



TOWN OF CHAPEL HILL
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Response to Town Council Questions for 1200 MLK December 9, 2020

Council Question: A few council members expressed an interest in having town staff have meetings with residents of the mobile home park, separate and apart from the management to gauge the concerns of residents in a comfortable setting. Can staff accommodate this request?

Staff Response: Housing and Community and Planning staff are planning a meeting with residents on Thursday, November 19th. We are working closely with Empowerment to plan the meeting and they, along with Family Success Alliance will assist with outreach to residents in advance of the meeting. We will also be noticing the meeting in English-Spanish and providing interpretation for the meeting for Spanish speakers.

Council Question: Regarding the gas station that is proposed as part of the application, is it proposed to be a 24/7 gas station or will there be specific times it will be open and closed? If so, what are those hours?

Applicant Response: The station will be open 24/7.

Council Question: A council member brought up, in a small group session, that the hours the proposed self-storage building would be open and suggested that the contemplated 10 pm closing time be moved to an earlier time, in consideration of the neighboring residents of the Tar Heel Mobile Home Park. Dan Jewell seemed amenable to this. Is the applicant willing to accommodate that request?

Applicant Response: In order to further limit the hours that residents might encounter someone pulling around to the north side of the building to use the loading dock, we will restrict the hours that that dock and back door are open to something less than the 6 AM to 10 PM time frame. We are surveying potential customers and will have those hours for you prior to the next Public Hearing. Signs will be installed on the driveways to the rear of the building that say “no access to loading dock from XX AM to XX PM”, or similar.

Council Question: A resident in the Tar Heel Mobile Home Park, during public comment, referenced a community rules packet that residents had been sent. What is the rules packet for residents of the Tar Heel Manufactured Home Park and its purpose. Can we, council members, be provided a copy of this?

Applicant Response: Park rules are attached.

Council Question: A few council members requested that the 10-year commitment to a mobile home park be extended to upwards of 15 years. Is the applicant willing to accommodate this request?

Applicant Response: The applicant is in fact considering extending this to 15 years subject to acceptance of our proposed rental increase schedule.

Council Question: Is the applicant willing to use CPI or some other objective measure by which to limit rent increases, so as to establish reasonable expectations for residents, as to rent increases?

Applicant Response: The applicant is working on a proposal for a predictable graduated rental increase schedule based on some manner of market-based metric. This will be provided to Staff in the next week to 10 days.

Council Question: A couple of council members expressed a desire for longer lease periods to be provided to residents. Dan Jewell asserted that month-to-month leases are the standard with mobile home parks but he was willing to see if mobile home parks do longer leases. Can town staff investigate this for ourselves?

Staff Response: Staff is gathering additional information and will share additional information prior to the Public Hearing.