

Building code change topic of forum

By GRANT PARSONS
Staff Writer

The Chapel Hill Town Council heard developers' and citizens' concerns about proposed building ordinances limiting height, floor area and building density during a public forum Monday night.

The ordinances were referred to the town manager for drafting and are expected to receive a formal vote before the end of the month, Mayor Jim Wallace said.

About 20 people spoke during the three-hour forum, and the council listened in silence, rarely asking the speakers questions.

The first ordinance presented for discussion, density caps, would limit the maximum number of dwelling units per acre to 12, with fewer units required in some residential zones. The maximum now is 20 units per acre and fewer in some zones.

Watts Hill, representing the Affordable Housing Task Force, told the council that reducing the limits would drive Chapel Hill housing costs higher. The limits would force developers to build larger dwellings and charge higher rates to make up the lost revenue due to having fewer units to rent, Hill said.

"Only building larger units benefits the high- and high to middle-income people," he said. "You will be just pricing out of the market those in the lower- and lower middle-income brackets."

Other arguments against the proposed density caps centered on residents being forced to have more than

single families in each dwelling to make ends meet, which would not truly limit growth and would contribute to traffic overcrowding.

"Lower density does not mean lower intensity of use," said Burnell Powell, a UNC Law School professor who teaches real estate law. "People would be subdividing . . . (apartments) by packing two, three, four and five familial units into a single family dwelling."

Proponents of the lower density caps said it would reduce traffic overcrowding.

Mimi Cross, co-president of the Estes Hill Parent Teacher association, said traffic needed to be reduced to make entering and exiting the schools safer for buses and children.

"You must be the advocate for us and our children to make the roads safe," Cross said. "The density requirements must be reduced."

Residents and developers also spoke about the proposed lowering of the Land Use Intensity ratio, which would reduce the floor space allowed on each acre of land.

Roger Walden, the town's planning director, said the strong point of reducing the LUI ratings would be the reduction of intense development in Chapel Hill. Smaller building "footprints" would be promoted, and the overall aesthetics of Chapel Hill would be improved, he said.

Ron Straum, a Chapel Hill resident, said lowering

allowable floor space per acre would decrease the amount of affordable, quality housing.

"Rather than quality growth, we'll have sub-quality living structures," Straum said. The landlord must lower some costs to offset the lost revenues from having smaller dwellings, so landlords will cut corners in building quality, he said.

Also discussed at the forum were proposed building height reductions that would set a maximum height of 40 feet for all Chapel Hill buildings except those in the town center and those zoned office-industrial.

The height limit would make three stories the maximum, keeping out-of-scale buildings from having a negative visual impact, Walden said.

Ruth Thomas, speaking for the Chapel Hill Alliance of Neighborhoods, told the council that higher buildings would mean more traffic on already overcrowded streets.

"The higher the buildings, the more traffic that will come from those buildings," Thomas said. "After Chapel Hill Center and the Siena Hotel go up, the town will be gridlocked at the intersection of Franklin Street and Estes Drive."

Opponents of the height restriction included developers and architects, who claimed the restrictions would promote dull buildings in Chapel Hill.

Hill said the council should reconsider the ordinances. "Otherwise, we're going to have a town full of 40-foot tall flat-topped buildings," he said.

Soviets release Shcharansky from jail to West Germany

From Associated Press reports

BERLIN — Soviet dissident Anatoly Shcharansky walked to freedom across the snow-covered Gliencke Bridge Tuesday after nearly nine years in Soviet prisons and labor camps. He flew out of Berlin soon after, on his way to Israel.

Shcharansky, 38, and his wife were reunited at Frankfurt Airport. There they boarded an Israeli government executive jet and took off for Tel Aviv, said airport spokesman Wolfgang Aviv.

Tylenol withdrawn from stores

YONKERS, N.Y. — Investigators are trying to determine whether a woman's death by cyanide poisoning was linked to Extra-Strength Tylenol, and a supermarket chain pulled the pain-killer from its stores in 24 states.

A&P pulled Extra-Strength Tylenol capsules from its shelves in its more than 1,000 stores on Monday after police said a 23-year-old woman was found dead Saturday about 12 hours after taking two Tylenol capsules.

Authorities said other capsules in the bottle the woman had used contained cyanide but they would not comment on whether the Tylenol container found after the woman's death had been tampered with.

U.S. group skeptical of count

WASHINGTON — A U.S. team observing the Philippine election told President Reagan Tuesday about instances of violence and fraud in the voting and said it was apparent President Ferdinand Marcos has the power to rig the outcome.

But the group's leaders refused to go so far as to declare the election invalid because of the irregularities.

"We're not going to make any comments that President Marcos or anybody else could use to say that 'We're calling it all off, bad scene, we're sorry it worked out so badly,'" said Sen. Richard Lugar, R-Ind., the head of the delegation.

