

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 10:53 AM  
**To:** karenkent@classhalfull.com  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: Message from Website

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** info@townofchapelhill.org <info@townofchapelhill.org>  
**Sent:** Thursday, May 25, 2023 9:11 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

A new entry to a form/survey has been submitted.

**Form Name:** Contact Mayor and Council  
**Date & Time:** 05/25/2023 9:11 AM  
**Response #:** 712  
**Submitter ID:** 16240  
**IP address:** [99.29.114.234](#)

Survey Details

Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

1. Name

Karen Kent

2. Residency\*

I am a resident of Chapel Hill

3. Message

Hi all,

I attended the meeting last night but did not speak. I came to listen. This divisive issue is very concerning for a lot of reasons, but I'm sure you all know that. It was distressing to see the council itself snapping at each other. Maybe those kind of interactions can be addressed in private. Or you can come up with an internal agreement how to deal with those situations when you are before the public. I don't have a problem with general remarks being made if someone on the council does not like how things are going or they disagree with an issue. But it quickly got personal and was not a good leeway into the public comments.

VERY quick background. I went to UNC-Chapel Hill. Taught elementary school here for a few years but didn't live here when I taught. I couldn't afford to even back in 1990. We came back to Chapel Hill in 2014 to live. Both because of the schools, and well, we love Chapel Hill.

I have some very quick questions, and whoever has the time to quickly answer me, I would appreciate it.

1. Our infrastructure is already very stressed. Our roadways are under construction (sigh) or packed at certain times of days (not always because of the construction)Traffic lights need adjusting (the timing of some make things worse). Parking is still a mess as it has been forever. My concern as someone who has to drive through this daily, as I'm sure you all do, is why is this not first being addressed before adding more housing? Yes, we can walk and chew gum at the same time, but it just seems a bit backwards to me. And it happens all the time in other places (we have lived in several, including Cary). "Let's build and build! Oops! Our roadways and schools couldn't handle that. Now we're going to have to fix that." Really? Why wasn't this foreseen? If the current infrastructure is bad now, how will more people make it better? I am all for growth. But I am not all for growth without fixing current issues for residents and commuters first. I know the schools are the school board's issue and separate but that also concerns me. I am a tutor company owner in town and am well aware of issues in our schools. But moving past that, what about the buildings themselves? A lot of them need repair/major repair and updating. Why isn't the town working WITH the school board on that issue before we, again, bring more people into Chapel Hill? Is that something that will also wait to be fixed until schools once again get overcrowded? After all, they are a big draw as to why people want to come here. That doesn't mean that will stay that way.

2. I am really ignorant on this part of the issue, so please explain! How is putting a duplex in a neighborhood where houses sell for half a million dollars going to make that duplex priced at an affordable rate for people to rent/buy? Is this something the town can control....what owners charge for rent? Please let me know.

3. Again, I am for growth. You really can't stop it. You shouldn't stop it. And I realize this issue has been discussed forever and you guys have had meetings, the town planning dept had meetings, neighborhoods have had meetings, experts have been consulted. But I still say why the rush? No one is going to solve this serious housing problem for the middle tomorrow. It seems like from the meeting last night, after hearing the town planner speak, there are still so many unanswered questions or things "we will get more information on that for you" to answer before a vote should be done. They looked

into Gainesville? Well, if it didn't match up with what we are doing here, then why aren't we looking at areas where this type of thing has failed. Or are we? Let me know. It just seems we are looking for the success stories and avoiding looking at the failures. Why not take lessons away from both? Studying where ideas fail is not saying something can't be done. It's saying we care about doing this right. Please correct me if I am missing something.  
Thank you, Karen Kent

**4. If you would like us to contact you regarding this issue, please provide an email or telephone number.**

[karenkent@classhalffull.com](mailto:karenkent@classhalffull.com)

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
Town of Chapel Hill, NC

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 10:55 AM  
**To:** Stephanie Greenberg  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Tonight's meeting...May 24

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Stephanie Greenberg <stephaniekareng@yahoo.com>  
**Sent:** Thursday, May 25, 2023 12:15 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Tonight's meeting...May 24

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Did not want to say this into the microphone but was very dismayed at how you treated each other... it was unfortunate ... I also felt the rebukes and preaching to your constituents who just want a fair accounting of your practices and decision making misplaced. Ms Berry sounded dumbfounded at any pushback on a significant tax increase basically saying we didn't care about town staffers having enough equipment. Yet we as your constituents have to grapple with a 9 million dollar overbudget of a parking deck on your watch ? It does not inspire confidence...nor do we trust your judgment on this LUMA project because on your watch developers have torn down affordable housing and replaced it

with luxury apartments . Even with all our concerns they keep on coming . No sidewalks , green space being eliminated and a real traffic safety issue for bikers and kids walking to school is looming . If you really know the Colony Woods and Eastgate area (and some of you have lived here) you know that residents will not be walking to Trader Joe's and Eastgate with their shopping carts across 15-501 ...so car driving and CO2 emissions won't be reduced. So this walkable community idea sounds a bit bogus too . I would even be so bold to suggest that those 40,000 cars that drive in each day ? I bet if given the choice of making the commute and living in a nice sized house with a yard for their kids many would choose that as opposed to living in a duplex in my backyard. We came for the schools but you know what? Neighboring Counties are doing much much better than before education wise . If you want to save the soul of this town and keep it attractive keep it livable ... put our tax dollars into the schools , upgrade pay for teachers , invest in after-school programs, parks and recreation , modernise school buses so they don't spew toxic gases, preserve our green spaces , introduce rent control so housing can be affordable again. And please treat each other and us kindly ... this town is hurting from the decisions you have made... thank you... Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 10:55 AM  
**To:** Burwell Ware  
**Cc:** Britany Waddell; Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: LUMO text amendments

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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---

**From:** Burwell Ware <captioning@aol.com>  
**Sent:** Wednesday, May 24, 2023 10:57 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO text amendments

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Dear Mayor and council members,  
I signed up, but I was too late to speak at tonight's hearing, although I was gratified to learn that so many council members had lived in multifamily housing. I am in favor of the missing-middle proposal, and I have owned a duplex since 1987 that has allowed me and my family to live in Chapel Hill. Using the income from the rental has made housing affordable for us. We couldn't have lived here without it. Today, my tenants are my 100-year-old mother and her 93-year-old little sister, and they are able to live semi-independently because of the duplex. There are far too few duplexes in Chapel Hill. I hope you will support this proposal.

Burwell Ware  
919-933-5966

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 10:55 AM  
**To:** Lou OSHEA  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: LUMO Revision

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Lou OSHEA <l\_oshea@bellsouth.net>  
Sent: Wednesday, May 24, 2023 9:08 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: LUMO Revision

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Dear Mayor and Town Council,

Thank each of you for your service to our community and your concern about the future of Chapel Hill and the challenges to house a growing population.

There are many issues to be resolved besides developing new homesites to house families. The town must provide services like waste management, water and sewer, police and Firemen, roads, schools to name a few. What are your plans to fund these? My understanding is that the Town's budget is not able to provide ample funds for police cars and fire engines currently. How can you fund these services for a larger population?

We must preserve our tree canopy and permeable surfaces to maintain environmental integrity. These are items you have not discussed with your citizens in a concrete way.

We are eager for the release of the economic study to give clarity to the consequences of your plan to increase housing numbers while taking away permeable surface, canopy with no watershed plan in place.

I fear removing the R1 zoning designation will be more successful for developers and less beneficial for our town.

Please reconsider your LUMO revision. Take time to study the outcomes and unintended consequence this revision will have on Chapel Hill and citizens. The many apartment buildings that have been built over the last couple of years have altered Chapel Hill's landscape irreversibly in a negative aesthetic. I fear your LUMO revision will also have many negative consequences to our environment and neighborhood aesthetics.

Please reconsider your revision and study the long term consequences. I fear developers will be the winners in your plan.

Sincerely,  
Lou O'Shea  
Chapel Hill citizen

Sent from my iPhone



## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 10:56 AM  
**To:** mariatpalmer@gmail.com  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: comments RE the LUMO  
**Attachments:** The revision of the LUMO provides us with a cultural challenge.docx

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Maria Teresa Unger Palmer <mariatpalmer@gmail.com>  
**Sent:** Wednesday, May 24, 2023 8:49 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Fwd: comments RE the LUMO

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Attached, please find the full comments I wanted to share with you.

**Maria Teresa Unger Palmer**  
303 Forbush Mtn. Dr.  
Chapel Hill, NC 27514

--

**Maria Teresa Unger Palmer  
303 Forbush Mtn. Dr.  
Chapel Hill, NC 27514**

Some in Chapel Hill still see the town as a small village of mid-century, single-family homes where professors and their families live. The revision of the LUMO, as most 21<sup>st</sup> C construction in town, challenges this cultural understanding. We know culture is very entrenched and hard to change. It's hard, but it is also a moral imperative.

I started the first language immersion preschool in Chapel Hill in 1996. When those kids were about to start Kindergarten, I worked hard to bring dual-immersion programs to CHCCS to support their bilingual/bicultural development. I faced stiff opposition.

We wrote a grant a got funding—hundreds of thousands of dollars—to pilot the program in 2 schools. The first one where we presented the proposal was Sewell Elementary. The steering committee voted it down. One of the members said (on the record), that immigrant children had ruined the California schools and would do the same to ours. We did NOT want to attract any Mexican children to hurt our school culture and achievement.

Carrboro Elementary also turned us down. The teachers and administration and parent advisory board even said—disregarding all scientific evidence— that learning Spanish in school would harm the integration of Hispanic kids.

20 years later, it's easy to identify the racism and paranoia behind the no-change attitude. Unfortunately, it took so long for us to get Carrboro & Glenwood on board that we had to postpone accepting the funding by a year and my daughter missed the opportunity.

Now we have a magnet and two dual language schools and a waiting list.

We also will have waiting lists for the missing middle housing—the little bit that may be built with this extremely modest proposal. Our own young people are missing the opportunity to stay in Chapel Hill to start their careers ...

I'm not asking you to be visionaries and rezone Piney Mountain Dr. to build Granville-tower stile housing that would help us get public transit again and house more of our essential workers. Or to allow my Black neighbors who built that neighborhood to re-develop their lots into triplexes or quads and retire comfortably as they realize the appreciation of their investment without having to sell their homes and move away.

I'm just asking you to approve this extremely modest change that MAY allow our contractors to build something other than McMansions.

Please move fast. We are failing our seniors, our middle-class families. May you have the moral courage to take on engrained cultural values that are hurting your constituents.

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:01 AM  
**To:** Steven Feuerstein  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please don't sell out Chapel Hill to developers

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Steven Feuerstein <[steven.feuerstein@gmail.com](mailto:steven.feuerstein@gmail.com)>  
**Sent:** Wednesday, May 24, 2023 7:53 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Please don't sell out Chapel Hill to developers

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I support your goal: create more affordable housing in CH.

But your current plan will be ruthlessly exploited by developers to harm the people you want to help.

Can you point to a single initiative in the past that was not greedily exploited by developers? Can you recall a single time when developers "did the right thing" and actually created and maintain today high quality affordable housing?

