

# **PETITION**

## **For Designation as a Neighborhood Conservation District**

To: Town of Chapel Hill

From: Mason Farm Neighborhood Association

Date: October 17, 2005

We, the undersigned, ask that our neighborhood be designated a Neighborhood Conservation District. We represent 59% of the homeowners in the proposed district. Our neighborhood is a residential area in existence for over 50 years. It is an attractive, well-maintained area of single-family homes, many of which are of architectural interest, including several houses designed by James M. Webb, the renowned Chapel Hill architect. It meets the criteria pertaining to a minimum of one block face, percent improved property and cohesive character for designation as a Neighborhood Conservation District.

We have serious concerns about trends in development that threaten the single-family nature of the neighborhood. Our neighborhood abuts an ever-growing University of North Carolina campus and is therefore increasingly attractive to groups of students seeking housing. Within the past decade, the number of non-owner occupied, all-rental single family homes within the proposed district for our neighborhood has increased from one of the total 39 homes (2.6%) to 7 homes (17.9%). Homeowners in our neighborhood have been forced to file legal actions based on restrictive covenants in order to seek to protect the character of the neighborhood. Homeowners have, on several occasions, contacted the town inspections and planning departments to ask for enforcement of the Town's occupancy restrictions. We feel that the character of our family-based neighborhood will change dramatically to the detriment of existing homeowners and property values unless steps are taken in the very near future to preserve its integrity.

In addition, our neighborhood has been dramatically impacted by university expansion. The university has purchased 7 of our original single family homes, contracted to buy 2 more, and has recently declared its intention to acquire 5 more homes - a total of 28% of our former and current neighborhood homes - and to add two lanes to Mason Farm Road on the south side of the new family housing units. We petition the Town for help in resisting these further incursions into our neighborhood.

### **Proposed Boundaries of the District**

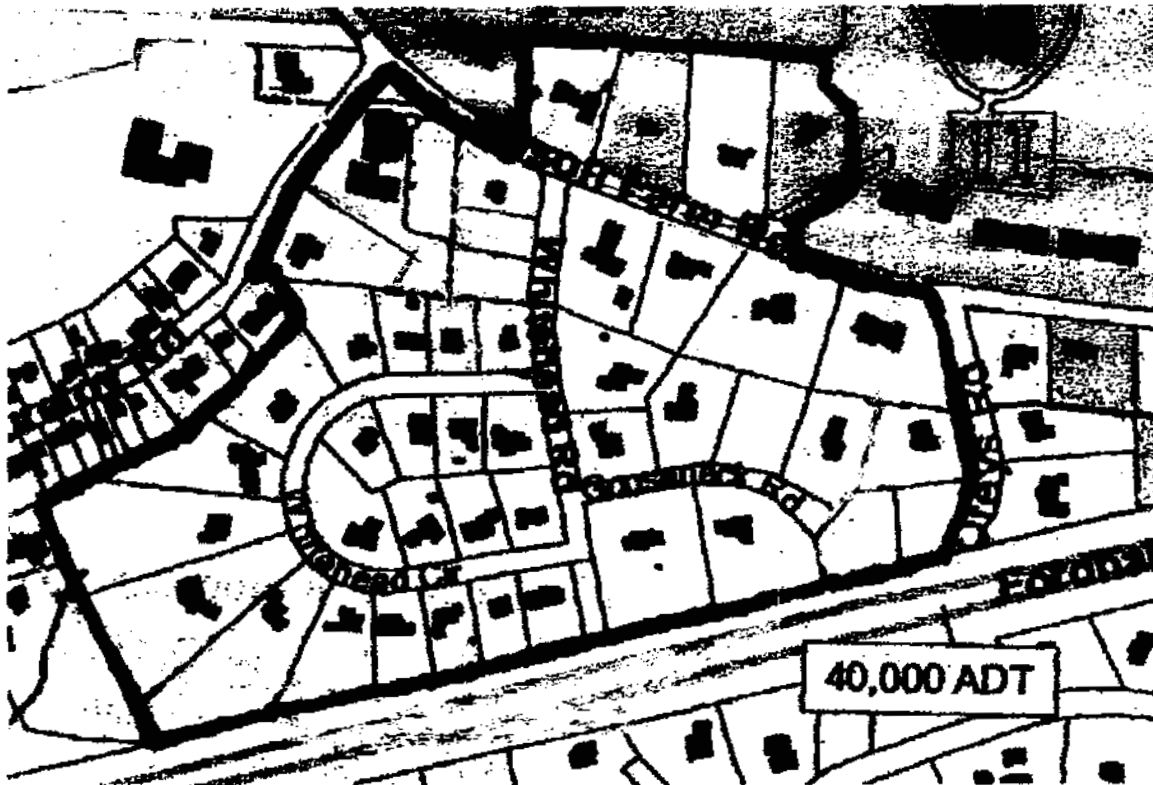
A map outlining the District we propose is shown below. The District would include all properties along Whitehead Circle, Whitehead Road, Gooseneck Road, the west side of Otey's Road, and the south side of Mason Farm Road from Purefoy Road to Otey's Road.

