is that it stay reasonably compact."

A Framework for Development: Mixed Use

With the scarcity of space in Chapel Hill, officials are attempting to design a framework for development that will make the most efficient use of land. One such concept that has gained popularity in city planning recently is mixed-use development, which combines retail, offices and residences within the same area.

"Mixed-use can work, and there are a lot of examples of it working," Abernathy said. "The Timberlyne area in Chapel Hill is a fairly clear area of mixed use. You have a real mix of residential, office and commercial space."

The area includes a day care center, a movie theater, a grocery store and a retirement community, as well as a concentration of apartments and neighborhoods. "The people are no more than two blocks from the services they need," Abernathy said.

Where Do They Stand?

Chapel Hill Town Council and mayoral candidates discuss town development.



Joe Capowski—There are three things that attract people to (live in) Chapel Hill: UNC, the hospitals and the school system. We cannot do anything to upset the attractiveness of these three things.



Mark Chilton—This is an urban area, and we should be urban in some ways, not on the same scale as Detroit or New York, but let's not pretend that one house per acre is a good way to develop land.



Pat Evans—The most important development issue is providing housing for all the University employees and staff and graduate students.



Kevin Foy—It (Chapel Hill) is a contained unit, and we can't assume we're going to violate the rural buffer zone. We have to say we're not going to go past that and that we're not going to build on every square inch of land in Chapel Hill.



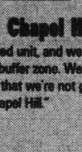
Richard French—The Council's doing a good job in that area (of development). The community is realizing its role is to set goals for policies.



Todd Goodson—We can maintain the village atmosphere as long as we keep a close eye on what is being built.



Jim Protzman—Businesses are already attracted to Chapel Hill, but we just need some space for them.



Scott Radway—Within Chapel Hill itself, the most pressing development issue is that the boundary of Chapel Hill is finite, and we effectively aren't developing anymore.

Chapel Hill Mayoral Candidates



Rosemary Waldorf—Any development should be in line with the town's general character and not intruding on the neighborhoods.

use development, modified for only commercial use. "The most significant thing that the northwest area plan would allow or create is a new zoning category — an employment campus zone," said council member and candidate Mark Chilton. "The concept is to create land and buildings that are suitable for a wide variety of uses, including light manufacturing or reprocessing-type facilities."

Ted Abernathy, director of the Orange County Economic Development Commission, said that currently there was no place for such businesses in Chapel Hill and that the northwest area was a prime location for the commercial mixed-use development of an employment campus zone.

The area is surrounded by railway, highway and electric wire," he said. "It's not a good place for low-density residential development. But it makes good sense for small businesses or for companies that do research and development."

"The area includes a day care center, a movie theater, a grocery store and a retirement community, as well as a concentration of apartments and neighborhoods. "The people are no more than two blocks from the services they need," Abernathy said.

While council members overwhelmingly support mixed use, they are deeply divided on what constitutes a good develop-

ment plan.

A case in point is the Meadowmont proposal — recently approved by a Council vote of 5-4 — which includes plans for a hotel, a commercial center, an office complex and a wellness center.

"I had some concerns about the intensity, but I was more concerned about the kind of commercial development we'd have there," Chilton said.

One of Chilton's criticisms of Meadowmont was that the development plan lacked details. "All we knew was the total square footage in certain areas. There was nothing to say (the developer) couldn't build a huge Wal-Mart," he said.

Capowski voiced concerns about the scope of Meadowmont, the largest development ever in Chapel Hill. "I'm not sure it was a true mixed-use proposal. It was for a major commercial center oriented toward central North Carolina, with residential development attached," he said. "That hotel is not going to serve the local residents."

A Look to the Future

In addition to forming their own views on what development should take place in Chapel Hill, council and mayoral candidates are considering the effect development will have on the town's future.

"Growth management is probably the primary issue in this campaign because it has such impact on all the other facets of living that affect the community," said mayoral candidate Kevin Foy. "How we manage growth will determine what the community is like years down the road." Capowski said it was important to in-

corporate businesses into the community in ways that maintained Chapel Hill's appeal. "There are three things that attract people to (live in) Chapel Hill: UNC, the hospitals and the school system. We cannot do anything to upset the attractiveness of three things."

"Nobody says, 'I came here because of the quality of shopping or because of the quality of the restaurants on Franklin Street,'" Capowski said.

Council candidate Todd Goodson said Chapel Hill government officials needed to supervise development in order to pre-

serve the ambience of the town. "We can maintain the village atmosphere as long as we keep a close eye on what is being built."

Radway said it was important for the community to agree upon and promote a vision of its future character. He suggested that Chapel Hill draw inspiration from the successes or failures of other communities in the area of development. "If you don't start the process broadly, you won't get to see how other people failed," he said.

Foy said it was important to avoid encroaching upon green space and bike paths. "(Chapel Hill) is a contained unit, and we can't assume we're going to violate the rural buffer zone," he said. "We have to say we're not going to go past that and that we're not going to build on every square inch of land in Chapel Hill."

Building in the Right Places

Some council candidates said they believed development could be responsibly implemented if it was restricted to the right areas.

Chilton said the best way to protect rural areas was to develop some of the more urban areas.

"This is an urban area, and we should be urban in some ways, not on the same scale as Detroit or New York, but let's not pretend that one house per acre is a good way to develop land."

