



Northside News



April 2015

A print-link for neighborhoods of change

Vol V, Issue 4

Take Action, Stay Together: Save Northside Neighborhood Conservation District by Brentton Harrison

A few people are challenging the protections offered by making Northside a Neighborhood Conservation District. If the Town of Chapel Hill is committed to diversity and affordable housing, and an end to homelessness, they should be very careful about making changes to the Northside Neighborhood Conservation District (NCD) guidelines. The urgent protections were put in place in 2004 to serve the most vulnerable communities of Chapel Hill. It was the first neighborhood conservation district—and it is more flexible than a historic district, allowing residents to exercise their property rights within common guidelines. It took years to get it, and it has helped Northside tremendously, especially since we made improvements on it in 2012. We had to fight for a moratorium on development to give us a chance to breathe and to gather a set of standards that would create a welcoming community for everybody. I feel that these standards should remain in place because they reflect the voices and needs of many.

Because so many Northside residents and organizations like Empowerment Inc., the Jackson Center, Community Home Trust voiced concern about possible changes proposed by the town, the Town planning staff recommend continuing the public hearing that was supposed to be Monday, April 20 to June 15th so that the Town of Chapel Hill has time to hear from as many residents as possible. We should celebrate this small victory, but we have not turned this around yet. Investors began with pushing for changes to the Northside NCD that would generate more money for landlords from Northside houses... and now they have created a petition trying to overturn the Northside NCD altogether and replace it with a board of property owners that would make decisions for Northside. The predatory and invasive assault on the housing market of the Northside Community by for-profit investors is one of the reasons the Northside Neighborhood Conservation District exists.

Our time is now. Please let us know if you want to come to meetings when Northside and Pine Knolls issues are at stake. Your participation is greatly needed. Don't let them pit us against each other—students, families, resident owners, and tenants need to stand together for our community. Be in touch and please join us. The Town Council is seeking more community feedback on the issue of the Northside Conservation District. This means they need to hear from you now! Please write to mayorandcouncil@townofchapelhill.org or Chapel Hill Town Council, 405 Martin Luther King Jr Blvd. Chapel Hill, NC 27514.

"This neighborhood is changing so quickly; we must hold onto the character of the neighborhood. The NCD is the only zoning tool we have and we must keep that tool in place."
-Delores Bailey, Empowerment Inc. Executive Director & Northside resident

"By restricting the sizes of the homes, parking and the number of students who could reside in each home, I thought the NCD would, at a minimum, improve the living environment for long term residents... The neighborhood supported it, and so I supported it."
-Robert Dowling, Community Home Trust Executive Director

"Northside is in my experience one of the only remaining places where a real sense of community is truly abundant: where neighbors are still neighbors across a wide range of interests and backgrounds. Residents here live small, close, and proud. The NCD helps advance an old and innovative way of living that can only get better with care." -Della Pollock, Marian Cheek Jackson Center Executive Director

ASK KEITH

Ms. Keith Edwards is a lifetime resident of McDade Street and lifelong advocate for the community. Keith is widely known as a fighter for justice and receives calls from neighbors asking her about programs and referrals for help with household and community issues. To submit questions for "Ask Keith," call the Jackson Center at 919-960-1670.



I received a card in the mail inviting me to public information meetings about the Northside Conservation District but I was unable to attend. What were those meetings about?

I have gotten many inquiries about the community meeting that was held Mon. April 6 and the Planning Commission meeting held Tues. April 7, 2015 in reference to proposed changes of the Northside Neighborhood Conservation District (NCD). The existing standards of the Northside Neighborhood Conservation District were hard fought by community members like yourselves and have benefited the Northside very well, especially lifetime residents, low-income residents, new families, and students who enjoy living in a diverse community. The Jackson Center has provided some information on both meetings. Please read the feature story "Take Action, Stay Together: Save Northside Neighborhood Conservation District".

What's at stake? What are the existing protections offered by the Northside Neighborhood Conservation District?

Regulation	Existing Standard
Review Process	Two applications, two fees, and review by Community Design Commission and Planning Commission for projects 600 square feet or greater in floor area.
Maximum size for single-family dwelling or single-family with accessory apartment to construct up to 2,250 square feet of floor area	Limited to 1,750 square feet with option to seek a variance to increase the size to 2,250 square feet, subject to the 0.20 floor area ratio.
Maximum size for affordable duplex unit	Limited to 1,750 square feet with option to seek a variance to increase the size to 2,250 square feet, subject to the 0.20 floor area ratio.
Exception to the Maximum Number of Parked Vehicles per Zoning Lot	Four (4) vehicles allowed. Site Plan Approval for an exception to be reviewed by the Planning Board for up to six (6) vehicles for duplexes and triplexes.
Bedroom to Bathroom Ratio	Ratio limit of 1:1 bedroom to bathroom for all dwelling units; a ratio greater than 1:1 shall be considered a rooming house unless the dwelling is occupied by not more than two unrelated persons.

Congratulations to the 2015 graduating UNC-CH Bonner Leaders!

Over the last four years these young scholars have given their all to transform and be transformed in the work of social justice. We are so thankful for their contributions.

Jackson Center Bonner graduates:
Blanche Brown— Fusion Youth Radio
Khristian Curry— Heavenly Groceries
Joseph Dayaa— Oral History Trust
Ayat Soufan— Heavenly Groceries
Daron Holman, Zach Kaplan, and Paris Vaughn— Bonner Program Student Leaders



Visit us at www.jacksoncenter.info or drop by 512 W. Rosemary Street or call us at (919) 960-1670!