If you find either question hard to answer, why would you think this plan would work any differently?

Steven Feuerstein  
Chapel Hill

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:03 AM  
**To:** Luis Araiza  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Council Agenda Item Comment on Rezoning Proposal to Increase Density in Single Family Neighborhoods

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Luis Araiza <lcaraza@gmail.com>  
**Sent:** Wednesday, May 24, 2023 6:39 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>  
**Subject:** Council Agenda Item Comment on Rezoning Proposal to Increase Density in Single Family Neighborhoods

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello Mayor and Council Members,

My wife and I moved to Chapel Hill, specifically the Glendale Neighborhood which is in the R-1 Zone I believe, in 2021. We moved to this neighborhood for a couple of reasons:

- To escape the dense environment of a big city
- To move to a peaceful neighborhood where residents are respectful and care for each other, especially children.

- Move to an area where traffic is low in the streets allowing children and adults to walk, run, and bicycle whenever they choose.
- To be in a place where we feel and can appreciate nature
  - Due to the reasons above, we decided to start a family last year

My wife and I understand the lack of housing and its effects and we support increasing affordable housing in any area, but we have the following 3 concerns about the proposed changes:

- There are no guardrails to prevent **student population** occupying newly built housing. Though we have no issues against students, the more students that live in an area, the higher probability that there will be more parties, trash, and drunk drivers going in front of our house. We have a 1 year old baby that is starting to walk and my fear and anxiety for his safety will increase exponentially if I know that there are more cars being driven by inexperienced and possibly drunk drivers.
  - What is the city doing to prevent the above?
  - What is the city doing to guarantee that new families will be interested and be able to afford the new housing options?
- I have not seen concrete evidence, data, or stories where other cities have successfully implemented similar changes that led to **an increase** of affordable housing for families.
- I have not seen alternative options being proposed by the city to increase affordability of housing.

In summary, we readily believe that developers and investors will take advantage of this opportunity to increase their profits without exactly stating how housing will become more affordable in the area. We are not convinced that the city has any current law or proposed law to guarantee that housing affordability will increase or has done enough research to convince residents that these changes have worked in other locations.

Thank you,  
Luis & Caitlin Araiza Degregorio

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:03 AM  
**To:** Molly McConnell  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Mayor & Town Council: increased density model in single family neighborhoods will create hardship & homelessness

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Molly McConnell <clotheachild@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 6:31 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Amy Harvey <aharvey@townofchapelhill.org>; Jeanette Coffin <jcoffin@townofchapelhill.org>; CHRIS BLUE <CBLUE@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Anya Grahn-Federack <agrahn-federack@townofchapelhill.org>; Tas Lagoo <tlagoo@townofchapelhill.org>; Corey Liles <cliles@townofchapelhill.org>; Diedra Whittenburg-McEntyre <dmcentyre@townofchapelhill.org>; Anita Badrock <abadrock@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; Loryn Clark <lclark@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>  
**Subject:** Mayor & Town Council: increased density model in single family neighborhoods will create hardship & homelessness



Wednesday May 24, 2023

To: The Mayor & Town Council, Chapel Hill, North Carolina

My comments for the Public Hearing, May 24, 2023

Because COVID is still prevalent and I have a compromised immune system, my doctor advises me to NOT wait in Town Council for hours until I have a chance to speak. Here is what I would tell you if I were able to be there:

re: text amendment to upzone and add density to single family neighborhoods

I am writing/stand up before you tonight to say that you will create hardship and homelessness for many people throughout Chapel Hill--including me, if you vote to increase density in single family neighborhoods by the proposed multifamily housing method you all have described.

The town planning staff has repeatedly stated that such addition of different FORMS of multifamily housing into single family neighborhoods will NOT include ANY affordable housing.

I am 76 years old and have lived in modestly priced rental housing all over Chapel Hill since 1970.

At various times I have lived locally in accessory dwelling apartments, in an 8 plex, and even in a home where the owner resided--a widow who rented rooms to several nurses & graduate students, I have lived in a duplex, and for 24 years I have lived in Glen Lennox Apartments.

Several members of the town council and others in Chapel Hill keep saying that those of us who rent will have our rents decrease if more multifamily housing is allowed to be built and if more and more expensive apartment buildings are allowed to be built.

I am here to state REALITY and the FACTS: This is absolutely NOT true!!!

I have lived in rental housing all over Chapel Hill since 1970 and NEVER ONCE has my rent gone DOWN!! My rent has ONLY gone UP!! Talk with ANY property manager and she/he will tell you that they do NOT decrease rents!

My rent and the rents of others have certainly not decreased since the FBC (Formed Base Code aka Formless, Baseless, Codeless) was allowed to have free rein in the Ephesus-Fordham Small Area Plan--what you all now call "Blue Hill". Town Council members who approved that FBC plan and some of you now on Town Council persist in thinking and saying that our rents will decrease if you just build more of this expensive housing for rent and for sale and increase density in single family neighborhoods as much of it as possible. You all who believe this myth keep espousing that those of us who rent will have "trickle down" decreases in our rents. NO, WE DO NOT, NO, WE HAVE NOT, and NO, WE WILL NOT!!

PLEASE STOP PERPETUATING THIS MYTH & DEAL WITH REALITY, before you displace many many people and make many more of us homeless!!

You are living in a mythical dream world if you think our rents will go down if only you allow more density to be built. All you will do is create hardship & homelessness.

The people living at Kings Arms Apartments on Ephesus Church Road on Ephesus Church Road are the next victims of buying and selling to the highest bidder and building more & more, and are being displaced with nothing in their price range available at this time-- unless they can access something at Glen Lennox Apts. Alas there is NOT enough room in Glen Lennox Apts for everyone who needs one of these 70 year old apts.

While in theory one would think that a duplex would be less expensive than a single family house, however it is simply NOT the case in today's economy.

You still have to pay for the supplies to build and you still have to pay your workers, and the banks are not giving away loans of money for free to builders or buyers or renters.

For example, I lived on Dawes Street in 1999-2002 in a small 2 bedroom ranch style garden duplex built in the 1940's. In 2001 I watched eight 2-story 3 bedroom/2 bath/side duplexes built on Coolidge St. Ext --1/2 block from me on Dawes St.. They sold in 2001 for \$320,000/SIDE and filled with students--not families. I visited over there last month and there were 14 cars in one driveway! The small duplex at 905 Dawes St--1/2 block from those expensive new build duplexes-- that I rented for \$600-\$650 in 1999-2002 is now renting for \$1,450/month.

A small 2 bedroom apartment in Glen Lennox Apts. built in 1949 -1953 that rented for \$834 in 2002 is for rent today for \$1,436/month.

Do you all truly believe that Duplexes that were being built on Dawes St. in 2001 and selling for \$320,000/side are being built and sold for LESS today?! If so, you all need to go back to elementary school and study basic math--not to mention the state of today's economy & inflation & recession!!

The company that is trying to build 2 & 3 bedroom townhomes on Homestead Road, TriPointe, I believe, with Josh Gurlitz, recently told you--Town Council--that they will have to sell them for \$400,000-\$450,000 in order to offer 17 of them for an affordable price. And WHAT is considered Affordable is subject to interpretation!

Nobody is building \$50,000-\$100,000 condos or townhomes or duplexes in today's economy UNLESS they are heavily subsidized by the federal government, non-profits, and philanthropists.

The ONLY reason I am still able to access rental housing in Chapel Hill is because the owner & manager of Glen Lennox Apartments, Clay Grubb, CHOSE to have COMPASSION, COMMON SENSE, HUMILITY, and RESPECT for his tenants and to COLLABORATE with us and with the town and others, and did NOT put to the street ANY of his long-term tenants living in Glen Lennox Apts for 5 years or longer.

Clay Grubb also chose to NOT charge us long-term tenants market rent, and to NOT increase our rents more than 5% CPI. Even so, this year's economy is such that we received the largest increase I've ever had in 24 years living in Glen Lennox when it was a 5% CPI monthly increase. And this is with an owner/developer who is working WITH his tenants to

KEEP us IN our housing, and NOT working to DISPLACE us! All over town, & throughout Orange, Durham & Wake Counties, and the state--people are seeing their rents increase 25-50- & even 75%--with an average rent increase in the 25-35% range in the Triangle in 2022 & 2023.

Unless-and until--the Town Council and town staff--work with developers who want to KEEP people IN their housing and NOT displace them by tearing down their housing and building housing that rents in the range of \$2,200 and up/month and sells Duplexes & Townhouses for \$320,000-\$450,000 & up, you are NOT going to have housing that the workforce and retired workforce can buy OR rent,--no matter HOW MUCH & HOW DENSELY YOU BUILD IT, and YOU WILL CREATE DISPLACEMENT & HOMELESSNESS ALL OVER CHAPEL HILL!!

I live in a racially & culturally & age diverse neighborhood, and I would have it no other way. It is a joy to see the children of different colors, languages, faiths play together peacefully every day after school & on weekends, and to gather with their parents, grandparents, and yes, with college students who also live here.

We need to be able to keep being able to afford to live here, and what you are proposing will create great hardship and homelessness for many of us all over Chapel Hill.

Hospitality & Compassion are two of my priorities. I welcome people to live in Chapel Hill. Yet it should not mean that in order to welcome others that 5 (FIVE) to possibly 8 out of 9 members of a Town Council should vote to DISPLACE those of us who are already here and make us homeless at the same time.

Please for all that is sacred and holy, please do NOT approve changing the text amendment to add this model of density to single family neighborhoods that does NOT provide ONE IOTA of affordable housing--not for sale or for rent. If you approve this nightmare, you will create hardship & homelessness throughout Chapel Hill for your workforce, retired workforce, women & children alike.

Use your brains, gifts, and resources to lead an effort to lobby the NC Legislature to provide for rent control and for affordable for sale housing and affordable for rent housing that is not limited to the non-profit sector.

If you vote FOR this change in the way and models of density you propose, you will NOT get a COMPLETE COMMUNITY, you will instead get a DEPLETED Community!!

This increased density plan as it stands now is misguided and a dog that won't hunt!

Thank you for your thoughtful & respectful consideration,

Molly McConnell, 76 year old lifelong resident of North Carolina, living locally in modest rental housing since 1970 and in Glen Lennox Apartments for 24 years

"At times our own light goes out & is rekindled by a spark from another person. Each one of us has cause to think with deep gratitude of those who have lighted the flame within us." Albert Schweitzer

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:03 AM  
**To:** Sarah Smiley  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Sarah Smiley <sarahsmiley31@gmail.com>  
**Sent:** Wednesday, May 24, 2023 5:51 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

I'm so surprised that in a city like Chapel Hill that this could happen behind the scenes without much public input. Very disappointing.

Sarah Smiley

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:03 AM  
**To:** Patricia Livingston  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Zoning changes, Legion Park , building on Hickory Oak forest

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Patricia Livingston <livingstonpatm@gmail.com>  
**Sent:** Wednesday, May 24, 2023 5:34 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Zoning changes, Legion Park , building on Hickory Oak forest

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

I am adamantly opposed to these changes. As members of the Chapel Hill Town Council, your bizarrely quick actions of the past few years have ruined the quality of life in the town.

