



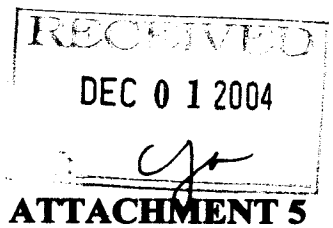
THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

(210)

JAMES MOESER
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November 30, 2004

Honorable Kevin Foy, Mayor
Members of the Town Council
Town of Chapel Hill
306 N. Columbia St.
Chapel Hill, NC 27516

Dear Mr. Mayor and Members of the Council:

I am writing in regard to the changes the Council is considering in the OI-4 zoning district. The Council enacted this district in July 2001 following a series of meetings, discussions and hearings involving members of the Council and University representatives. Now, three years after enactment of the OI-4 district, it seems appropriate to consider changes based on our mutual experience operating under the ordinance during this period.

At the public hearing called by the Council on October 18, 2004, Vice Chancellor Nancy Sutenfield spoke on behalf of the University. She supported several of the items under consideration, including submission of a Concept Plan for review prior to a formal request for a Development Plan Modification and requiring review and recommendations by the Planning Board. She also said that the University could not support, without qualification, extension of the review period to 120 days.

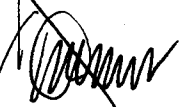
At your meeting on December 6, the Council will consider how to move forward on possible changes to OI-4. The University respectfully requests that the Council formally recognize by resolution the town-gown agreements that preceded enactment of the ordinance and pledge that any changes in the ordinance would also be based on agreement between the parties.

The University would be pleased to participate in a public dialogue on OI-4, hosted by Mayor Foy. In such a process, the origins of the present OI-4 could be reviewed and the Town, the University and citizens could offer suggestions for improvements.

I recognize that the Council has concerns about the relationship between the OI-4 district and Carolina North. As I said in my letter to you of October 15, we strongly believe that any rezoning would have to result from Town and University agreement, as did OI-4.

We look forward to participating in the proposed public dialogue on OI-4 and urge your favorable consideration of a resolution recognizing the Town-Gown agreements on which it was based.

Sincerely,



James Moeser

cc: Members of the Board of Trustees
Jonathan Howes
Nancy Suttentfield