



TOWN OF CHAPEL HILL
BUILDING DEPARTMENT LLC

August 15, 2003

Mayor Kevin Foy
Town Council Members
306 N. Columbia St.
Chapel Hill, NC 27514

Dear Mayor Foy and Council Members:

I write to ask you to consider granting expedited review of Erwin Road Subdivision.

Erwin Road Subdivision was first reviewed by the Community Design Commission on February 20, 2002. We continued to work on our plan and talk with neighbors of the site, but decided to withhold formal application until the Council had finished its work on the new Land Use Management Ordinance.

After the LUMO was adopted, we made a number of adjustments to our plan. We appeared before the Community Design Commission on March 19, 2003, and before Mayor and Council for concept review on April 23, 2003. Our formal SUP application to the planning department was then made on June 30, 2003.

In considering our request for expedited review, I ask you to consider the following positive features of our approach:

- After several unsuccessful attempts, we were finally able to arrange a meeting with the adjoining neighborhoods to listen to their concerns and provide them with as much information about our proposal as possible. A number of the items listed below were changes that resulted from this meeting with the neighbors.
- To manage stormwater, we propose exceeding the town's infiltration requirements by a factor of two.
- We propose the addition of evergreen plant materials to the highway buffer, beyond what is required, to help mitigate noise.
- At the neighbors' request and Mayor's suggestion, we have added a left turn lane on Erwin Road, even though the traffic study does call for a it.
- We are meeting the 15 percent affordable housing requirement through an innovative duplex method. Our affordable homes will not look different or less

valuable than the other homes in the neighborhood, as we propose it. In addition, we have worked out arrangements with Robert Dowling of Orange Community Housing Corporation, and have agreed to deed our affordable homes to the Land Trust to be marketed by OCHC.

Again, we acknowledge that it was our choice to wait and file the application after the new LUMO's adoption. However, we have been working on this small subdivision proposal for some time, and we believe it offers an excellent affordable housing model for Chapel Hill and other communities.

Thank you for considering our request for expedited review.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Chesson", written in a cursive style.

Chip Chesson