You are responsible for creating a horrendous increase in traffic resulting in dangerous traveling conditions for vehicles and pedestrians.

You are responsible for allowing the construction of ugly apartment buildings and their parking decks.

Yet you speak of the need for affordable housing and of protecting our green spaces, but your actions have done nothing for either. You promote bicycle lanes and imply that bike travel will rule, so why is the need parking decks as part of the apartments?

Regarding those of you who have been in office for many years, your actions demonstrate a serious lack of integrity. It appears you are acting in your own self-interest, not that of the community.

Pat Livingston

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:03 AM  
**To:** Julie Breschi  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Zoning changes

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Julie Breschi <joeandjuliebreschi@gmail.com>  
Sent: Wednesday, May 24, 2023 5:04 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Zoning changes

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

I believe the proposed zoning changes will absolutely not positively affect the town. It will not improve low cost housing. It will only continue to increase expensive student housing.

If the Council is so concerned about affordable housing they should have thought about it before they approved all the giant apartment complexes going up in town. Refine those! They do not have enough affordable housing options. Piling people on top of each other is not improving our town



These new properties will likely NOT be affordable housing but will likely eliminate some of the few existing affordable housing options that exist.

Resining Chapel Hill is not the answer you seek!

Sent from my iPhone

Julie Breschi  
919-357-5105

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:57 AM  
**To:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: Message from Website

**Jeanette Coffin**  
Administrative Assistant  
**Human Resource**  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000  
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

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**From:** info@townofchapelhill.org <info@townofchapelhill.org>  
**Sent:** Wednesday, May 24, 2023 8:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

A new entry to a form/survey has been submitted.

**Form Name:** Contact Mayor and Council

**Date & Time:** 05/24/2023 7:59 PM  
**Response #:** 711  
**Submitter ID:** 16237  
**IP address:** 2600:1004:b219:5bd3:fdfa:f069:33e4:b3be  
**Time to complete:** 9 min. , 43 sec.

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**Survey Details**

Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

Julie Pace

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

I am at the Town Council meeting. You should be ashamed of yourselves for your thinly veiled attacks against one of your own members following financial discussion. You are publicly elected officials who should never bully anyone, let alone one of your own members. And to do that publicly is very disrespectful. Shame on you.

To be told that we aren't informed and are dissuaded by false information is very insulting. There is more than one way to see any issue. The least you can do is be respectful of other ideas and opinions without insulting our intelligence by saying we don't know what we are talking about.

**4. If you would like us to contact you regarding this issue, please provide an email or telephone number.**

Not answered

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
**Town of Chapel Hill, NC**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 11:57 AM  
**To:** Naomi Slifkin  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: DELAY voting on LUMO

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Naomi Slifkin <naomislifkin@yahoo.com>  
**Sent:** Thursday, May 25, 2023 11:50 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Tas Lagoo <tlagoo@townofchapelhill.org>; Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Katherine Shor <kshor@townofchapelhill.org>  
**Subject:** DELAY voting on LUMO

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Town Council,

I, like most everyone, agree that diversity is a good thing for Chapel Hill.

I, like most everyone, agree that we need more affordable housing for people of low to middle incomes in Chapel Hill.

I, like most everyone, agree that we need less traffic and more walkable communities in Chapel Hill.

**Where we differ is how we get to these goals.**

I am against relaxing the zoning regulations because they allow developers and corporate investors (who have deeper pockets) into our neighborhoods. I don't trust developers and corporate investors.

I have every reason not to trust developers and corporate investors. Look what they have done in the Blue Hill district! Low and middle income housing was demolished to make way for luxury, high priced apartments. Although displaced Blue Hill residents were re-housed elsewhere, their re-housing then deprived other people of affordable places to call home.

And now Kings Arms apartments, the last remaining affordable apartments in that area, may be on the chopping block too!! **If you are serious about diversity and affordability, you should insist that every resident of Kings Arms have a guaranteed affordable apartment in the Regency.** As is currently proposed, only about 30 apartments will be designated low income at the Regency and yet 65 Kings Arms apartments will be sacrificed!!!!!!!

Where is the equity and diversity in that?

Look what investors did to Northside neighborhood before it became a Neighborhood Conservation District! Investors bought up homes for student occupancy, which then increased the taxes on neighboring homes, which then forced some people to sell their homes, which then brought in more investors.

**I do not understand how the majority of the Town Council can draw a trusting connection between developers / corporate investors and more affordable homes in Chapel Hill.** That is a HUGE leap of faith!

Please **DELAY your vote on this issue.** In the interim, please **establish a focus group** composed of a diverse group of Chapel Hill residents. Give us time to come up with alternative proposals.

Thank you.  
Naomi Slifkin  
207 Glendale Drive  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, May 25, 2023 2:36 PM  
**To:** Naomi Slifkin  
**Cc:** Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: DELAY voting on LUMO (correction)

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Naomi Slifkin <naomislifkin@yahoo.com>  
**Sent:** Thursday, May 25, 2023 12:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Tas Lagoo <tlagoo@townofchapelhill.org>; Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Katherine Shor <kshor@townofchapelhill.org>  
**Subject:** DELAY voting on LUMO (correction)

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Town Council,

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I, like most everyone, agree that we need less traffic and more walkable communities in Chapel Hill.

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I have every reason not to trust developers and corporate investors. Look what they have done in the Blue Hill district! Low and middle income housing was demolished to make way for luxury, high priced apartments. Although displaced Blue Hill residents were re-housed elsewhere, their re-housing then deprived other people of affordable places to call home.

And now Kings Arms apartments, the last remaining affordable apartments in that area, may be on the chopping block too!! **If you are serious about diversity and affordability, you should insist that every resident of Kings Arms has a guaranteed affordable apartment in The Reserve at Blue Hill.** As is currently proposed, only about 30 apartments will be designated low income at the The Reserve and yet 65 Kings Arms apartments will be sacrificed!!!!!!!

Where is the equity and diversity in that?

Look what investors did to Northside neighborhood before it became a Neighborhood Conservation District! Investors bought up homes for student occupancy, which then increased the taxes on neighboring homes, which then forced some people to sell their homes, which then brought in more investors.

**I do not understand how the majority of the Town Council can draw a trusting connection between developers / corporate investors and more affordable homes in Chapel Hill.** That is a HUGE leap of faith!

Please **DELAY your vote on this issue.** In the interim, please **establish a focus group** composed of a diverse group of Chapel Hill residents. Give us time to come up with alternative proposals.

Thank you.  
Naomi Slifkin  
207 Glendale Drive  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, May 26, 2023 9:07 AM  
**To:** Artie Dixon  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Artie Dixon <artiedixon@aol.com>  
**Sent:** Thursday, May 25, 2023 4:14 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

To the Mayor and Town Council-

My husband, Dail Dixon, and I are stunned that there is a proposal of this type to allow developers to hack up our peaceful neighborhoods. The idea that a structure would be allowed to replace a beautiful single family home in our neighborhood, for one, that would house multiple students and bring 6 cars or so onto a property that might occur beside ours sends off alarm bells.

This kind of judgement will decrease the value of our hard-earned homes/properties and send a good portion of residents seeking those in other towns. How could this proposal have even occurred?



Our neighborhoods are precious, quiet and beautiful. We have personal seen what one developer has built recently, even as one spec house, with cheap materials and no consideration for whether it was an appropriate fit in the neighborhood. What does that do to the value of other houses nearby it?

I urge you to reject the Proposal to Rezone Chapel Hill. It will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Sincerely,  
Artie Dixon

[Sent from the all new AOL app for Android](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 30, 2023 3:24 PM  
**To:** Aaron Lubeck  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please ACCEPT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Aaron Lubeck <aalubeck@gmail.com>  
Sent: Sunday, May 28, 2023 3:19 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Please ACCEPT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

To the Mayor and Town Council-

I urge you to ACCEPT the Proposal to Rezone Chapel Hill—it will POSITIVELY affect our communities, is strongly SUPPORTED by voters, with MANY proven benefits to EVERYONE except wealthy HOMEOWNERS.

Thank you.

Aaron

#ThereIFixedIt

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 30, 2023 3:24 PM  
**To:** Susan Bickford  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: "Lessons from a renter's utopia"

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Susan Bickford <susanbickford44@gmail.com>  
**Sent:** Sunday, May 28, 2023 12:41 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** "Lessons from a renter's utopia"

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Town Council Members,

I am forwarding an article from today's New York Times which analyzes Vienna's housing policies. I hope it will be a source of creative and visionary thinking for us all, especially its model of "limited profit housing" and "social housing."

Please also note the counterexample of Auckland, New Zealand, whose "upzoning" is similar to policies that you have been considering:

“Often the benefits of allowing greater density are captured by developers, who price the new units far above cost. It doesn’t offer renters security or directly create the type of housing most needed: affordable housing.”

Respectfully,  
Susan Bickford  
44 Oakwood Dr.  
Chapel Hill NC

[https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?unlocked\\_article\\_code=mAqv7i9SZ766mF-ntw7DvHFNNb4cBX3RuE3wFxKFDQkiX43pnVy9xGYpwVSPSkRNBfX7nxz2HZCofvUtPYhWpkxaiMqsG-3kbet1ZVz-PHmvOCsRBh9TAr21wowym8EqTDPQR24cd\\_iKAtyoXZlHK2bkqWwj87qn4557enqq3z76N7NFvN1uOZWUiZnTPM-LHXlg1MszV5ikCEBGovsl13oD8KySr0sxH-uk8z2lWKd8fQyipzveUyuax3Rqj0sGnDvgOCCocL2lOrA6ka3OE-6bo9NABIOYy5MRN-w2mGwunls7kph0tGUMRSXjRCugL-TK0wpKpeb9lvV-hA&smid=url-share](https://www.nytimes.com/2023/05/23/magazine/vienna-social-housing.html?unlocked_article_code=mAqv7i9SZ766mF-ntw7DvHFNNb4cBX3RuE3wFxKFDQkiX43pnVy9xGYpwVSPSkRNBfX7nxz2HZCofvUtPYhWpkxaiMqsG-3kbet1ZVz-PHmvOCsRBh9TAr21wowym8EqTDPQR24cd_iKAtyoXZlHK2bkqWwj87qn4557enqq3z76N7NFvN1uOZWUiZnTPM-LHXlg1MszV5ikCEBGovsl13oD8KySr0sxH-uk8z2lWKd8fQyipzveUyuax3Rqj0sGnDvgOCCocL2lOrA6ka3OE-6bo9NABIOYy5MRN-w2mGwunls7kph0tGUMRSXjRCugL-TK0wpKpeb9lvV-hA&smid=url-share)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, May 30, 2023 3:25 PM  
**To:** Stephanie Greenberg  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Wolves in sheep's clothing...

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Stephanie Greenberg <stephaniekareng@yahoo.com>  
**Sent:** Saturday, May 27, 2023 11:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Wolves in sheep's clothing...

