

January 10, 2005

Re: NRG petition on Agenda item #11

Good evening Mayor Foy and Council members:

On behalf of the citizens' group NRG (Neighborhoods for Responsible Growth), I would like to make the following statement in connection with the proposed rezoning of the Horace Williams tract.

As the Town Manager's memo has addressed three major focuses, we will organize our statement in the same way.

Regarding rezoning, we support rezoning the Horace Williams tract to OI-2 wherever it is currently OI-3, and leaving any current R-2 zoning unchanged, and support the call in R-12 for a public hearing to be scheduled on the process. The reasoning behind this is as follows: UNC has stated that it does not currently plan to build on areas that are zoned R-2, so there is no need to rezone these. As for the areas zoned OI-3, a rezoning to OI-2 would allow for adequate Town review of any proposed development. While UNC may consider this an unfavorable modification, we submit that the more restrictive regimen of OI-2 will encourage UNC to be more creative in its plans than it has been to date. Large corporations and institutions will tend to take the path of least resistance. OI-2 will encourage UNC planners to tap into their forward-thinking planning resources in order to maximize the potential of any development.

Regarding Fiscal Equity, we support the Fiscal Equity Principle of having UNC bear the costs of Town services needed by Carolina North and the goal of developing a process of identifying costs and revenues. The six strategies listed in the Horace Williams report are a necessary part of achieving this principle and this goal. We commend the Manager for the suggestion in Option A that a fiscal impact statement be required with each new building or project.

Regarding preservation of part of the HW tract: We support preserving 75% of the Horace Williams tract in its natural state in perpetuity. We encourage UNC and the Town of Chapel Hill to identify ways to achieve this goal so that this natural area will remain intact for posterity.

Thank you for considering our comments.

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