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Rest in Peace and Power, Benjamin "Pop" Degraffenreid

A long time resident just passed away on February 22, 2015 and we will miss him. Pop Degraffenreid had been living in the Northside neighborhood for over 30 years. Rocking on his front porch, he would always sit and wave as happy as he could be, welcoming guests. That's what we do in this community. We do for one another. We respected him as a neighbor and a member of the community and we are sad that he is gone, but his spirit and memory will live on forever.

Heavenly Groceries/Comida Celestial is a food justice ministry in partnership between St. Joseph CME Church and the Marian Cheek Jackson Center. Heavenly Groceries is dedicated to providing fresh produce and groceries to communities in and surrounding Chapel Hill, North Carolina. The project strives to preserve dignity and cultural food ways by offering participants the option of making their own food choices. Heavenly Groceries/Comida Celestial thrives off a culture of compassion and community. If you don't have the means to purchase healthy food and would benefit from the Heavenly Groceries program, come with your own grocery bags to the back of St. Joseph's CME Church at the corner of N. Roberson and W. Rosemary St. at 3:30pm to sign in. Doors open at 4pm.

We are urgently seeking volunteers to keep Heavenly Groceries/Comida Celestial blooming through summer!

Without the hard work and dedication of our volunteers, we would not function. Heavenly Groceries volunteers get to build meaningful relationships with participants, including long-time Northside neighbors.

Commitments:

- Picking up food from community partners
- Loading and unloading boxes from the van
- Aiding in the set-up and clean-up

You'll get to distribute fresh food to over 3,500 community members per month!

Available shifts: Monday-Friday 9:30-10:30am; 2:30-3:30pm; 3:00-5:00pm

If you can lend a hand with helping sustain Heavenly Groceries, please get in touch:

heavenlygroceries@gmail.com



The Marian Cheek Jackson Center for Saving and Making History Annual May Day Festival

Saturday, May 2, 2015 11am-3pm

512 W. Rosemary Street at corner of Roberson

Free of cost! Everybody welcome!

Please join Northside and Pine Knolls neighbors
celebrating the promise of home
fun games * music * dancing * face painting
open mic * maypole * hot dogs on the grill!
www.jacksoncenter.info | 919-960-1670



"We believe that our stories and our histories are sources of power and strength in our struggles for justice. They can inspire and motivate in moments of defeat or uncertainty and build empathy across lines of difference. They show a way forward, highlighting tactics and strategies that result in lasting change. Sharing our stories can empower, awaken, and transform." —Groundswell Oral History for Social Change



Share your oral history. Did you grow up in Tin Top, Pine Knolls, Rogers Road, Pottersfield, or the neighboring areas? We would love to hear your life stories! Please reach out: 919-960-1670.

Join Fusion Youth Radio! FYR is looking for new members.



Are you between the ages of 14-18? Are you interested in radio hosting, journalism, audio production, and social justice? Do you want to tell your story in your own words?

Fusion Youth Radio is a collaboration between the Marian Cheek Jackson Center, Sacrificial Poets, and WXYC 89.3FM. To join, check out www.jacksoncenter.info/fyr or call 919-960-1670.

ARCHIVE TRIVIA

Harold Foster and Braxton

Foushee organized civil rights marches from what location?

Submitted this month by:
Joseph Dayaa

Call in by Friday,
by 10am (919)
960-1670 with
your answers

Community Board

Birthdays in April: If we missed yours or someone else's, please call us to submit birthdays so we can make sure to remember them for the future.

- Miriam Thompson— April 1
- Bob Zellner— April 5
- Matthew Fearington—April 6
- Travis Harrison— April 6
- Willistine McClain— April 7
- Nancy McDermott— April 17
- April Monet Cummins— April 18
- Jaclyn Gilstrap— April 21
- Nikki Harmony— April 22
- Seth Kotch— April 22
- Zach Ward— April 22
- Calvin Neville— April 23
- Christian Jacobi Foushee-Green— April 26
- Michael Palmer— April 28
- Saturday, 4/18- **Unity in the Community Gathering**- 11am-3pm- a day of live entertainment, traditional cookout food, free health screenings, and children's activities. Rogers Road Community Center, 101 Edgar Street in Chapel Hill. David Caldwell at the Rogers Eubanks Neighborhood Association at 919-918-2822
- Friday, April 24— **Gospel Concert** at First Baptist Church in Chapel Hill 7pm— featuring national gospel recording artist Jason Nelson
- Saturday 5/2, 11am-3pm- **Annual May Day Celebration!** Jackson Center, 512 W. Rosemary St. Games, music, dancing, face painting, bubbles, maypole, delicious cookout lunch, open mic. Theme: Promise of Home
- Tuesday 5/12, 6:30-7:30pm. **Empowerment's Northside and Pine Knolls Community Outreach Meeting** at Hargraves Community Center (second Tuesday of every month- don't miss!)

Submit your community posts to the Jackson Center: 1-2 sentences recognizing individuals or significant events in the life of our community. Posts for the April issue are due Friday April 24.

Northside News is produced by the Marian Cheek Jackson Center for Saving and Making History with support from EmPOWERment, Inc. as a vehicle for communication among Northsiders, Midway business owners, and friends across the towns and county. Do you have a special photo or recipe to share? A local event to report or concern to raise? Please contact the Center at contact@jacksoncenter.info or (919) 960-1670 or come by 512 W. Rosemary St. to visit us. We look forward to your contributions!