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Having spoken to many in my Ephesus /Fordham community there is a great feeling of unease. Many believe that corporate greed and Town Council's willingness to go along with it will choke our community even more . There is no plan to offset the traffic , provide sidewalks or a walking bridge over 15-501. We cannot walk safely to Eastgate and our children can't walk safely to school. Already the Pickle Ball people have choked the elementary school parking lot from am to pm . The road is clogged at pick up and drop off times. Many come from out of town because they prefer the vibe I was told... Ms Anderson says developers are necessary to build houses . But how and where they build needs to be

thoughtful and by local builders. No one Community should bear such an unfair burden of development without corresponding infrastructure and green space protections . The Corporations are the wolves and they are operating under your auspices under the guise of diversity and affordability. We see it , you know it , the tax dollars too tempting ... and you still have not answered why you are tearing down and are still planning on tearing down affordable housing in my 50 year old neighborhood. Ms Foushee believes it is because of the ugly history of redlining that they should go but most of you sit in single houses double or triple in worth and protected by HOA's. Just another type of line to divide us... Annex your golf courses. Claim eminent domain . Build there . Do whatever you have to except destroy what is green and healthy and modest in this town . Thank you... this is the talk here... Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, May 30, 2023 4:59 PM  
**To:** Michael Poock  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Rezoning

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Michael Poock <poockm@gmail.com>  
**Sent:** Tuesday, May 30, 2023 4:09 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Rezoning

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

May 30, 2023

The Honorable Pamela Hemminger  
Mayor, Town of Chapel Hill

Dear Madam Mayor,



In the strongest of terms, I urge you and the Town Council to reconsider rezoning the area commonly referred to as Glen Lennox area. There is a petition that is either on its way to you or has arrived that explains the reasons why a delay is needed. Perhaps the most fundamental reason is: why here? There is a clear and superior alternative. Presenters of this present plan to rezone have conceded that continued building on undeveloped tracts of land along the Martin Luther King corridor can meet the projected housing needs for low- and middle-income housing for the next decade and thus radical re-zoning is not actually needed to support the stated goals of this proposed rezoning.

We also vote. And the level of ferocity felt over this issue – among the current residents – will undoubtedly manifest itself in an outpouring of voting, targeted at those who supported this ill-conceived rezoning. Please, do not underestimate the undercurrent of non-violent anger stirred by the plan of rezoning.

With due respect,

Michael Poock, Ph.D.

--

Michael Poock, Ph.D.

[poockm@gmail.com](mailto:poockm@gmail.com)

919.949.7457

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, May 31, 2023 2:41 PM  
**To:** Warren M Grill, Ph.D.  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Warren M Grill, Ph.D. <warren.grill@duke.edu>  
**Sent:** Wednesday, May 31, 2023 1:56 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Members of the Town Council,

I urge you to reject the Proposal to Rezone Chapel Hill.

This rezoning will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Thank you.

Warren Grill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 01, 2023 9:21 AM  
**To:** edsburke@gmail.com  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: A results approach for managing the new housing pipeline

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** edsburke@gmail.com <edsburke@gmail.com>  
**Sent:** Wednesday, May 31, 2023 11:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Anya Grahn-Federmack <v3540@PublicInput.com>  
**Subject:** A results approach for managing the new housing pipeline

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Pam and council members,

I'm writing you with a recommendation for changing the way you evaluate and manage new housing opportunities proposed from developers and placed in the pipeline. I'm including an action you should take to better inform the community and get us more engaged in helping you set and meet housing goals.

I am referring to your document " Active Development Applications." According to the most recent report I have, my

calculations indicate there are presently 20 separate projects comprising almost 5,000 new housing units in our pipeline. I understand that number represents a significant increase, about 20%, in Chapel Hill's housing stock.

So I am asking you these questions:

How many units are identified for low income residents?

How many units are identified for middle income residents?

Are you satisfied with the target numbers cumulatively from these 20 developers?

What is your action plan for increasing the numbers, ensuring all 20 developers are engaged with you in developing the target solution?

In other words, I am recommending you take a universal approach, a cumulative focus on developing target numbers for low income and middle income housing, and then creating a strategy for ensuring the numbers are met.

Here are three specific action ideas for your consideration:

1. You should inform every developer in the pipeline that until all the goals are set among all developers in the pipeline, no project gets final approval, construction does not start!
2. Invite the entire Chapel Hill community to an open house where every developer in the pipeline reveals his plans, letting us know where these developments are going, and what they are going to look like, and who their target customers are.
3. Develop a more robust commitment to parks and playgrounds to provide for this influx of 5,000 new housing units. I am reminded of a recent article in a national publication that quoted an expert in the field saying that "housing for the low income population without adequate parks and playgrounds will guarantee that the poor will remain poor." So commit to a more integrated plan with imaginative solutions to complement this significant housing influx..

Let's get the entire community involved in helping you determine and meet results oriented goals for low income and middle income housing. Let's set numbers, publicize them and keep us posted on the progress against plan.

The alternative is a continuation of working out of your in box, one development at a time, without a clear vision of the big picture, ensuring disappointing results.

I look forward to receiving your remarks regarding my recommendations.

Thanking you for your service,

Edmund S. Burke, Jr.  
228 Mill Race Drive  
Chapel Hill, NC 27514  
PH: 919-932-9100

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 01, 2023 2:39 PM  
**To:** Esten Walker  
**Cc:** Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Esten Walker <estenw@icloud.com>  
Sent: Thursday, June 1, 2023 2:01 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

PLEASE PLEASE PLEASE Don't ruin Chapel Hill!

I have to spend 1/2 my time in Charlotte these days, and the city is a disaster...horrible!! There is no green space, it has clogged traffic, and high density development. No one paid proper attention to city planning, and growth irrespective of the community was undertaken by greedy development.

I implore you to reject this Chapel Hill high density approach. The town is NOT structured to withstand this type of greedy approach. Citizens and green spaces have rights!

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 01, 2023 4:31 PM  
**To:** Chuck Frank  
**Cc:** Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Chuck Frank <chapelhillfrank@gmail.com>  
**Sent:** Thursday, June 1, 2023 4:21 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

I am truly horrified over this proposal. The city leadership decided decades ago to have density over individual homes to prevent suburban sprawl. In and of itself the view has merit in a variety of ways. Unfortunately, the end product we have has been a series of anonymous buildings of meager appearance at best and transitory residents who care little for the community beyond a place to eat a meal. Furthermore, the city administrative staff, with Council support, opened the door to mediocrity for fast track approval processes. All of these sad efforts will go hand-in-hand with investor



owned properties destroying neighborhoods where folks want to live for long term enjoyment. Lastly, residential real estate will become even more unaffordable. The prospect sickens beyond words.

Thank you.

Charles Miller

1611 Old Oxford Road

Chapel Hill NC 27514

(919) 270-0761

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 02, 2023 11:46 AM  
**To:** Stephen Edgerton  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Missing middle housing proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Stephen Edgerton <stephenedgerton@outlook.com>  
**Sent:** Friday, June 2, 2023 11:41 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Missing middle housing proposal

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

I live in the older section of North Forest Hills, a mid-1960s development north of downtown off of MLK that is zoned R-1. It is heavily wooded. We have no sidewalks or curb-and-gutter.

I see that the current proposal would not allow housing beyond duplexes in R-1 areas. While much of the material on the proposal refers to these as "two-family units," what we are concerned about is not duplexes occupied by two families, but rather duplexes consisting of two, four-bedroom student rentals with the attendant eight or more vehicles and paved-over parking spaces and/or crowded street parking on our narrow streets.

In reading the material online, I noted that the proposal includes design requirement for triplexes and fourplexes, but not duplexes. Were duplexes intentionally omitted from such requirements? Or are there already such requirements for duplexes? When I attended a video feedback session with town staff, they indicated that a tear-down replacement duplex would be limited to the square footage of the dwelling that was torn down, but I don't see anything about that in the material I have viewed. (I have seen the most recently posted material, which may be limited to revisions from the original proposal.)

As I mentioned, our neighborhood is filled with mature trees. Another concern is maintaining our wonderful tree cover in the event of extensive redevelopment of the lots. Will that be addressed in requirements for duplexes?

I would also like to note that our neighborhood is one of the most affordable in Chapel Hill. The homes are older, and small by current standards. It seems ironic to me that this sort of neighborhood is targeted by this proposal, while newer, more expensive neighborhoods with covenants or HOAs are exempted. Once again, it seems that the moneyed class is protected from any disruption while those of us with more modest means suffer the consequences of this push for infill. Is this fair or equitable? If this goes forward, it should apply to everyone.

I would not be opposed to these changes if we could be assured that any new housing in our neighborhood would be occupied by families and would blend in with the existing dwellings, and not constructed with the purpose of creating student rentals. However, it appears from the online materials and the feedback session with staff that the Town has no idea how these changes will actually play out. If we are going to gamble with the quality of life in our existing neighborhoods, everyone in town should be included in the gamble, not just those of us in the neighborhoods that are already the most affordable!

Sincerely,  
Stephen Edgerton  
117 Virginia Drive

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 02, 2023 2:51 PM  
**To:** edsburke@gmail.com; Anya Grahn-Federmack  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Rezoning with Amendment A - Results should matter more than your good intentions

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** edsburke@gmail.com <edsburke@gmail.com>  
**Sent:** Friday, June 2, 2023 2:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Anya Grahn-Federmack <v3540@PublicInput.com>  
**Subject:** Rezoning with Amendment A - Results should matter more than your good intentions

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Pam and Town Council members,

I have concluded that your plan for generating housing opportunities for the "missing middle" demographic by rezoning established family neighborhoods will be unsuccessful. There will be near zero opportunities for middle-incomers to secure housing in these targeted neighborhoods. Here's my analysis:

Last week I monitored and participated in the Planning Committee's meeting. In the presentation and discussion focused

on the proposed Crossroads project a builder said that the cost of constructing dwellings in Chapel Hill is \$269 per square foot. So I calculated the probable price for a duplex in the target single family neighborhood at \$1,000,000 minimum. As I understand it from the Planning Department's charts, the maximum square footage allowed would be a duplex of 3,200 feet (2 x 1600). Using \$300 per square foot as a conservative estimate (builder must recoup expensive tear down costs and recoup high property taxes) that means the builder will only be investing in the highest priced dwelling possible -- a million dollars, probably more. I also understand the planning department has been recently charged with proposing a smaller structure of 1,000 square feet. Again, you are looking at a buyer's purchase price of \$4-500,000 at best.

A developer will not be able to get the acquisition and construction costs low enough to price dwellings for the middle income market. Your own planning department, through its laborious effort on this project, reached the same conclusion and has reported to you: this zoning amendment "does not ensure that missing middle housing is allocated for middle-income earners." Out of deference to you, the planners are not highlighting this finding in their public presentations. But there it is!

Your legislating a form of destruction of these older neighborhoods by encouraging tear downs as a necessary step to accomplish your social engineering goals is a questionable strategy to begin with. You have seen and felt the outcry from the citizens of Chapel Hill. Measure your intent against the high probability that not a single missing middle income citizen will find a home with new construction.

Results should matter more than your good intentions. That's why I stated in my separate letter to you dated May 31 that you should be looking for answers from the 5,000 new housing units in the current pipeline. That's where the potential resides. I would urge you to focus on those opportunities with the community's help, not its opposition.

