

Board of Directors

June 12, 2002

- Anita Booth
- Edwin Caldwell, Jr.
- Paul Caldwell
- Vivian S. Foushee
- Francis Hargraves
- Mary Jones
- Estelle Mabry
- Esther McCauley
- Elaine Norwood
- Velma Perry
- David B. Rankin
- Robin Rankin
- John Rushing
- Ted Stone
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Mayor and Council  
 Chapel Hill Town Hall  
 306 North Columbia Street  
 Chapel Hill, NC 27516

We wanted to follow up on the conversation we began at the Council meeting Monday May 13, 2002 in regards to development in the Northside neighborhood. We also want to thank the Mayor and Council for touring our neighborhood to see firsthand some of the recent development. Now we want to propose that something is done **IMMEDIATELY** to stop the out-of-character development that is slowly destroying our family neighborhood. After taking the bus tour you have seen the effects and changes to our community. The tour gives you a better feel for the immediate need to stop out-of-character and out-of scale development.

At a meeting of the Northside Community Association back in April of this year, J.B. Culpepper from the Town Planning staff informed us about a possible long-term solution that is part of the 2<sup>nd</sup> revision of the new Development Ordinance called the "Neighborhood Conservation District." Unlike the current neighborhood Conservation area this new designation would not be a Land Use designation but would be a regulated ordinance. Bottom line is it would have enforceability and teeth to stop incompatible development.

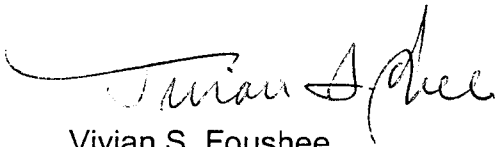
J.B. mentioned that this provision held out great potential for curbing future out-of-character development in Northside and that it is community-driven—the community helps develop the specifications and requirements. J.B. went on to mention that the creation of a Neighborhood Conservation District would take at least 18 months to two years to set up. Both planning staff and community members spoke out that waiting for such an ordinance could be dangerous given the current rate of out-of-character development occurring in the community.

We need something NOW that will prevent a further transition of our family neighborhood into a collection of boarding houses and parking lots. As a temporary solution until a comprehensive and community participatory solution like the Neighborhood Conservation District or something like it can be introduced, we need to stop abusive development. A few temporary options include: down zoning from R-3 to R-1 (another Chapel Hill neighborhood recently down zoned because of similar development

pressures); or a complete moratorium on all single-family development down to the permit level. We need to work with the town to save our neighborhood.

We are calling for what might seem like drastic steps, but they are not given the current string of abusive large additions and the fact that the proposed down zoning or moratorium would be temporary. Given ample time the neighborhood will work to find a long-term solution that will better regulate the development of single family homes in Northside. We are seeking an opportunity to talk with you all in much more depth and in the very near future about ways to immediately stop this out-of-character development and work toward a community-driven long-term solution. Thank you for your time and we look forward to future conversations on this important issue.

Best regards,



Vivian S. Foushee  
Co-President  
Northside Community Association



Edwin Caldwell, Jr.  
Co-President  
Northside Community Association