

Joe Capowski presentation at Development Ordinance Forum May 21, 2002

Intro -- live on Coolidge Street in a
near-to-campus neighborhood, that is not in a historic district

Being overrun by UNC student housing

Agree w/ Mark Kleinschmidt and Roger Waldon -- we can't legislate relations

I'm not concerned with students relations -- not preaching morality

Impact is cars.....Suddenly house across the street has 8 SUVs in its front yard

Show slides of Dooley Property taken at 9:30 am on a Thursday morning.

Sad story of Bonnie who moved as its consequence

This housing should not be allowed without a public process

This housing should not be allowed without buffering

We are not asking to be a historic district -- not intellectually honest

We need parking restrictions badly!

There was a petition to extend the historic district parking regulations town-wide,
endorsed by the members of the rental licensing task force.

I wrote it, CMs Wiggins and Strom presented it, council referred it two months ago.

The streets are not wide enough for on-street parking, and the lots are not big
enough to park a large number of cars without a severe negative impact.

I suggest this philosophic basis for our new development ordinance:

Landlords must be responsible for the cars they attract.

Landlords rent only to the number of people that they have room to provide parking for.

If that means that a landlord must rent to fewer people and make less money, so be it.

Why should long-term residents like Bonnie suffer so a landlord can make more money?

Historic district is not the appropriate vehicle to legislate this -- not a historic problem.

Ralph, Roger and Mr. White are the experts at writing legislation. Please write
some so that the Dooley situation cannot be duplicated, either from new construction
or from conversion of existing homes, without a public process and without adequate
buffering.