My plea is that you avoid passing an ordinance because it simply makes you feel better personally. Many will empathize with your feelings on this matter. But your job as servants of the people is to produce results -- specifically more housing for the missing middle. Turn your attention to the 20 developers and 5,000 units in the pipeline and let's work together to achieve these results!

Appreciating your service,

Edmund S. Burke, Jr.  
228 Mill Race Drive  
Chapel Hill, NC 27514  
PH: 919-932-9100

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 9:35 AM  
**To:** Lou OSHEA  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: LUMO Text amendments

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Lou OSHEA <l\_oshea@bellsouth.net>  
**Sent:** Saturday, June 3, 2023 1:42 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO Text amendments

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Mayor and Council Members,

I continue to be concerned that your text amendments will have unintended consequences. Studies have shown that the current plan will not increase the availability of low income housing units. I support a pause and the formation of a Low Income Housing Working Group.

Please give this matter deep study. Your legacy depends on how you handle this decision.

Respectfully,  
Lou O'Shea  
401 Bowling Creek Rd.  
Chapel Hill, NC

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 9:38 AM  
**To:** Rachel Victoria Mills  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: About residential zoning changes..an issue not brought up

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Rachel Victoria Mills <rachelvictoria01@gmail.com>  
**Sent:** Friday, June 2, 2023 9:30 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** About residential zoning changes..an issue not brought up

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I have watched discussion for some months now, and am disturbed not to see mention of the chief reason for protecting downtown neighborhood from further density: SAFETY.

1. Franklin Street and adjoining streets are too narrow for increased car traffic. Even now, streets where inhabitants', service and commercial vehicles park on the sides (despite prohibitive signs) present a visual and moving danger to the walkers, bikers and skaters who travel to school and town. My own street has children aged 1 year to 16 years of age as well as college students who are rightfully in the street to play, travel, garden, meet each other and do ordinary things a neighborhood does because:



2. There are no bike lanes or walking lanes, and there is no room to add them. Yet the "density" you so blithely propose as helpful to walking and biking to available resources...school, shops, parks...would actually exacerbate an already dangerous street situation.

3. What you are calling "cottages" in even a duplex formation means a potential of 8 cars adding to present neighborhood cars. Now you have increased the size of the square footage, more inhabitants, more cars and noise, because:

4. Franklin St and its traffic coming onto our streets has become increasingly fast, deliberately noisy and disruptive of normal traffic rules, and inconsiderate of bikers, walkers, and children of all ages. I have seen autos racing (greater than 50 in a 30mph limit) through blinking lights, narrowly missing pedestrians right in the middle of crossing. (One of them was myself and a neighbor.) It doesn't help that the curves on Franklin St, like the one in front of our street, are blind enough.

As a woman whose son, grandson, friends and neighbors need you to support and enforce SAFETY in our long established and already mixed-housing and diverse area, I need you to think first of the practical and safe use of our streets, and dismiss that untenable rosy picture of "density" you describe in words that bear no relation to reality. Please do the job you were voted to do: provide citizens with the welfare and safety real neighborhoods of families need.

R

Rachel Victoria Mills

When you have more than you need, build a longer table to share.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 05, 2023 9:39 AM  
**To:** M J  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** M J <mayndjolly@gmail.com>  
**Sent:** Friday, June 2, 2023 6:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 06, 2023 11:01 AM  
**To:** Marsha and Samuel Horowitz  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: VOTE NO ON ZONING CHANGES

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Marsha and Samuel Horowitz <marsam67@yahoo.com>  
**Sent:** Monday, June 5, 2023 10:42 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** VOTE NO ON ZONING CHANGES

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council

VOTE NO on zoning changes that would allow introduction of multiple housing units into neighborhoods that are currently zoned for single family homes.

While there may be a valid need for more housing options in Chapel Hill, this council and its predecessors have not developed a comprehensive plan to address the issue. Each proposal put forward is adopted seemingly independent of all the others and without the

framework of a broad-based plan. We have seen unfettered construction of unattractive rental apartments without consideration of the impact on traffic, schools, and services such as police and fire. And adding to this shortsightedness by not dealing with destruction of green spaces and the resulting flooding as hard surfaces replace natural surfaces. From the perspective of a longtime resident, voter, and taxpayer, the town staff and council seem more focused on helping individual developers promote their latest projects, rather than considering the long term impact on residents and the quality of life in Chapel Hill.

A comprehensive plan should have resulted in fewer rental apartment construction projects approved and alternate development that addressed the "missing middle" everyone seems to be talking about. Don't compound past errors by allowing multi-family units in neighborhoods zoned for single family units.

Marsha and Samuel Horowitz  
100 Huntington Drive

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, June 08, 2023 10:19 AM  
**To:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: Dear Chapel Hill Town Council,

**Jeanette Coffin**  
Administrative Assistant  
**Human Resource**  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000  
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

---

**From:** Robert Lewis <robertmlewis1959@gmail.com>  
**Sent:** Thursday, June 8, 2023 10:06 AM  
**To:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Subject:** Re: Dear Chapel Hill Town Council,

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Helpful article in understanding the missing middle need!

<https://fortune.com/2023/06/06/housing-market-broken-zoning-affordability-millennials-building-tiny-homes-backyard/>

Thank you for forwarding this to those whom you deem appropriate.

Best,  
Rob Lewis

On Mon, Apr 10, 2023, 10:34 AM Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)> wrote:

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

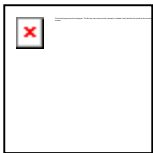
Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin

Office Assistant



[Town of Chapel Hill Manager's Office](#)

[405 Martin Luther King Jr. Blvd.](#)

[Chapel Hill, NC 27514](#)

(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Robert Lewis <[robertmlewis1959@gmail.com](mailto:robertmlewis1959@gmail.com)>  
**Sent:** Saturday, April 8, 2023 9:42 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Dear Chapel Hill Town Council,

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Council members,

Although we don't quite live in Chapel Hill (darn close though), we immensely enjoy the town and mostly patronize the whole area by foot, if not by electric car. We care about the town & The University, and we therefore

wholeheartedly stand congruent with Sierra Club for supporting a decision to move forward with the Housing Choices proposal.

Rob Lewis

Gloria Lightsey-Lewis

that you stand with the Sierra Club in support of the

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 12, 2023 10:29 AM  
**To:** vmills  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please REJECT the Proposal to Rezone Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** vmills <vcmwebb@gmail.com>  
**Sent:** Saturday, June 10, 2023 9:11 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Town Council,

Please stop helping wealthy absent landlords. Yes, we need affordable housing, but the recent developments have been high priced luxury apartments, this is counterproductive to the stated goal. Please don't rezone Chapel Hill, this is not the answer, it will quickly turn most of Chapel Hill into a "cash cow" for absentee investors and ruin the neighborhoods.



I live in the Colony Woods area, a comfortable but not a rich or luxurious place. We are already bordered by huge developments on Ephesus Church Road and Legion Road, with more to follow on Fordham Blvd. I am particularly opposed to the proposed developments on Pope Road and Old Chapel Hill/Durham Road. This would complete the crushing and circling impact on this tiny neighborhood. Yes, please put in more affordable housing on Legion Road, small houses and apartment buildings, and better public transportation. Put the luxury apartments somewhere else, better yet in another county and town altogether. We want to help the people who need help, not cater to the wealthy.

Chapel Hill is quickly turning into a place where most of the people who work in the town cannot afford to live in the town. Shame! This is not progress, it is elitist money grubbing.

Vanessa Mills Webb - (living in Pam's old house!)

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, June 12, 2023 10:31 AM  
**To:** susan smith  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Removing R1 limits from every neighborhood

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** susan smith <nasus48@bellsouth.net>  
**Sent:** Friday, June 9, 2023 2:36 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Removing R1 limits from every neighborhood

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council members,

It seemed fairly clear from your responses at the last council meeting that the majority is leaning towards passing the LUMO changes. However, the question is how soon and whether you will choose to enact more nuanced amendments over a period of years, so we can witness the effects of these changes and make

necessary adjustments as needed. That seems more like a compromised way to move forward.

When it comes to protecting the beauty of a landscape and the density of trees, in particular for our neighborhood around Lake Ellen (North Forest Hills), applying the term red-lining in order to keep out duplexes is inapplicable and basically inaccurate. Our desire to keep the landscape is not based on a federal mandate; it's not applicable all US towns and city governments. Our need to protect the forested areas is not intended to keep people out of our neighborhood. And ours, in particular, is quite diverse, racially speaking, and it keeps moving in that direction. Is it economically diverse? Yes, it seems so within certain limits, but I have no data on that. Just as town planners, and even the studies used to support this move to create "the missing middle," offer no guarantees, based on data, that it will create the intended opportunities either. Doesn't it make sense then, to test a sample area first, re-adjust, and make it really work out based on what we learn?

Location, location, location. That drives land values. And coupled with population growth and the increasing demand for land use, property values will continue to increase. Therefore, please consider finessing this proposal to make the changes in zoning fit where they most make sense, instead of "paving paradise to put up a parking lot." Please begin this initiative by selecting neighborhoods near existing and proposed transit lines, where ample water and sewer infrastructure is established. Then take a more complete look into the ramifications of this move, in order to fully consider how to adequately support the LUMO changes needed.

In the end, to create middle income and low income housing requires financial subsidies from the town purse, doesn't it? Could requests for funding from wider sources be pursued in order to realize that goal? Think out of the box. Many wealthy and famous people love this town. Over the years, it seems that the town has contributed to our housing crisis by allowing developers to build many expensive high-rises, instead of subsidizing developers to buy into your ideas of cottage type developments, small homes on small lots, and starter homes for young professionals and people in our service industries. Choosing the current move to eradicate R1 for all neighborhoods, allows town planners and town council to pass this problem onto homeowners in existing and historic neighborhoods. And what will duplexes, one or two per lot, do to the value of our property? With the decreased landscape features and wildlife, and the lack of congruity in our historic districts, it's likely that property values will decrease due to a lesser quality of life and culture. Please remember that people's needs are not the only ones we have to consider here. We are part of a much larger ecological system. The smoke in our air from Canadian fires awakens us to that fact.

Thank you for reading my remarks. I hope they will be helpful in your ongoing deliberations.

Susan Smith

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 15, 2023 9:28 AM  
**To:** Karla McPherson  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Poulton; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Against proposed changes to LUMO

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Karla McPherson <karlamcpherson@gmail.com>  
**Sent:** Thursday, June 15, 2023 8:28 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Against proposed changes to LUMO

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Council,

There are many of us in Chapel Hill who support expanding housing choices. However, the proposed zoning changes are not the best way to do that, and you have not allowed open consideration of other options. The mayor and council have stifled opposition at every opportunity. It was a travesty to force equal numbers of pro and anti input at the last public meeting. Obviously that was your ploy to enable yourselves to claim falsehoods about the amount of opposition. This is not democracy. You are not listening to the people you supposedly represent. You are implying that opponents are

racist and against expanding housing options because we don't want to do it in the particular way you are ramming down our throats. There are so many better ways to do this that don't involve destroying the historic districts that are important to the character of the town. And slipping in changes to the plan right before the vote, as you did this week, is a sure sign that your leanings are not democratic.

