

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 19, 2019 3:37 PM
To: Donald Kint
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Kumar Neppalli; Lance Norris; Chelsea Laws
Subject: email...RE: Wood's property rezoning
Categories: Agenda Packet Process

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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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From: Donald Kint [mailto:djkint@me.com]
Sent: Monday, March 18, 2019 6:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; phemminger@townofchapelhill; Jess Anderson <janderson@townofchapelhill.org>; Donna Bell <dbell@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Nancy Oates <noates@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Rachel Schaevitz <rschaevitz@townofchapelhill.org>
Cc: Peter Lee <PeterHLee205@gmail.com>; Mary Kint <mekint@icloud.com>
Subject: Wood's property rezoning

To the Town Council of Chapel Hill

Subject: Changing the zoning on the Wood's property from R2 to R5 and approval of the special use permit for an apartment building would be a mistake.

1. The long narrow parcel is unsuited for a large apartment building.
2. Your own traffic study indicates this type of apartment building would add significant daily trips and add to current daily congestion, 654 daily weekday trips.(Overture Senior Housing Traffic Impact Study, December 2017, Table 6).
3. Creating a large impervious surface at a high point in an area of low permeable clay soils is not a good idea. Once storm water run off problems are created by development remediation is difficult and expensive.
4. Several development projects in the immediate area are already approved. The radical and unusual zoning change from R2 to R5 seems to be a betrayal of the trust implied in existing zoning laws.
5. Once a city has created traffic problems by zoning decisions that increase density, and the failure to provide inadequate infrastructure support it cannot go back, but must try to fix the mistakes.

Last year we moved from Southern California to Chapel Hill. In our small, rural community we saw a small area of farmland developed with large retail complexes and three large residential developments. The result was intense traffic problems from 7 AM to 6 PM. Emergency vehicle access to a large senior housing community was often impeded for around five minutes in space of three short blocks. For normal traffic one would add ten minutes to normal travel time to get to the freeway through this congested area. The two city governments involved in these developments saw the economic benefits of development, but failed or could not provide adequate infrastructure support. Now they have problems they cannot solve. A major state freeway and main railroad corridor run through the middle of this development area. In addition to traffic congestion, adding huge areas of impervious surfaces, homes, streets, stores, parking lots, has created storm water drainage problems and flooding adjacent to these developments.

For about fifteen years I worked for a civil engineering firm that operated in the area. We dealt with commercial and residential development in the areas of site planning, soil analysis, structural remediation, and storm water drainage.

My fear is that the Town of Chapel Hill is headed down the same road to the same problems, not only in area of Homestead Road but in other areas of the town. Already, I avoid downtown Chapel Hill because of congestion, traffic and parking problems.

Respectfully,

Donald Kint,MA, San Jose State Univ. MLitt Univ. of Edinburgh, Scotland
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