

Petition for Proactive Planning in Southern Chapel Hill

6.25.25

Given that the town's Complete Community framework calls for increasing our housing supply, and

Given that the January 2023 TOD market assessment by SB Friedman identified a significant affordable and missing middle housing gap in Chapel Hill, and

Given that Council approved extension of the Urban Services Boundary in southern Chapel Hill in November 2023, and the governing bodies of our four partners to the WASMPBA agreement approved the extension in 2024, and

Given the suitability of that area for increased missing middle density and the presence of potential town-owned sites for affordable housing,

We petition the town manager to undertake the following actions to achieve town and Council goals in this area:

1. Investigate and propose new zoning districts to allow by right for missing-middle neighborhoods, with housing such as duplexes, triplexes, quads, cottage courts, and six- and eight-unit apartment buildings
2. Work with OWASA to identify and remove any barriers to the water/sewer extensions necessary for residential development in the area
3. Recommend any regulatory changes (to the FLUM, zoning map, etc.) to help catalyze the desired investment and development
4. Engage our economic development team in identifying and recruiting potential developers interested in creating missing middle neighborhoods
5. Identify town interests in mobility and connectivity in the area to the county line, including future transit service, bike infrastructure, and multimodal path/greenway connections.

Signed,

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