

# The Daily Tar Heel

Serving the students and the University community since 1893

**Gone with the wind**  
Breezy today and cloudy. Highs will be in the 40s while lows will dip into the 20s.

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The write stuff

Persons interested taking the DTH writing test should come by the office before 5 p.m. Monday. The DTH is also seeking photographers and sportswriters. See page two for details. We'll see ya heere.

News/Sports/Arts 962-0245  
Business/Advertising 962-1163

## The growth pains

### Officials want to maintain town's village atmosphere

Second of a two-part series

By LEIGH WILLIAMS  
Staff Writer

Development and planning in Chapel Hill means walking a tight rope between the quaint village and the growing young, professional's community. Problems with the present planning process are sticky, but can be solved, according to local planning officials and developers.

Although the problems they cited in interviews did not fall into one distinct area of the planning process, there are workable solutions. Chapel Hill Planning Board members and developers agreed. Solving these problems is on the minds of Chapel Hill Town Council members who have had the opportunity in recent months to approve a temporary moratorium on the approval of new development.

Instead of approving a moratorium, the council has postponed consideration of several multi-family housing proposals until March and April to give it time to consider changes in the planning process to make it more effective.

According to planning board member Lightning Brown, a moratorium would only cause the town to be swamped with requests as soon as the moratorium was lifted. Any changes in the process, he said, could be made without a moratorium.

Chapel Hill Mayor Joseph Nassif and planning board member Don Francisco agreed. "So far, the town council has listed 40 issues it would address during a moratorium," Francisco said. "It would be fruitless (to have one) because (council members) would not have decided what they wanted to accomplish until the moratorium was already one month old," he said.

The solutions offered by most of those interviewed were aimed at giving the town more control over comprehensive, long-range development.

"The town should be developed," said Francisco, "according to a plan concerned with future generations. If the community were educated (about planning), people could come up with a vision using planned development."

Educating the community should be the full-time job of someone in the planning department, said Runyan Woods of Barrett, Robert and Woods Inc. "Developers should be taxed for

the cost of a public-relations person to educate the public about proposed developments. Woods said.

Francisco said he also liked that idea. Developers are supposed to work with citizens before proposals reach their final hearing, he said, but they don't always do that.

Citizens' expectations should be tempered, according to Brown. "The expectation is that (the ordinance) should be simple and if it isn't, it's wrong," he said. "Planning, however, isn't simple; there is no cookbook-type guide," he said.

Brown and Woods both said they believed that the approval process should take longer than the normal three-to-four months. If the process took longer, there would be time for a proposal to go before the planning board twice. "What has been discussed to make the process more responsive and thorough," Brown said, "is a flow in which a proposal goes to the planning board, then to the other boards, and finally, back to the planning board before being sent to the town council."

As the system now works, development proposals are reviewed only once, at the beginning of the process, before going to the appearance commission and other appropriate boards who also make recommendations to the town council. The town council makes the final decision to approve or reject a proposal.

Controlling the quality and placement of new development should be important to the town, said Woods. To give the town more control over where development takes place, Woods said he advocated lobbying the N.C. Legislature to make transferable development rights legal.

Transferable development rights, according to Woods, work like this: The town of Chapel Hill would have the option of buying the development rights to undeveloped land if the owner chooses to sell them. Once the town had bought the development rights, the land owner would enjoy a lower tax rate and the town, in conjunction with the landowner, could control the timing of its development.

Undeveloped land could be held for as long as the town wanted, Woods said. Chapel Hill could also choose to

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DTH/Jeff Neville

### Scraping away

Senior Mark Douglas of Greenville, N.C., scrapes ice off his car parked on Stadium Drive yesterday, as the result of the chilling precipitation.

## Weather produces problems for area

The western storm that brought frozen rain and snow flurries to the Chapel Hill area yesterday didn't result in any weather-related accidents, according to the Chapel Hill Police Department.

All roads remained passable yesterday, but police said that as a precaution all bridges would be salted and isolated areas would be sanded today. Stroud Hill, which runs from Carolina Avenue to Estes Drive, is one potential trouble area that will be sanded, according to police.

Tommy Tapp, street superintendent for the Public Works Department, said that town officials had 19½ tons of sand, as well as seven plows, to take care of areas like Stroud Hill.

Today's weather forecast calls for temperatures in the 40s, partly cloudy skies and northwest winds of 15-25 mph. Tonight will also be partly cloudy, with temperatures dropping to the low 20s. The high for Saturday will be in the upper 30s.

Chapel Hill-Carrboro City Schools closed at 1 p.m. yesterday because of the threatening weather.