My neighbors and I are fed up with your approach of forcing your unpopular views on the people who pay your salaries and will be doing everything we can to support your opponents in the next election and the following one. You, especially, Mayor, lied to us all who supported your initial campaign. You promised to put a stop to the unbridled development that started during the previous administration. And, naively, we believed you. Never again.

Karla McPherson

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 15, 2023 9:29 AM  
**To:** Kurtz-Costes, Beth  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: I oppose the rezoning proposal currently being considered

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Kurtz-Costes, Beth <bkcoster@email.unc.edu>  
**Sent:** Wednesday, June 14, 2023 6:44 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I oppose the rezoning proposal currently being considered

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Chapel Hill Mayor and Town Council,

I am writing to let you know that I am strongly opposed to the rezoning proposal currently being considered and which should be brought to vote at your meeting next week.

I recognize the need to increase housing density and to increase housing opportunities for lower- and middle-income families. Unfortunately, the current proposal seems to have been prepared to primarily further enrich

developers without assurance of providing affordable housing, and most critically, without consideration for the impact on neighborhoods and infrastructure.

I have been horrified by the increase in traffic in the past decade. Because I have the privilege of living within walking and biking distance of the town center, for the past 25 years I have relied almost entirely on those modes of transportation for most of my day-to-day activities and needs. But development in the past decade has exponentially increased traffic on Franklin and Rosemary, making it unsafe to bike, and making many side streets unsafe for pedestrians.

Any attempts to increase residential density should occur only after careful study to project and prepare for impacts on infrastructure.

Please vote NO to the rezoning proposal.

Respectfully,  
Beth Kurtz-Costes



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 15, 2023 9:29 AM  
**To:** Kit Flynn  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Total opposition to the rezoning proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Kit Flynn <kitflynn8015@gmail.com>  
Sent: Wednesday, June 14, 2023 5:11 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Cc: Charles Liner <cdliner@yahoo.com>  
Subject: Total opposition to the rezoning proposal

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Why is the Town Council determined to change the character of the Historic District of Chapel Hill with this rezoning proposal? Downtown is on the verge of becoming overcrowded — just look at North Street. This Town Council has permitted the developers to take over Chapel Hill and the subsequent building has been both ugly and terrible. If you look at the number of rezoning signs plastered in the Historic District, you will see that there is widespread opposition to this proposal. You simply are not listening to the wishes of this community. This is not a case of NIMBY. It's a case of

trying to preserve one section of Chapel Hill where runaway development should not occur. My goal is to vote against all current members of this Town Council with the one exception of Adam Searing.

Mary L. Flynn

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 15, 2023 3:20 PM  
**To:** Marika Steele Schoolar  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Housing Choices Text Amendment - Please SLOW DOWN and POSTPONE vote

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Marika Steele Schoolar <marika@soloarch.com>  
**Sent:** Thursday, June 15, 2023 12:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Housing Choices Text Amendment - Please SLOW DOWN and POSTPONE vote

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Mayor and Council,

I am writing to ask that you postpone the vote on the LUMO text amendment. There seems to be a false sense of immediate urgency in bringing the matter to a vote at this time. There is no harm in slowing down for several months in order for staff (and/or a working committee composed of staff and residents) to have the time to do a thorough analysis of the potential positive and negative impacts of the proposed amendments as well as address some homeowners' concerns about the proposed action.

While our family only recently moved (2021) to Chapel Hill, we intend to settle here. One of the reasons that we chose to move here is the progressive mindset of the majority of residents. We love the fact that our neighborhood has a vibrant mix of residents (retirees, young families, students) and we enjoy the greater community of Chapel Hill, Carrboro and beyond. We worry that, without a real analysis, the proposed text amendments could have unforeseen negative consequences and may also not result in creating real change in “missing middle” housing as the town is prevented by NC law from putting any “teeth” in the amendment that would require housing to actually be “middle income” housing.

I’ve heard that there is concern that Chapel Hill not become a “Palo Alto.” I don’t think that there is any danger of that during our lifetimes! I would also urge that you take care that Chapel Hill not become an Austin, Texas (our former hometown) which is losing its unique character partly due to rampant overdevelopment in close-in areas. Increased density has not made close-in areas more affordable and the infrastructure (water, transportation et al.) cannot handle the density.

As specific examples:

E. Rosemary is already pretty darn congested as the close-in East-West corridor to avoid Franklin.

What happens when the new parking town garage comes online? Compound that with increased density in close-in neighborhoods ... no matter the desire, folks will not all be walking and bussing everywhere ....

OWASA’s sign usually pegs water usage at 95-100% of capacity. What happens with increased density? I understand that water quantity (though not quality) is more of an issue here than in Austin, but what effect might climate change have?

Have all the possible consequences of the LUMO text amendment been adequately considered?

Thank you for your public service,  
Marika Schoolar

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, June 15, 2023 3:21 PM  
**To:** Bradley Kirsch  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: No Rezoning! The Mayor and Town Council are elected officials who are choosing not represent the wishes of the majority of the voters of Chapel Hill!

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Bradley Kirsch <bradleywkirsch@gmail.com>  
Sent: Thursday, June 15, 2023 2:11 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: No Rezoning! The Mayor and Town Council are elected officials who are choosing not represent the wishes of the majority of the voters of Chapel Hill!

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Town Council,  
The rezoning you are planning is egregious and those of you who are up for reelection in November will be ousted! You can count on that!  
Bradley Kirsch



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 16, 2023 9:21 AM  
**To:** Ed Preston  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: No rezoning, the HDC

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Ed Preston <etpreston@gmail.com>  
**Sent:** Thursday, June 15, 2023 9:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** No rezoning, the HDC

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Council,

As fifty year residents of the Franklin-Rosemary Historic District, we are deeply concerned about your efforts to effect changes to current zoning laws that will upend the very unique character that makes Chapel Hill what it is. In our neighborhood we have duplexes, apartments, rented houses and single-family homes on small lots and bigger ones, some with auxiliary apartments. These are occupied by professors, doctors, lawyers, students of all ages (kindergarten to graduate school) business folk, retirees, etc. We can walk to church and downtown under the canopy of mature trees.

In other words, we are a “complete” community now, and don’t agree with the efforts to allow more dense development when developers manage to buy up a vacated property. Please lay the ideas for more intense zoning aside. Chapel Hill works well as it is. Sincerely, Nancy and Ed Preston.

Sent from my iPhone



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:29 PM  
**To:** SHERRY STOCKTON  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: ReZoning Vote

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** SHERRY STOCKTON <stocktons@bellsouth.net>  
**Sent:** Tuesday, June 20, 2023 12:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** ReZoning Vote

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Mayor and Town Council,

I am writing one more time in hopes that the 947 signatures on the Petition to Stop this rezoning of our Single Family Neighborhoods in Chapel Hill will be recognized by you all. MANY citizens are concerned that we do not know how this will affect our dear town of Chapel Hill in the long run. There have been no facts that show the town planners have done their due diligence to show how this will affect all of the residents of Chapel Hill and put a strain on the resources we have for the current residents.

We have all CHOSEN to live here and spend our hard earned money on our homes in neighborhoods that we love. You cannot just chose to up and tell us all we have to add density to meet some pie in the sky needs that will not help us create affordable homes for anyone.

I am going to repost a comment from Next Door that I totally agree with and want to make sure you see. Please do not vote on this until much much much more work is done to show what this rezoning will bring to Chapel Hill. Stop using racism as a tool to scare people with legitimate concerns.

Neighbor comment:

I think the way you read this is important. It is key to understand the both sides. Not sure about Raleigh, but my understanding of the proposal in Chapel Hill is that yes your get "permission" to build accessory dwellings, but along with that "permission" is a zoning change that would allow people/developers to tear down single family homes and build small apartment buildings. This zoning change can only apply to neighborhoods without HOAs that have CC&Rs that prohibit them. Accessory building still need to meet setback and other zoning requirements. This decision is being made by the town council and is not subject to referendum. This proposal has caused a riff between proponents for this development to provide "density" who tout all kinds of reasons from walkability to climate change to affordability as reasons to support this. On the other hand, opponents fear this will destroy neighborhoods, decrease property values and threaten the peaceful status quo. Following as best i can from out in the county, I have no dog in this fight, but I will say there is a lack of data on the effect this change would have. I am also a bit put off by some of the proponents waving accusations of racism at the legitimate concerns of the opponents. To me this is just the "latest over hyped sliced bread" idea. I suspect in most cases the low return on investment will make it untenable except in cases where the cost of housing is already low. In the end it will do little to actually solve the lack of housing inventory, affordability or density especially around the campuses where real estate is already at a premium. Again, from afar, I am also a bit bothered by the way the leadership has communicated and executed on this idea. A sweeping zoning change with little guidance on the expected effects or how it helps/hurts locally. Limited (3 minute pitches before the TC) discussion on the puts and takes, web pages with complex links, difficult to parse data and almost no discussion on the expected local effects. This ends up pitting two groups against each other, ratcheting up the rhetoric without much in the way of unbiased summary for the average resident to go on.

Thank you for your time. Please choose a NO VOTE at this time.

Sherry Stockton  
Oakwood Drive, CH, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:30 PM  
**To:** steve moore  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Agenda item 14, June 21

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: steve moore <srn913r@yahoo.com>  
Sent: Monday, June 19, 2023 5:57 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Agenda item 14, June 21

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

I have never seen any single item provoke so much controversy across the town that the Council has undertaken. Just ride down any street and see the signs opposing the zoning changes in the Land Use Management Ordinance Text Amendment that is being considered. There is no outcome that will not precipitate major disruptions in the town and its view of actions that may harm its citizens being undertaken by the Council. Additionally, the legal costs that numerous neighborhoods are having to undertake to just protect their homes, is substantial.

There is absolutely no time imperative to act on the controversy on June 21.

I request that no action be undertaken on Agenda item 14, and action be delayed until the first meeting in 2024, when the citizens will first have the opportunity to express their wishes in the town elections in November. Although I would urge you to openly oppose the text amendment, you have shown total indifference to this in your numerous “listening sessions” that have been staged.

Vote no on Agenda item 14, or at least postpone any final action until 2024!

Steve Moore  
Chapel Hill, NC

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:30 PM  
**To:** Daniel Saunders  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Residential Rezoning

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Daniel Saunders <glostamen@gmail.com>  
**Sent:** Monday, June 19, 2023 5:31 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Residential Rezoning

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

I feel the city council and the mayor are playing with fire concerning the rezoning of neighborhoods in Chapel Hill. I am completely against this idea for numerous reasons.

Almost all of my savings are tied up in my home and I feel that this new zoning being proposed has the possibility of devaluing homes in the areas that will be affected by your decision.

As I understand it the HOA neighborhoods are exempted because they stood up and fought it tooth and nail. I guess they did not want in their neighborhoods. Instead of listening to those folks the mayor and city council decided to cram it into the non HOA neighborhoods. Thanks a lot for listening to the HOA folks and sticking it to the rest of us..