It also includes four homes on the north side of Mason Farm Road, the Chapel Hill Kehillah, and the property at 111 Purefoy Road, all of which are subject to the current Mason Farm Road Development covenant that covers several other homes in the neighborhood. All the above properties are zoned R-1 except for two that are zoned R-4: the Chapel Hill Kehillah, and the property at 111 Purefoy Road.

### **Request for Interim Protection Against High-Density Rental Construction**

In view of the rapid changes taking place in our neighborhood and the pressing concerns of its homeowners, we ask that the Town not postpone action on our petition until after the spring of 2006, when action is planned on other neighborhood petitions. We further ask for assistance from the Town during the period when our petition is under consideration. Specifically, we request that the following be prohibited: 1) the subdivision of lots; 2) the construction of new units or remodeling of existing units that would create more than one dwelling unit on a single lot, including duplexes, except for accessory apartments expressly permitted by the Chapel Hill Land Use Management Ordinance.

### **MAP OF PROPOSED NEIGHBORHOOD CONSERVATION DISTRICT**



**Petition For Designation of the Mason Farm Neighborhood as a  
Neighborhood Conservation District**

The Undersigned homeowners support the petition:

Name	Address
<u>Peter Barton Fair</u>	<u>412 Whitehead Circle</u>
<u>James A. Wald Jan 11/12</u>	<u>410 Whitehead Circle</u>
<u>Ann W. Brinkhaus</u>	<u>400 Whitehead Circle</u>
<u>Ed &amp; Holly Tegel</u>	<u>1302 Mason Farm Rd</u>
<u>Brian K Payne</u>	<u>1300 Mason Farm Rd</u>
<u>Aravind deLL</u>	<u>419 Whitehead Cir</u>
<u>Julie R Jennings</u>	<u>2 Gooseneck Rd</u>
<u>Lillian D. Smith</u>	<u>455 Whitehead Circle</u>
<u>Michael E. White</u>	<u>413 Gooseneck Rd.</u>
<u>Zelma G. Fried</u>	<u>416 Whitehead Cir.</u>
<u>Erma H. Kirkpatrick</u>	<u>503 Whitehead Road</u>

# **Petition For Designation of Mason Farm Neighborhood as a Neighborhood Conservation District**

The Undersigned homeowners support the petition:

Name	Address
<u>Kenneth S. Brown</u>	<u>414 Whitehead Circle</u>
<u>Ward Law</u>	<u>421 Whitehead Circle</u>
<u>Hortnut M Alexander</u>	<u>401 Whitehead Circle</u>
<u>Paul Ann (Brad Harris)</u>	<u>424 Whitehead Circle</u>
<u>Gail M. McIlwain</u>	<u>8 Gooseneck Road</u>
<u>Diana J. Steele</u>	<u>1207 Mason Farm Road</u>
<u>Jeff Bost</u>	<u>402 Whitehead Circle</u>
<u>Dorcas J. Moody</u>	<u>406 Whitehead Circle</u>
<u>James Kirkpatrick</u>	<u>6 Gooseneck Rd.</u>
<u>Peter W. Dorck</u>	<u>404 WHITEHEAD CIR.</u>
<u> </u>	<u> </u>

**Petition For Designation of Mason Farm Neighborhood as a  
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The Undersigned homeowners support the petition:

**Name**

**Address**

*[Signature]*  
Paul Morrison

418 Whitehead Cir.  
407 Whitehead Cir.

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