

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, October 08, 2020 4:54 PM
To: Scott Morris
Cc: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comments - Town Council Meeting 10/7/20
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



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: Scott Morris [mailto:smorris@morriscommercial.com]
Sent: Thursday, October 8, 2020 4:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: John Morris <jmorris@morriscommercial.com>
Subject: Comments - Town Council Meeting 10/7/20

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

I am writing to you today to share our comments on Wednesday's 10/7/20 Town Council Meeting in regards to items 15 & 16 of the agenda being Northwood Ravin's requests to modify their SUP to allow climate controlled self storage facilities on their Carraway Village site G.

We are the developers of the proposed Putt Putt Fun Center and a climate controlled self storage facility on the adjacent property to the East of Carraway Village's site G. Our purpose in commenting is not to oppose Adam Golden and Northwood Ravin's request to build climate controlled self storage. We wish to maintain an amenable relationship as we hope to be beneficial neighbors for many years, but, we do want to make sure the Council is aware that we formally submitted our SUP application on July 28th, 2020, prior to Northwood Ravin's request to modify an already malleable SUP. Our concern is that if Northwood Ravin is approved a quick modification to their SUP allowing for climate controlled self storage that we will not receive a fair SUP process as there are currently three climate controlled self storage facilities proposed in Chapel Hill: ours, Northwood Ravin's, and the Moody property on MLK. Despite these two other proposed climate controlled self storage projects there remains enough unmet demand for climate controlled self storage in Chapel Hill and we remain determined to move forward with our project. And like the MLK climate controlled self storage project, we are further along with our plans and renderings than Northwood Ravin and we are subject to the full SUP process.

In response to Chad Love's comments as the HOA president for the 14 home Ramsley community across Eubanks:

1) the current pandemic has not had anything to do with our decision to develop climate controlled self storage or the Putt-Putt family fun center with go-kart tracks. We have been searching for a site in Chapel Hill for both of these opportunities for over 5 years now and only a couple years ago there was a text change allowing climate controlled self storage as an accessory use. Our project aims to knock out two uses that have yet to be met in Chapel Hill: family recreation and climate controlled self storage.

2) Our facilities will not be loud as Chad suggests as we will be using electric go-karts and the site itself is far from Eubanks, behind Carraway Village's apartments, and our site sits lower than the apartments. We will also not be visible from I-40 so the comment that storage and go-kart tracks would be an eye sore to the community's main gateway doesn't really hold for our project.

We greatly appreciate the opportunity to send comments by email due to the current virtual Town Council meetings.

Best Regards,

John & Scott Morris
Optimal Ventures, LLC
Putt-Putt Fun Center

--

Scott W. Morris
Vice President

morriscommercial.com

194 Finley Golf Course Rd., Suite 102

Chapel Hill, NC 27517

(919) 913-1693 (Direct Office) | (919) 619-2706 (Mobile) | (919) 719-7850 (Direct Fax)



Amy Harvey

From: Jeanette Coffin
Sent: Friday, October 16, 2020 11:52 AM
To: Matt Chicurel
Cc: Judy Johnson; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Letter of concern and protest of building plans

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



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: Matt Chicurel [mailto:contactmattchicurel@gmail.com]
Sent: Friday, October 16, 2020 11:31 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Letter of concern and protest of building plans

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Council:

I live at 101 Pebble Court, in the Northwoods neighborhood, directly across from the Eubanks Road Development of Carraway Village, and I am writing to express my concern about the developer's desire to change the zoning of the property to allow a 24-hour a day gas station on the property.

Northwoods is a small, quiet neighborhood with both elderly residents and many families with small children. While there are a few new residents in the neighborhood, many residents of Northwood have been here since it was built nearly 40 years ago. I have personally lived in Northwood for just over 10 years, and even in that time have seen dramatic and significant changes to the overall character of northern Chapel Hill. My property abuts the Everam Court development, and during its construction found myself at the center of a personal battle between me as an individual and the city-backed pro-development council. The result was one of lack oversight, resulting in damage and encroachment of my property which took many months to resolve.

While the experience was jarring for me as a young first time home owner, I have since come to befriend my new back-yard neighbors in Everam court, and have adjusted to the more highly developed feel, which I had intentionally tried to flee from when purchasing my Northwoods properties 10+ years ago.

Now Carraway village has again brought into focus the seemingly apparent disregard by the planning board for the current residents of Chapel Hill. By allowing Carraway Village to change the original proposal, which specifically forbid the inclusion of gas stations, this area of Chapel Hill would now have 4 within walking distance!

There is the added unease of a new gas station since Northwood neighbor hood operates on a community well-water system. The system, managed by Aqua NC, is already woefully neglectful of their responsibility, and has a terrible track record for addressing the concerns of Northwood. Add to this the inevitable malfunction of yet another gas station, and we would be left to deal with dangerously managed water without City support.

Adding a convenience store gas station, with the inherent out of town Interstate customer base, 24 hour a day operation, and inevitable truck and boat traffic directly into our neighborhood is a significant change to the nature of the neighborhood and would be a burden to the settling nature of the area.