Rep. John P. Murtha, D-Pa., another member of the delegation, expressed irritation with a White

news in brief

House assessment, voiced Monday, that Marcos inevitably would emerge the winner. "I think it was premature," he said.

The two men said they were bothered by delays in counting the votes and said a quick count had been considered important in judging the elections as fair.

Walesa cleared of slander

GDANSK, Poland — A government prosecutor dropped slander charges today against exiled Solidarity leader Lech Walesa, saying state election officials were "satisfied" with Walesa's statements that he did not deliberately slander them.

Walesa said he had not intended to slander or degrade anyone but he refused to back down and repudiate independent figures he released that questioned officials' voter turnout figures in October elections boycotted by supporters of the Solidarity free trade union.

The chief judge said he was suspending the case and told Walesa he was calling off the date for the next court hearing.

Walesa had faced up to two years in prison or a maximum fine of \$2,900 — about 27 times the average monthly salary in Poland — if convicted on the charges.

Opposition protests vote count

MANILA, Philippines — The National Assembly started opening sealed vote tally sheets Tuesday to begin the count that will determine who won last Friday's Philippine presidential election, but a walkout by opposition members stopped the canvass before a single vote was counted.

The session was scheduled to resume Wednesday.

As the first envelope was removed from the box of Marcos' home region north of Manila, opposition assemblymen immediately objected that it lacked a required seal. Similar objections were raised about other envelopes in the box.

RHA

"I think that the respect and the integrity of this organization has been damaged," he said.

Area governors from Granville Towers, Scott Residence College, Henderson Residence College, Stowe Residence College and Mangum and James dorms voted to endorse Watts.

Watts is governor of Scott Residence College.

Four other area governors — from Ehringhaus, Craige, Morrison, and the Morehead Confederation — felt that it was inappropriate for RHA to give an endorsement and dissented, Fanney said.

Olde Campus governor Maria Kenney was not at the meeting.

Venable said that because the vote was so close, the decision was not

representative of the whole board.

"When you get a three-vote margin, I think you can very well assume that that's a small majority," he said.

Fanney said Watts should not have participated in the vote.

But Cobb said there was no difference between Fanney voting and Watts voting, although Fanney is no longer in the race. He said he didn't think Fanney would have objected to RHA's endorsing Watts if Fanney had endorsed him himself.

Cobb said belief in Watts' ability motivated the board members to vote for him.

He said, "The people who sit on the governing board are sophisticated and mature enough to make decisions based on more than personal likes.

"I find it extremely, extremely difficult to fathom that people . . . after a year's experience . . . would (not) know better than to vote for someone simply because they liked him," he said.

Watts agreed that all the governors who voted already knew enough about each candidate to make an informed decision.

"The RHA governing board does not want a person running RHA that has a deep lack of experience and also (is) a Chi Psi fraternity brother," he said. "It's hard to trust the dedication . . . when you're also dedicated to a social group off campus."

Watts said the board's vote would have favored him 9-8 even if he had abstained from the vote.

Jones said he was not too bothered by Watts' endorsement but that there should have been a screening process for the two of them.

In endorsing Watts, the governors were not representing their constituents, according to the results of last Tuesday's election, Jones said. Watts carried only Stowe Residence College in the election.

"I don't know if I would consider an endorsement by RHA this year an asset or a liability," he said. "I'm glad they're taking an action, finally."

Israeli editor to meet 'DTH'ers

Israeli journalist Gideon Lowy, news editor of *Ha'Aretz*, will speak at the *Daily Tar Heel* staff meeting tonight at 7 p.m. in Room 205 of the Student

Union. All staff members are strongly encouraged to come. Sponsored by the Hillel Foundation.

for the record

John Fanney said he had based his endorsement for the Residence Hall Association presidency in part on friends and campaign co-workers, not

co-workers in RHA, as reported Monday in "Fanney backs Jones." *The Daily Tar Heel* regrets the editing error.

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Psychology

to have more input in the hiring and firing of new faculty members," she said.

Galinsky agreed that things were improving. "Students are on some committees, but they're not off'ers," he said. "Graduate students are able to participate in the graduate admissions process through providing temporary housing for and talking to students who are considering UNC as a choice for graduate study, he said.

The department's graduate admissions are highly competitive, Applebaum said. "We look at how well they performed academically in their undergraduate work, their experience in research and laboratory setting, their . . . (Graduate Record Examination)


scores and letters of recommendation," he said.

Crist said that he found no disadvantages in coming to UNC for graduate study but that he was glad he chose to attend a small college for his undergraduate studies. "The graduate school here keeps you very busy, but those are the dues you have to pay to get your degree," he said.

The flexibility of a major in psychology and the ability to enjoy four years of undergraduate study made the major a practical choice, Lanum said. "It's going to help me in my day-to-day life," she said. "There is always a need to know how people behave and how they react in different situations."

Almost one in four adult Americans has high blood pressure. This amounts to 37,330,000 people according to an American Heart Association estimate.



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