

# Aldermen Delay Pine Street Decision

BY HEATHER APPLE  
Staff Writer

Carrboro officials decided Tuesday to push back any decisions on Pine Street housing issues until they can review more detailed information.

Members of the Carrboro Board of Aldermen are looking to revise the area's building and zoning ordinances to alleviate traffic, parking and building density problems.

Aldermen discussed redefining terms like "group homes" and the possibility of restricting these developments in residential neighborhoods.

"It's a little sticky, what is legitimately a single family dwelling and what is not," said Alderman Alex Zaffron.

Tensions between residents, tenants and property owners mounted in July when several residents voiced concern about crowded housing and parking issues in the neighborhood.

Alderman Jacquelyn Gist suggested making sure the number of bedrooms in new developments is similar to existing homes.

Alderman Allen Spalt said he wanted to see examples from other towns who have dealt with this issue. "It would seem to me we would be better off with some examples," he said.

Another option discussed by the board is eliminating two family conversions or duplexes from future developments.

But Alderman Mark Dorosin said he wants to redefine what constitutes a duplex. Under the existing ordinance, a development can be considered a duplex as long as there is one common wall, which some aldermen said is an easy restriction to stretch.

"Change the definition of duplex," Dorosin said. "The wall should have to be a wall with living space on both sides."

He said this would prevent two essentially separate houses from being con-

sidered a duplex.

But Andreas Hay, a Pine Street resident, told board members that he is more concerned about eliminating high-density developments rather than focusing on duplexes. "I don't even like the idea of restricting the duplex," he said.

Board members also discussed the ability to build a granny flat, which

allows the property owner to put rental space in an existing home.

But Nelson said that the granny flat option should be researched further before the board takes any action. "I do think we ought to pursue this."

The City Editor can be reached at [citydesk@unc.edu](mailto:citydesk@unc.edu).

## Campus Calendar

Today

noon - **The Office of Burch Programs** wants you to come learn more about the Burch Fellowship in 039 Graham Memorial.

2:30 p.m. - **The Sonja H. Stone Black Cultural Center's Blacks in the Diaspora** Lecture on "Performing Human Rights, Performing Tradition Under Dubious Globality" in Union 209.

3 p.m. - **The Black Student Movement** will host its annual Health Fair in Upendo Lounge.

6:30 p.m. - **The Society of Professional Journalists** is sponsoring "Covering Gangs: Information Gathering and Social Issues" in 33 Carroll Hall.

7 p.m. - Come learn about the ups and downs of being a vegetarian in college in Morrison Residence Hall's first-floor lounge. Hear from representatives of the UNC Vegetarian Society.

7 p.m. - **The Association for India's Development** will hold "Fear: Investigate fear of not succeeding, fear of terrorism and fear of death" in 203 Dey Hall.

7 p.m. - **Suited for Success**, a committee of the Campus Y, will hold a free dinner discussion on women on welfare in the Cobb Training Room.

**The Daily Tar Heel**  
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**Come to the Information Session Thursday, November 15, 7pm Rosenau Hall (School of Public Health) Room 235**

Need more information? Contact Dr. Don Francisco, 966-5631, [don\\_franisco@unc.edu](mailto:don_franisco@unc.edu)

# Hackney, Lee Suggest 'Smart Growth' for N.C.

BY CLEVE WOOTSON  
Staff Writer

Two N.C. General Assembly members unveiled to the public Wednesday a series of recommendations for Smart Growth in North Carolina.

The Smart Growth report - proposed by Rep. Joe Hackney, D-Orange and Sen. Howard Lee, D-Orange - would make communities more accessible to pedestrians and bicyclists, alleviating automotive traffic congestion and pollution.

The program also involves protecting open spaces such as forests and promoting urban revitalization like Charlotte's recent improvement of its uptown.

Hackney said there are "hundreds of recommendations" for Smart Growth concerning issues such as revitalizing inner-cities and improving transportation. He also said the recommendations are aimed at both state and local leaders.

Meg Ryan O'Donnell, a senior consultant for the recommendation, said the plan is a blueprint for the state government to provide help with Smart Growth in N.C. communities.

She said the proposal outlines a three-tiered plan for smaller localities that might not need smart growth plans as complex as larger cities such as Charlotte, Raleigh or Durham.

Although Smart Growth programs are largely dependent on the actions of local governments, experts say strong state government help is necessary.

"(Smart Growth) is a daunting task without the state stepping in, setting some ground rules and leveling the playing field," said Deron Lovaas, policy analyst for the Natural Resource Defense Council. The organization keeps account of Smart Growth projects and information nationwide.

John Hood, president of the John Locke foundation, a conservative polit-

ical think tank, said Smart Growth is not as effective as some believe. He said North Carolinians are dependent on automobiles.

"The idea of tens of thousands of people riding around the Triangle on trains is ludicrous," Hood said. "Most people don't want to take trains or buses. Most people don't want to walk or carpool."

Hood said when people vote in favor of train and park and ride systems "they hope that someone else will ride the bus or the train."

He said flexible and less permanent alternatives will be more beneficial for North Carolinians. He also said the solution to congestion is to build more roads.

But Hackney said while he believes the state can benefit from Smart Growth, the effects won't necessarily be immediate. He said certain parts of the program will be harder to implement than others. He added that cost is also a factor in Smart Growth programs.

"Preserving open space is difficult because often times it involves money that is not ingrained in our (Department of Transportation)," Hackney said. "The reason for this report is to find ways where the state government can help."


The State & National Editor can be reached at [stntdesk@unc.edu](mailto:stntdesk@unc.edu).

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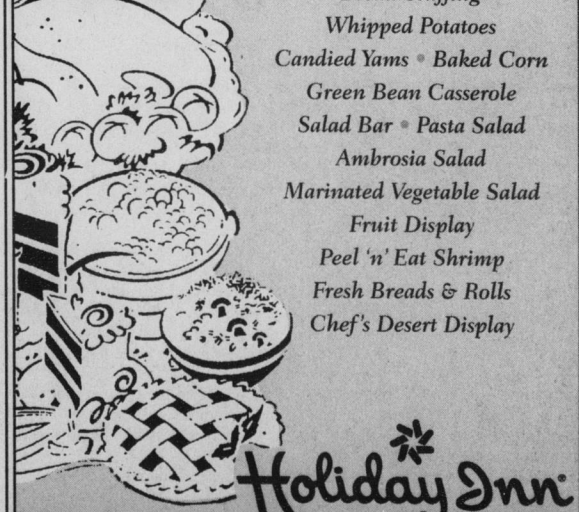
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