The rural buffer zone is a fundamental piece of Chapel Hill's growth management system, Walden said. "I think that (candidates) standing behind those rural buffer zones is, long-term, one of the most important things for the community," he said. "There's a good set of policies in place to manage growth and keep us compact."

Walden, the town planning director, said the rural buffer theoretically could be eliminated some day. "Of course it could — if the government policies were changed and the old plans were rejected. This would not be easy," he said. "It would have to be

by the agreement of all three governments." Incumbent Protzman said commercial development did not necessarily threaten the town environment.

"The thoughtful use of land by businesses is in some ways more environmentally sound than hundreds of one-acre residences," Protzman said. "When people talk about environmental concerns with development, it's really just rhetoric."

Slater said he thought the town had worked out an effective development ordinance over the last 15 years. "We've done well in Chapel Hill protecting the environment. The best evidence is that people want to come and live here."

While most of the large tracts of land in Chapel Hill have already been developed, development will continue in the next year on a smaller scale, said J.B. Culpepper, development coordinator for Chapel Hill.

"There are still undeveloped parcels, although often we find that they have use constraints such as difficult topography," Culpepper said.

During the next year, the University will decide how to develop its two outlying properties, the Mason Farm and Horace Williams tracts. In addition, several development projects — on a smaller scale than Meadowmont — will come before the council.

Such projects include: a 240-apartment complex near the Timberlyne shopping center, a 151-lot subdivision called Parkside off of Highway 86, OWASA's request to construct a water tower near the University's cogeneration facility, and a request for re-zoning 2.2 acres in the Cameron-Macaulay historic district.

Capowski said he believed that with the exception of Meadowmont development had not been too fast. "We have a very cumbersome land use review process, but a lot of public input generates higher quality projects," he said. "Town government sacrifices some efficiency for public input."

Bosnian Refugees Struggle to Survive

BANJA LUKA, Bosnia-Herzegovina — Fighting ebbed Sunday in northwestern Bosnia, where up to 50,000 exhausted Serbs were struggling to survive after fleeing advances by government and Croat forces. In a bitter twist in the three-year-long war, many of the refugees are now at Omarska, site of one of the most notorious prison camps set up when Serb rebels overran much of Bosnia in 1992. A field hospital has been treating both civilians and soldiers wounded in the latest fighting. Aid workers say some older refugees are dying, apparently exhausted after being uprooted by rapid shifts in front lines in northern Bosnia in the past six weeks. The U.S.-brokered truce which started Thursday was largely observed throughout the country, U.N. officials said Sunday.

Advertisement for Wal-Mart Pharmacy Grand Opening. Features a large illustration of a person's head and neck. Text includes: GRAND OPENING, Wal-Mart Pharmacy, at the New Hope Commons Shopping Center near the intersection of 15-501 Business & I-40. Promotions: Register in the Pharmacy for your choice of a Color TV or a Mountain Bike. Drawing to be held 10/27. Door Prizes to be given away include: Digital Thermoscan Thermometer, a Pair of Ray Ban Sunglasses, & much more! Free Gift Packets of Pharmacy Merchandise! Approximately a \$10 value/limited supply. Bring this ad in to get your packet! Attention Diabetics! Stop by the Pharmacy on Fri. & Sat. 1-6 for a FREE Accucheck Advantage Glucose Monitoring Kit! Accucheck Advantage Strips, 50ct. \$29.87. Blood Pressure Screening Clinic: Tuesday from 10-4. PARENTS! Bring your kids by Friday from 9am-3pm for FREE Child ID! Sponsored by The Durham Police. KIDS! Meet the clown! Face painting, balloon animals & magic. 10-5 on Tuesday. It's easy to transfer your prescriptions to a Wal-Mart Pharmacy. Just bring us your prescription or refill bottle and our pharmacist will do the rest! Wal-Mart Pharmacy Hours: 9am-7pm M-Sat (919)489-4420. We Guarantee You'll Pay the Lowest Price at Wal-Mart.

Advertisement for Alex. Brown & Sons Incorporated. Text includes: ALEX. BROWN & SONS INCORPORATED. The nation's oldest investment banking firm, founded in 1800. Headquartered in Baltimore with 22 offices in the United States, Europe and Japan. Investment banking professionals are located in Baltimore, Boston, New York, San Francisco, London and Tokyo. Among the top 10 Merger & Acquisition advisors in the United States. The largest underwriter of initial public offerings for U.S. corporations over the past five years. Focused on premier high growth companies in six core industries: consumer, financial services, health care, industrial technologies, media/communications and technology. Requires analysts to assume significant responsibility and client contact while obtaining a wide range of skills and experiences. Places analysts at top business and law schools and opens up career opportunities through contacts made while at Alex. Brown. Seeking highly qualified students interested in a demanding, fast-paced financial analyst program for positions in Baltimore, Boston and San Francisco. Please come by to meet investment banking professionals and learn more about our Investment Banking Analyst program at our upcoming presentation on Tuesday, October 17, 1995, at 6:30 p.m., at The Carolina Inn, Parlor Room. Please contact Anne Ford at (800) 638-2596 for more information. ALEX. BROWN & SONS INCORPORATED. Knowledge-Driven. Client-Focused.