

2 Sep 2022

Mayor Pam Hemminger &
Chapel Hill Town Council
Town Hall, Second Floor
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Ballentine
Associates, PA

Integrity. Service. Results.

Subject: Habitat for Humanity of Orange County
Weavers Grove
7516 Sunrise Road
Chapel Hill, NC

Mayor Hemminger and Town Council,

Habitat for Humanity of Orange County requests that the Town Council of Chapel Hill modify the Weavers Grove Conditional Zoning Permit that was approved on 24 July 2020 to include a condition to allow Habitat to include the provision for a Transfer Fee for the benefit of the 101 Weavers Grove Habitat affordable housing homeowners.

Weavers Grove will be quite unique in that it will include 101 affordable Habitat dwellings in the same community with 140 market rate dwellings developed and sold by private (non-Habitat) developers/builders.

We have included numerous amenities in Weavers Grove to make it a wonderful place for all to live, including a Community Center, Pavilion, Fix-It-Shop, mile long nature trail, dog park, community garden, playground/tot lot and Splash Pad.

It is important that the Habitat dwellings be maintained such that the structures, roofs and landscaping be up to the high standards of the rest of the community. As such, the Habitat Sub-HOA will be responsible for ensuring that these standards are met in perpetuity.

Habitat homeowners share of the maintenance and operational costs of the common elements of Weavers Grove as well as the maintenance costs of their dwelling exteriors and landscaping will be considerably more than that of typical Habitat dwellings.

The simplest way to pay for the added cost of this maintenance and operation is to implement a transfer fee. This was done successfully in other Chapel Hill developments and is the perfect model for Weavers Grove.

Habitat has discussed this with each of their two Weavers Grove market builder partners (Roland Gammon of White Oak Properties and Rebecca McAdoo of Garman Homes) and both are in agreement with this proposal.

Here is the language that we propose:

"Habitat for Humanity of Orange County hereby requests the Chapel Hill Town Council to modify the Conditional Zoning Permit for Weavers Grove approved on 24 July 2020 and recorded on as follows:

■ Due Diligence ■ Land Planning ■ Civil Engineering ■ Surveying

221 Providence Road Chapel Hill, NC 27514 919.929.0481 ballentineassociates.com

That the applicant, Habitat for Humanity of Orange County, be granted permission to charge a transfer fee on the sale and re-sale of the Weavers Grove market-rate dwellings (condominium units and single family properties) up to a maximum of 1% of the gross sale price. These funds will be payable to a fund established by Habitat for the benefit of the 101 affordable housing properties in Weavers Grove and applied toward their Weavers Grove Master HOA dues and/or Weavers Grove Sub-Affordable Housing HOA dues. Upon request of the Town, the Applicant shall enter into a Memorandum of Understanding with the Town to govern the transfer fee mechanism, the reserve fund, and the use of such funds."

Thank you for your consideration of this important matter.

Yours Very Truly,
BALLENTINE ASSOCIATES, P.A.



George J. Retschle, PE
President

Distribution: Mayor and Council
Planning Department