To be perfectly clear.. I will not vote for any incumbent mayor or city council person in the upcoming election.

With one exception. The only votes for an incumbent from my home will go to Adam Searing. He is the only person on the council we will be voting for..

You other folks are turning Chapel Hill into Chapel Hell. Downtown is disgusting thanks for ruining that as well. Empty store fronts, filthy drunken bums hanging out in dark doorways.

What a mess you have created!!!

Y'all ought to vacation in San Francisco. Bet you'd like what you see there.

Dan Saunders  
854 Shady Lawn Rd  
Chapel Hill, N.C.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:32 PM  
**To:** john@defigueiredo.com  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Comment on Re-Zoning Proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** john@defigueiredo.com <john@defigueiredo.com>  
**Sent:** Monday, June 19, 2023 6:46 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Comment on Re-Zoning Proposal

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Mayor and City Council Members:

Our family and the vast majority of our neighbors are opposed to the proposal to allow all Residential zoned areas (R-1, R-2, and R-3 in particular) to permit dual family housing.

1. We were shocked to discover at the May City Council Meeting that the City Council cannot quantify the impact of its proposed "Missing Middle" plan. The staff and elected officials do not know which subdivisions the plan will affect (e.g. Meadowmont, Oaks, Southern Village, etc.). Any sound policy proposal should be able to specify

which residents will be affected and unaffected. Moreover, if it is true swaths of the city will be excluded, the City will be driving up prices in the planned communities where limited single-family housing is available.

2. When we purchased our house in Chapel Hill in 2010, we purchased specifically in an R-1 Zone because we had a preference for single family housing in a non-planned community. Yet, we also purchased close to Kirkwood (townhomes) and Booker Creek Apartments so that we could experience the diversity of Chapel Hill. In eliminating single family housing in many areas of Chapel Hill, you are not only devaluing our home value (which contains most of our retirement savings), but also eliminating a housing option that many people value in favor of one that protects “potential residents.”
3. Many City Council members, including the Mayor, were elected on the backlash of Mayor Kleinschmitt’s decision to do block zoning. This led to commercial rents rising and local small businesses being driven out by national chains (the bird food store in Eastgate just one example) AND THOUSANDS of apartments being built. The voters clearly opposed this and voted out many city council members. Today we have thousands of apartment units that were supposed to “solve” the housing problem in Chapel Hill. We should let these units be built and see their effects on the housing stock before we alter the housing plans. Moreover, I can assure you that most voters in my neighborhood are feeling the same as they did 8 years ago when block zoning was introduced. This policy of multiple housing units in R-1/R-2/R-3 is being driven by a vocal minority of people who want to buy into Chapel Hill, rather than a large majority of residents who currently live here.
4. ALTERNATIVE: Rather than bring an axe to surgery, the City Council should use a scalpel. The multi-unit zoning changes should be done incrementally. Neighborhoods should be systematically surveyed to determine which would like to have multi-family zoning changes. Neighborhoods should be prioritized based on character, need, and effect. The City should determine which neighborhoods make the most sense rather than make a blanket zoning change.

We have lived in both Palo Alto (strict zoning) and Houston, TX (no zoning). We understand what both ends of the spectrum look like. Potential entrants are constantly trying to get Palo Alto to allow “the missing middle.” Houston residents are constantly fighting rich developers whose only interest is in making money. Chapel Hill is currently a nice median. Please do not destroy the special character of Chapel Hill, and the Eastwood Lake/Booker Creek neighborhoods in particular by taking an axe to our zoning rules instead of a scalpel.

We feel VERY strongly about this issue. Thank you.

Sincerely

John and Bronwyn de Figueiredo (residents for 13 years)  
Madeline, Andrew, Michael, and Elizabeth de Figueiredo (all over 18)  
105 Half Moon Point  
Chapel Hill, NC 27514



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:33 PM  
**To:** Patrick Noble  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Keep UNC a place alumni want to come back to ie. don't rezone Chapel Hill

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Patrick Noble <[noble.patrick@gmail.com](mailto:noble.patrick@gmail.com)>  
**Sent:** Sunday, June 18, 2023 3:04 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Keep UNC a place alumni want to come back to ie. don't rezone Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I grew up in Chapel a hill in the 70s and as much as the town has changed there is still an identity and feel which makes it a special place to live and which supports the property values and the UNC experience.

That will change with rezoning, the town character will be lost, people will move away and others will get dispirited and eventually UNC alumni won't have had the same incredible experience and won't be as loyal to the university or the town. Being a Tar Heel won't mean as much and that is a sad downward spiral that starts with this vote

Don't ruin an incredible thing which is UNC in Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:33 PM  
**To:** Patrick Noble  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Absolutely REJECT the Proposal to Rezone Chapel Hill!

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Patrick Noble <patricknoble@me.com>  
Sent: Sunday, June 18, 2023 1:39 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Cc: Patrick Noble <noble.patrick@gmail.com>  
Subject: Absolutely REJECT the Proposal to Rezone Chapel Hill!

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

To the Mayor and Town Council- Dont ruin a very special place.  
The future of the university and all that Tar Heels are depends on the town and feel and all that will be lost if this goes through.

I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:34 PM  
**To:** Camilla Tulloch  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Vote No on the Developer's Bonanza June 21st.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Camilla Tulloch <jfc\_tulloch@yahoo.com>  
**Sent:** Sunday, June 18, 2023 9:23 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote No on the Developer's Bonanza June 21st.

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Vote No on June 21st.

I strongly object to the proposed "text amendment". Apparently this vote is to be without adequate debate concerning the "intention" of this plan, or the "cost", material and social to the current residents and town of Chapel Hill. While not objecting to a praiseworthy goal of providing more affordable housing, this plan seems designed instead as a bonanza for developers. It will more than likely result in the loss of family housing, the destruction of established neighborhoods, and an immense cost to the town's infra-structure, as well as increased traffic, trash and noise in once peaceful neighborhoods.

Camilla Tulloch  
Tenney Circle

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:34 PM  
**To:** Charles Liner  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Vote no! The Noell study is too flawed to be useful

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Charles Liner <cdliner@yahoo.com>  
**Sent:** Sunday, June 18, 2023 8:19 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote no! The Noell study is too flawed to be useful

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Mayor and council members,

The Noell study was supposed to estimate the effects of rezoning on our neighborhoods, given the demand for student rental housing near campus. Unfortunately, the study is too flawed to be of use for this purpose.

The study is based on market data for a duplex development just off Eubanks Road just 1/2 mile down the road from the landfill. That is 5 miles from Old Well, so it is not actually in the market area for rental housing near or convenient to the UNC campus.

We don't need to know the economics of duplex development on Eubanks Road. We want to know what will happen in neighborhoods like Westwood, which is across the street (South Columbia) from the medical complex. Or in Glendale, Davie Circle, or the Roosevelt Drive area, and other neighborhoods that are desirable locations for students. Demand and rents will be much higher there than way out on Eubanks Road.

The study report concludes that there will be few tear-downs and few duplexes built because it says the most developers can pay for land costs is about \$100,000. Land costs would have to include purchasing the house and lot, and there are few houses available for that amount in Chapel Hill.

This finding is obviously wrong. I have documented how a developer bought a house and lot at 721 Hillsborough Street for \$530,000 and built a student-rental duplex that rents for far more than the study estimated.

So do not be misled by this flawed study: students want to be close to campus, and we fear what will happen to our family neighborhoods, especially those nearby or on bus lines. Are you sure you want to allow more of these scenes in our neighborhoods?



54 Davie Circle

Don Liner  
360 Tenney Circle



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:35 PM  
**To:** Linda Brown  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Do not rezone single family neighborhoods

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Linda Brown <lkbrown9478392@gmail.com>  
**Sent:** Saturday, June 17, 2023 1:45 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Adam Searing <asearing@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>  
**Subject:** Do not rezone single family neighborhoods

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

## Mayor and Council Members;

I am one of the original signers of the petition opposed to the rezoning of single-family zoning and I am requesting that you vote no to rezoning any single family neighborhood

1. The town staff has admitted--on more than one occasion- that this rezoning **will not address housing affordability**; in fact, precedent indicates it will do the opposite and **cause even more gentrification and homelessness** that your already ill conceived policies have already caused
2. The policy **will not be applied equally across neighborhoods** given pre-existing covenants and HOAs that would prevent these changes in some neighborhoods.
3. The **impacts of residential zoning changes, and the legal means to prevent known negative impacts are non-existent.**
4. **There remain large numbers of residents who know nothing about this proposal,** therefore large segments of the population have not been involved in the discussion, and many people who would like to be involved are still reluctant to attend large public meetings for health reasons.
5. The **additional research on the potential consequences of such a plan,** and legal remedies to mitigate their negative impacts **cannot be explored on your unrealistic timeline.**

In addition, I request that you take responsibility for those that your earlier decision will soon displace at Kings Arms by prioritizing those residents for all of the currently available affordable units, along with other residents displaced by the recent development of luxury apartments.

--

[LKBROWN9478392@GMAIL.COM](mailto:LKBROWN9478392@GMAIL.COM)

Only after the last tree has been cut down, only after the last river has been poisoned, only after the last fish has been caught - only then will you find that money cannot be eaten. - Cree Indian proverb

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:35 PM  
**To:** Shelley deFosset  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Wait until you are ready to pass rezoning proposal.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Shelley deFosset <defosset@gmail.com>  
**Sent:** Saturday, June 17, 2023 8:52 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Wait until you are ready to pass rezoning proposal.

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

You don't build a road in a dangerous place until the "Guardrails" can be seen by ever one and are securely in place. If you do proceed without strong clear protections folks that are moving too fast will crash right on through.

Stop and plan before you pass.

Shelley deFosset

304 Hillsborough

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:36 PM  
**To:** Pete Maniloff  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: in favor of Housing Choices

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Pete Maniloff <p\_maniloff@yahoo.com>  
**Sent:** Friday, June 16, 2023 7:44 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** in favor of Housing Choices

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Council,  
I am writing to endorse the Council's plan to allow additional housing in Chapel Hill.

This is a matter of economic freedom - people should be able to build on their land.

Moreover, high housing prices are hurting all sorts of folks. It isn't just Chapel Hill's doing, but this is something Chapel Hill can do to help a bit.