— MARJORIE MORRIS

## Member of housing staff resigns

From staff reports

UNC Associate Director of Housing for Residence Life Jim Ptaszynski has resigned to take a position at Wake Forest University, according to Director of Housing Wayne Kuncel.

"This is a professional opportunity he's taking advantage of," Kuncel said. The move was not due to any problems within the Department of Housing, he added.

Ptaszynski said he would make a statement about his resignation today. He has been with the University since August 18, 1979.

## New CGC bill would create vice councillors

By RUTHIE PIPKIN  
Staff Writer

A bill calling for vice councillors to be elected along with Campus Governing Council representatives was passed by the CGC Rules and Judiciary Committee yesterday.

Vice councillors would fill in for representatives who could not attend CGC meetings and would have voting power when replacing the absent members. If a councillor resigned, his position would be taken over by the vice councillor.

"Some people say, 'If a person is elected, he should be elected,'" committee member John Nicholson (Dis. 17) said. "But what about medical students? And people are going to have tests sometimes. (By not allowing a vice councillor) you're trying to punish the individual but end up punishing the district."

If the bill is passed by the full CGC Monday, candidates for CGC can run with vice councillors during the Feb. 5 elections.

A second bill passed by the R&J Committee in preparation for the upcoming elections would create new voting districts, some that would be less geographically convenient if passed by the full CGC.

"The problem (with the present districts) is a rule in the constitution that says the population in no CGC district will be more than 10 percent of the campus population," said Elections Board Chairman Edwin Fountain. Four districts now violate this rule: District 11, Olde Campus; District 13, Conner; District 14, Granville; and District 15, James.

The new districts would apply only to the 1985 elections. The 86th session of CGC would decide whether to make the districts permanent or make other changes within the guidelines of the constitution.

The bill reduces the on-campus representatives from 11 to 9 members but does not change the number of graduate and off-campus representatives. Under the new plan, Morrison, Ehringhaus and Craige, with a population of 1,737 students, would have two representatives; James, with a population of 929, would have one; Granville would be grouped with Old East, Old

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## Sellers feel sales drop

# Beer-drinking capital's brew intake slacks off

By KEVIN SULLIVAN  
Staff Writer

Tougher drunk driving laws and an increase in the drinking age have drastically reduced beer consumption in the past several years in Chapel Hill, known as the "Beer Drinking Capital of the World."

A survey taken by *The Daily Tar Heel* indicates that almost 50 percent less beer and ale is sold during the average week within the city limits than in 1978.

In October of 1978, *The DTH* polled restaurants, bars, grocery stores and other beer retailers in Chapel Hill to find out how much beer was consumed in an average week. The survey showed 27,500 cases of beer were sold each week. The West Germans led the world in beer consumption in 1978 with 38.8 gallons per capita consumed annually. With the 1978 figures, Chapel Hill averaged 87.9 gallons of beer per person each year.

The town was unofficially dubbed "The Beer Drinking Capitol of the World" although there is no statistic available on the beer consumption of a specific town or city.

Mary-Anne Rhyne, city desk editor of the *DTH* in 1978, said the survey

resulted in posters and tee shirts proclaiming Chapel Hill's immense beer consumption rate. "There was a different attitude (in 1978) than there is today," Rhyne said. "Alcohol wasn't a concern like it is today. People have to be more concerned with ordinances against drinking and driving today."

Simmons Andrews, a consultant for the Office for N.C. Beer Wholesalers Association in Raleigh, said it is difficult to get an accurate figure on beer consumption for a particular city.

"It would be a tremendous job to find out how much beer is sold in one town," Andrews said. "Even if the wholesalers tell you how much (they distribute) you can't be sure they're telling the truth."

The *DTH* survey taken December of 1984 and earlier this month showed that 14,500 cases of beer are consumed in Chapel Hill during an average week. Almost every manager or owner of the establishments polled said their beer sales decreased when UNC students left town during breaks.

The survey included establishments in the Chapel Hill city limits only. The owner of Harold's Food Mart on Chapel Hill Road refused to release a figure on weekly beer sales. Figures were also not available from two convenience stores and one pharmacy.

The survey indicated that 1,696,500 gallons of beer are consumed each year in Chapel Hill. According to the 1980 census of the local population, that would indicate that 52.3 gallons of beer are consumed per person.

The average North Carolinian drank 19.4 gallons of beer during 1981. Nevada, with the highest consumption rate in the United States, consumed 37.1 gallons per capita.

