

ATTACHMENT 2

Jonathan D. Whitney, Chair of CDC
P.O. Box 1308 Chapel Hill, NC 27514

15th February 2007

RE: Public Hearing: Revision of Comprehensive Plan Design Guidelines Regarding Duplexes

Dear Town Council Members,

As chair of the CDC, and as a Commissioner asked to review Duplex Applications I wish to address the spirit of intent in the items listed below as taken from the proposed modifications to the guidelines:

1. ~~Entrances should clearly identify the important access points.~~

65. ~~Entrances should provide an introductory statement for dwelling units in the duplex structure, and should be landscaped with plants complementary to the building's architecture and style. Entrances should be defined by a rehitectural styles and features. There should be a clear approach to each entrance. Landscaping should frame and accentuate the architectural styles and features of the entrances.~~

What the Commissioners have asked for from applicants is:

- To have entrances to each unit of a duplex be of equal architectural importance. What we hope to avoid is a subordinate minor entrance, such as a basement door on the side or rear of a dwelling as being used as a duplex entrance.

- That the safe passage along walkways merits outdoor lighting, and that walkways should be of substantial materials and designed for safe use.

- That landscaping is needed to define, control and hide the limited parking area, so as to avoid haphazard parking on front lawns.

I believe the modified guild lines as proposed, may avoid a lawsuit, but give away the store. I believe the outcome will be duplex student slums which will be a detriment to our neighborhoods and our town. I ask the Town Council to carefully consider the proposed modifications as not being the best long term interest of the town.

Jonathan D. Whitney