It is the opinion of the vast majority of the Northwood residents that we oppose the change to the zoning for a 24 hour gas station on the property.

We appreciate your consideration in this matter.

Sincerely,
Matthew Chicurel

Amy Harvey

From: Scott Morris <smorris@morriscommercial.com>
Sent: Monday, November 02, 2020 11:36 AM
To: Jeanette Coffin; Town Council
Cc: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver; Judy Johnson; Jake Lowman
Subject: Re: Comments - Town Council Meeting 10/7/20
Attachments: Letter to Mayor & Council.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good afternoon Jeanette,

Please find attached a follow up letter on our comments to the Mayor and Council that were sent on October 8th. We hope this letter can be reviewed prior to the Town Council meeting this Wednesday November 4th.

Thank you,
Scott

On Thu, Oct 8, 2020 at 4:54 PM Jeanette Coffin <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.

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

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: Scott Morris [mailto:smorris@morriscommercial.com]

Sent: Thursday, October 8, 2020 4:48 PM

To: Town Council <mayorandcouncil@townofchapelhill.org>

Cc: John Morris <jmorris@morriscommercial.com>

Subject: Comments - Town Council Meeting 10/7/20

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

I am writing to you today to share our comments on Wednesday's 10/7/20 Town Council Meeting in regards to items 15 & 16 of the agenda being Northwood Ravin's requests to modify their SUP to allow climate controlled self storage facilities on their Carraway Village site G.

We are the developers of the proposed Putt Putt Fun Center and a climate controlled self storage facility on the adjacent property to the East of Carraway Village's site G. Our purpose in commenting is not to oppose Adam Golden and Northwood Ravin's request to build climate controlled self storage. We wish to maintain an amenable relationship as we hope to be beneficial neighbors for many years, but, we do want to make sure the Council is aware that we formally submitted our SUP application on July 28th, 2020, prior to Northwood Ravin's request to modify an already malleable SUP. Our concern is that if Northwood Ravin is approved a quick modification to their SUP allowing for climate controlled self storage that we will not receive a fair SUP process as there are currently three climate controlled self storage facilities proposed in Chapel Hill: ours, Northwood Ravin's, and the Moody property on MLK. Despite these two other proposed climate controlled self storage projects there remains enough unmet demand for climate controlled self storage in Chapel Hill and we remain determined to move forward with our project. And like the MLK climate controlled self storage project, we are further along with our plans and renderings than Northwood Ravin and we are subject to the full SUP process.

In response to Chad Love's comments as the HOA president for the 14 home Ramsley community across Eubanks:

1) the current pandemic has not had anything to do with our decision to develop climate controlled self storage or the Putt-Putt family fun center with go-kart tracks. We have been searching for a site in Chapel Hill for both of these opportunities for over 5 years now and only a couple years ago there was a text change allowing climate controlled self storage as an accessory use. Our project aims to knock out two uses that have yet to be met in Chapel Hill: family recreation and climate controlled self storage.

2) Our facilities will not be loud as Chad suggests as we will be using electric go-karts and the site itself is far from Eubanks, behind Carraway Village's apartments, and our site sits lower than the apartments. We will also not be visible from I-40 so the comment that storage and go-kart tracks would be an eye sore to the community's main gateway doesn't really hold for our project.

We greatly appreciate the opportunity to send comments by email due to the current virtual Town Council meetings.

Best Regards,

John & Scott Morris
Optimal Ventures, LLC
Putt-Putt Fun Center

--

Scott W. Morris

Vice President

morriscommercial.com

194 Finley Golf Course Rd., Suite 102

Chapel Hill, NC 27517

(919) 913-1693 (Direct Office) | (919) 619-2706 (Mobile) | (919) 719-7850 (Direct Fax)



--

Scott W. Morris
Vice President

morriscommercial.com

194 Finley Golf Course Rd., Suite 102
Chapel Hill, NC 27517

(919) 913-1693 (Direct Office) | (919) 619-2706 (Mobile) | (919) 719-7850 (Direct Fax)





November 2, 2020

Mayor and Council,

The purpose of this letter is twofold – to both clarify and restate several points of our earlier letter sent to you on October 8th. First of all, we wish to restate our support for the Northwood Ravin modification proposal that would allow them to develop a climate controlled storage facility and a convenience store operation.

Although we also wish to develop a climate controlled storage facility, as an accessory use to a Putt-Putt family recreation center, on a parcel adjacent to Carraway Village we are convinced, as a result of our market research, that the growing demand for such storage will support both facilities.

We also wish to correct a statement that we made in our earlier letter. In that letter we said that we had submitted our SUP application prior to the NWR SUP modification application. What should have been stated is that our Concept Plan application, not our SUP application, was submitted on July 23, 2019, which was prior to the NWR SUP modification submittal on March 13, 2020, and was reviewed by Town Council on October 30th, 2019. Bottomline, we simply wish to re-express our support of NWR and to remind you of our intent to develop a climate controlled storage facility as an accessory use to a family recreation center.

Thank you,

A handwritten signature in black ink, appearing to read 'John Morris', written over a circular stamp that also contains the name 'John Morris'.

President

Morris Commercial , Inc.