

Amy Harvey

From: Jeanne Brown
Sent: Wednesday, April 24, 2019 5:57 PM
To: Amy Harvey
Cc: joepatterson@me.com
Subject: FW: Petition re Rooming House in R-3 zones

Hello, Amy!

Earlier today I received a phone call from Mr. Joe Patterson who wishes to petition council re: Rooming Houses at the May 8th meeting. Wording is included in the e-mail below and I have cc'd Mr. Patterson here in case you need additional information from him.

Jeanne

From: Joe Patterson [mailto:joepatterson@me.com]
Sent: Wednesday, April 24, 2019 2:56 PM
To: Jeanne Brown <jbrown2@townofchapelhill.org>
Subject: Fwd: Petition re Rooming House in R-3 zones

Begin forwarded message:

From: Joe Patterson <joepatterson@me.com>
Subject: Petition re Rooming House in R-3 zones
Date: April 23, 2019 at 7:40:15 AM EDT
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Robert Epting <bobepting@gmail.com>, Alisa Rogers <adrogers@townofchapelhill.org>, Gene Poveromo <gpoveromo@townofchapelhill.org>

Ladies and Gentlemen,

I am hereby resubmitting a petition originally filed by residents of Cobb Terrace in 2011. No action was taken at that time. Given the pending re-drafting of LUMO, the heightened concern about the negative effects of student housing on the Historic District neighborhoods, and the recent article concerning 501 North St. in the Daily Tar Heel (<https://www.dailytarheel.com/article/2019/04/student-over-occupancy-0421>), perhaps it have a better reception today.

Petition To the Town Council of Chapel Hill February 10, 2011
Council Members,

Over occupancy by students is a growing problem in single family neighborhoods surrounding the UNC campus. Occupancy by more than four unrelated students often leads to situations that

negatively affect the property values of surrounding single family homes as well as the quality of life in the neighborhood. These include parking violations, excess noise and poor property maintenance, among others. In response to this, and many complaints from citizens, the Town staff has recently advised students and landlords that it will enforce over occupancy regulations in the future.

One way that a landlord can evade these restrictions, is to receive approval from the Planning Board to operate the property as a Rooming House. While this is not a permitted use in most low density residential zoning areas (R-1 and R-2), it is a permitted use in the R-3 zoning areas. These include neighborhoods that are similar in character to those in R- 1 and R-2; essentially all single family homes built many years ago. They include Northside, and sections of both the Franklin/Rosemary and Cameron/McCauley Historic Districts. We believe that this use is inappropriate for these neighborhoods.

In order to preserve and protect these neighborhoods, we hereby petition the Town Council to modify LUMO such that a Rooming House is no longer an approved use in R- 3 zoning districts. Furthermore, in order to prevent a rush by landlords to evade occupancy restrictions in R-3 areas while this Petition is under consideration, we ask that an temporary moratorium be placed immediately on acceptance by the staff of site plan approval applications for Rooming Houses in R-3 zones.

Thank you.

Lennart Holmquist 2 Cobb Terrace

Chris Ringwalt 8 Cobb Terrace

Joe Patterson 7 Cobb Terrace

Chris Belcher 5 Cobb Terrace