Peter Maniloff

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 2:38 PM  
**To:** Brown, Linda B  
**Cc:** Britany Waddell; Corey Liles; Judy Johnson; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: I Speak in Opposition to Housing Choices Text Amendment

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Brown, Linda B <lbrown1@live.unc.edu>  
**Sent:** Thursday, June 15, 2023 8:56 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I Speak in Opposition to Housing Choices Text Amendment

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members:

After closely following the flawed process of the attempt to rezone single-family neighborhoods by amending the LUMO, I am unequivocally opposed to the content of the proposal and the means by which the Council has reached this point. Not only was the public left in the dark for many months, but the Council treated citizen homeowners with baseless accusations and total disregard. Further, the content of the proposal has changed numerous times. As we approach the June 21<sup>st</sup> meeting, once again wording has changed. Now we

have a confusing mix of words allowing, I think, additional density. The additions describe two -family homes, attached and detached, that are limited to 3000 square feet for one or 1500 square feet each for detached homes. Cottages (1200 square feet) are now included in the description. Accessory units, currently allowed, have been increased in size in a previous rendition of the proposal. Given the "correct" sized lot, one could have a very full housing community in one spot. If I am misinterpreting these descriptions, it is because I have only just seen them. It is unconscionable to introduce new wording on the eve of a vote on this by the Council. Your actions have compounded the anger and resolve of the targeted neighborhoods. Linda B. Brown

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 20, 2023 4:34 PM  
**To:** Angus Ewington  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please Pass the Proposed Text Amendment

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Angus Ewington <angusewington@me.com>  
**Sent:** Tuesday, June 20, 2023 3:45 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please Pass the Proposed Text Amendment

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Please approve the proposed text amendment to increase affordable, missing middle housing that is both currently prohibited and sorely needed in an increasingly unaffordable Chapel Hill.

(Density is also good for the environment)

**Angus Ewington**

University of North Carolina at Chapel Hill  
B.A. Philosophy and Mathematics



603B Cotton St.  
Chapel Hill, 27516

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:37 AM  
**To:** Timothy Gerla  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Missing middle: in favor

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Timothy Gerla <tim@gerla.net>  
**Sent:** Wednesday, June 21, 2023 8:56 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Missing middle: in favor

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hi, I live in the extraterritorial jurisdiction of Chapel Hill (1411 Gray Bluff Trail) and I am writing in support of the missing middle amendment. We need more housing in Chapel Hill and surrounding areas and I support a "yes" vote tonight. Thank you!

Timothy Gerla  
1411 Gray Bluff Trail, Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:38 AM  
**To:** Veronica Correa  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 6/21 Council Meeting

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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---

**From:** Veronica Correa <veronica.ac.correa@gmail.com>  
**Sent:** Wednesday, June 21, 2023 9:42 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 6/21 Council Meeting

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Good morning.

Unfortunately I won't be able to attend tonight's town council meeting, but as a Chapel Hill resident I wanted to voice my support for the proposed housing choices text amendment. Housing access impacts everyone - lifelong town residents, students and alumni, university employees, and those who live and work across the Triangle. In recent months, I've noticed new multi-family complexes going up near my own neighborhood of Homestead and Weaver Dairy Extension. I see this as a great opportunity to invite families to affordably live and work in Chapel Hill, build transit

density, and reduce commute times for all. I thank the mayor and all council members for their boundless efforts to make the Town a great place to live - I hope we can invite more future residents to be a part of it as well.

Sincerely,  
Veronica Correa

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:38 AM  
**To:** thenkel1936@gmail.com  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Tonight's Council meeting and text amendments

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** thenkel1936@gmail.com <thenkel1936@gmail.com>  
**Sent:** Wednesday, June 21, 2023 10:08 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Tonight's Council meeting and text amendments

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Madame Mayor and Council Members –

I find that the proposed text amendments to LUMO Sections 1, 3, 4, 5, 6, 7, and Appendix A related to housing regulations and expanded housing choices, are not reasonable nor in the public's interest and are not warranted to achieve the purposes of the Comprehensive Plan. Therefore, I strongly urge you to vote NO when these amendments are considered this evening. As noted in the petition signed by almost 1000 Chapel Hill residents, myself included, these proposed changes:

1. Will not provide much-needed affordable/workforce housing.

2. The increased density in targeted neighborhoods will exacerbate vehicular parking and traffic with no solutions to this problem.
3. Building more housing on a lot with one home will undoubtedly require the removal of mature trees which will severely degrade the tree canopy and possibly create stormwater management problems, a greatly unsustainable action which is contrary to Chapel Hill's climate change mitigation plan.

I would like to see more townhouses and duplexes build in Chapel Hill, but Council actions over the past few years took residential development on the different path of multistory market-rate apartment buildings. Recent studies report that we need roughly 440 new residential units per year to keep up with expected growth in the Chapel Hill population, but there are already roughly 5000 residential units under construction, approved and ready for construction, or in the process of being approved. Thus, it makes no sense to now change development plans as the proposed text amendments to the LUMO and Appendix A will do.

Regards,

Tom Henkel

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:39 AM  
**To:** Mark Foskey  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: LUMO amendment

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Mark Foskey <mark.foskey@gmail.com>  
**Sent:** Wednesday, June 21, 2023 8:32 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO amendment

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Just a quick note that I am very much in favor of the land use amendment allowing duplexes and secondary dwellings, and in fact you have my support for any remotely plausible policies that would increase housing density (and hence availability).

I can't make the meeting tonight, but I just wanted to make my voice heard.

Thank you for the important work you do!  
Mark

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:39 AM  
**To:** chris eaton  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: I support the Housing Choices Proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** chris eaton <chris@chriseaton.net>  
**Sent:** Wednesday, June 21, 2023 8:03 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support the Housing Choices Proposal

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Mayor and Town Council,

I live near Homestead Park and I support the housing choices proposal to allow a greater mix of duplexes and small houses for three reasons.

I love Chapel Hill and I want my partner, a social sciences professor, and myself, a non-profit professional to be able to afford to stay here. And I want it to be affordable to diverse, vibrant residents and new comers.

I want my children to be able to stay as adults. Frankly, I can not afford to live where I grew in California. I do not want the same to happen to my children.



Climate change is an existential threat to Chapel Hill and the world. Chapel Hill must build walkable neighborhoods and transit solutions to reduce pollution from cars. A strong mix of housing choices will help us get there.

Thank you,  
chris

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 10:43 AM  
**To:** Polly  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Guardrails for zoning changes

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Polly <polly.vandavelde@gmail.com>  
Sent: Wednesday, June 21, 2023 12:23 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Guardrails for zoning changes

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Town Council,

This is to let you know that I fully support the changes proposed by Mayor Hemminger and council members Ryan and Anderson. These are important guardrails that will allow a more considered process.

Thank you.

Sincerely,  
Polly van de Velde  
Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 2:13 PM  
**To:** Matthew Gregoire  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: LUMO text amendment vote tonight

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

**From:** Matthew Gregoire <matthew@igregoire.com>  
**Sent:** Wednesday, June 21, 2023 1:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** LUMO text amendment vote tonight

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Hi,

I just wanted to write expressing my strong support for the zoning change being considered tonight. I think everyone who works in Chapel Hill deserves to be able to live in Chapel Hill, and this means we have a moral imperative to provide more housing in our community. I also support this amendment because denser communities are more environmentally and fiscally sustainable, of course.

Thank you so much for fighting so hard to change our town for the better!

- Matthew

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 2:14 PM  
**To:** Karen Hurka Richardson  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Rezoning

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
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---

**From:** Karen Hurka Richardson <karenhurka@hotmail.com>  
**Sent:** Wednesday, June 21, 2023 12:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Rezoning

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello,

As you are all aware the rezoning issue is extremely divisive and controversial. There is too much disagreement and frustration in our town. Please delay the vote until there is more unity.

Best,  
Karen Richardson

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 2:15 PM  
**To:** McClain Musson  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Support Zoning Changes

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** McClain Musson <mcclain.musson@gmail.com>  
**Sent:** Wednesday, June 21, 2023 11:38 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support Zoning Changes

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Good morning,

I've written before, but I want to reiterate that I fully support the zoning changes proposed in Chapel Hill. I have lived and worked in this community for years, and my hope is to one day own a house here and make Chapel Hill my permanent home. As a former school teacher in CHCCS, I regularly worked with people who loved the children and community of Chapel Hill and were forced to live elsewhere do to prices.

I also want to reiterate that this is the first of many steps to ensure we create a bustling, vibrant community. We can't simply change the zoning laws. We also need to consider the limits on developers, corporate landlords, and short-term rentals. We need to ensure the town, the school system, and the university are paying fair, living wages to the workers who serve this community and currently have to live outside it. We need to maintain the public transportation and green spaces available to all.

Finally, and most importantly, we have to continue to ask ourselves what values we hold as a community and how best to ensure the work we do in local government aligns to support those values. Chapel Hill will only become whiter, richer, and more disconnected if we close off the richness of the lower- and middle-class workers who have made it what it is today.

Thank you,  
McClain Musson



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 2:16 PM  
**To:** Linda Passman  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: No Rezoning, Save the character of Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Linda Passman <lindapassman888@gmail.com>  
**Sent:** Wednesday, June 21, 2023 2:16 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** No Rezoning, Save the character of Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To Mayor Pam Hemminger and the Town Council of Chapel Hill:

I urge you to listen to your electorate and maintain the current zoning of the Town. The current plans are a boon to developers and real estate dealers but are destined to ruin the current character of the historic old town.

Study of the effects of our proposals are not clear or inadequate. The plan reeks of pessure and politics without regard to residents.

The reasoning behind changing the zoning to two and three family homes will do little to change a population density problem but it sure will create traffic and safety problems on neighborhood streets and add some ugly buildings to beautiful areas.

I urge you to LISTEN to both sides and reconsider your move.

Yours Truly,  
Linda Passman

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 2:17 PM  
**To:** Stacy Young  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: In support of the proposal to allow people to build duplexes and small homes throughout our community

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Stacy Young <stacy.lynn.young@protonmail.ch>  
**Sent:** Wednesday, June 21, 2023 1:07 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** In support of the proposal to allow people to build duplexes and small homes throughout our community

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Council Members,

I hope you will champion the text amendment during this evening's vote and restore the historical precedent that Chapel Hill had prior to 1986 to allowing duplexes and other "in-fill housing" types.

Opening residential land to duplexes and small homes, when the property owner desires, is a simple, modest, and easy step toward addressing our housing shortage. Creating adequate housing supply and increasing access to a variety of housing types will help ensure the continued vibrance of the Chapel Hill community – inclusive for seniors,

first-time homebuyers, single-parent households and other community members burdened by rising housing prices or inconvenienced by long commutes from outside Chapel Hill to work and support this community.

Sincerely,

Stacy Young  
Old Franklin Grove Drive  
Chapel Hill, NC 27514

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 21, 2023 4:50 PM  
**To:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** FW: Message from Website

**Jeanette Coffin**  
Administrative Assistant  
**Human Resource**  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000  
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

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**From:** info@townofchapelhill.org <info@townofchapelhill.org>  
**Sent:** Wednesday, June 21, 2023 3:49 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

A new entry to a form/survey has been submitted.

**Form Name:** Contact Mayor and Council

**Date & Time:** 06/21/2023 3:49 PM  
**Response #:** 723  
**Submitter ID:** 16361  
**IP address:** 2603:6080:5a01:78d4:3525:8f32:6ef0:73f1  
**Time to complete:** 2 min. , 29 sec.

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**Survey Details**

Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

Dr. Stephen Fleck

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

Dear Mayor and Councilmembers,

I urge you most strongly to vote against this evening's item 14., the text amendments to the LUMO. There is every reason to think that the result will be mainly to drive up property values - and thus, taxes - rather than encourage truly affordable housing, especially for low income residents.

Thank you for your attention.

**4. If you would like us to contact you regarding this issue, please provide an email or telephone number.**

Not answered

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
**Town of Chapel Hill, NC**

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