Herb Jacob, president of the Durham-Orange Hotel-Motel Association, said beer and ale consumption had shown a marked decline in the past few years.

"There is a lot less beer drinking in this area," Jacob said. "I've talked with the distributors and truck drivers and they agree that there's a lot less drinking."

Jacob said that there were many reasons for the decline. "The 19-year-old drinking age, fraternity parties are down; there is the Safe Highways Act and other strict laws against drinking and driving," he said. "People might be drinking something else; people are



DTH file photo

Many beer stockrooms are holding less of Chapel Hill's favorite beverage, because less are drinking it.

**'Alcohol wasn't a concern (in 1978) like it is today. People have to be more concerned with ordinances against drinking and driving today.'** — Mary-Anne Rhyne

getting away from brown bagging and they're drinking less socially."

Jacob said the problems with alcohol, particularly with drunken driving, were more evident and people were more concerned than ever before.

Bar owners have felt the effects of a shift away from beer drinking and consumption of liquor.

Tim Kirkpatrick, owner of Henderson Street Bar and former owner of Kirkpatrick's until 1980, said he had also noticed a decline in alcohol consumption recently.

"A couple of years ago everyone came

out every night of the week, now you don't see quite as many people," he said. "In the spring semester there will be an increase (in bar customers) because more freshmen have turned 19," Kirkpatrick said. "I think changing the drinking age has had an effect on the amount of beer sold."

Because of the increased drinking age, most freshmen are too young to frequent bars in Chapel Hill.

Betsy Durland, a freshman from Monroe, said there were more students under the drinking age than there were in 1978. "Most freshmen can't get into bars unless they have a fake ID,"

Durland said. "Usually when freshmen drink it's in their room or a dorm party."

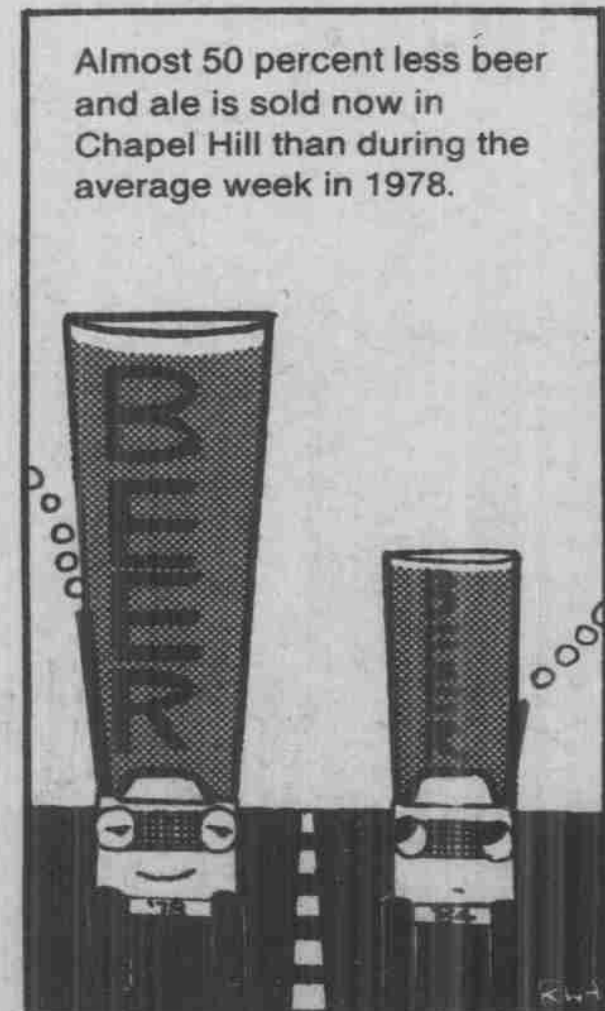
Officer Glenn Gage, who has been with the Chapel Hill Police Department for over three years, said the stiff penalties for drunk driving had influenced beer consumption.

"Up until recently, there has been a prevailing attitude that drinking or alcohol is necessary to have fun," Gage said. "With the increases in convictions, and the consequences of those convictions, people are changing their ideas of what to do to have fun."

For Eddie Byerly, a junior from Clemmons, the strict "driving while impaired" laws mean less trips to Chapel Hill bars from his off-campus apartment.

"Personally, the DWI laws keep me away from drinking," Byerly said. "Now when I drink it's in my apartment."

Mark Powell, staff writer, contributed to this story.



Almost 50 percent less beer and ale is sold now in Chapel Hill than during the average week in 1978.

Some of the kids call me a relic of the 30s. Well, I am. — Virginia Durr