

November 4, 2004

AGENDA # 3b(1)

To: Mayor and Town Council:

From: Doug Schworer

On November 8, 2004 you will be asked to vote on a request by Habitat For Humanity of Humanity (HHOC) for an expedited review of the Sunrise Ridge plan. In a memo dated November 8<sup>th</sup>, the Town Manager recommends adopting the petition for expedited processing of special use permit application for the Sunrise Road Habitat for Humanity Development. The Sunrise Coalition along with many of the surrounding community residents oppose both the concept plan and approval of adopting this petition.

At the October 18<sup>th</sup> Town Council meeting the Sunrise Coalition requested mediation as a means to develop a modified plan that will addresses concerns that have been well documented by members of the surrounding community. We believe that now is the correct time for mediation as it allows the greatest flexibility to the concept and the least amount of cost to the applicant, the Town of Chapel Hill, and the committees who will be reviewing these plans. During this same meeting, the Council questioned the level of support for the Sunrise Coalition, and the level of opposition to the concept plan from the surrounding neighborhoods, implying that there was not enough neighborhood buy-in to even consider mediation as requested by the Coalition.

The Sunrise Coalition will be presenting a petition on November 8, signed by members of the Coalition, property owners living within 1,000 – 1,500 feet of the property, and other concerned citizens. The signatures on this petition attest to the fact that a very high percentage of the immediate neighbors to the proposed project oppose the 50 dwelling concept plan that was presented. We believe the signatures on our petition also show overwhelming support for mediation as a vehicle to address the numerous problems associated with this concept plan. Finally, the petition does not support approval of an expedited processing of this special use permit, because there are too many serious issues associated with this concept plan that must be thoroughly studied and addressed before moving forward. There is a risk that expediting the process will cause many of these issues to be overlooked. The petition is worded as follows:

“We, the undersigned, oppose the concept plan that Habitat for Humanity of Orange County presented to the Chapel Hill Town Council on October 18 for a 50 unit development off Sunrise Road. There are many serious problems associated with this design. These issues were raised at the CDC review of the project and make such a high density design undesirable on this piece of land. Because of the complexity of the issues, we do not support HHOC’s request for an expedited review. Furthermore, we fully support the Sunrise Coalition’s efforts to date regarding this project, and would support their mediation with HHOC on the neighbors’ behalf.”