

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, February 04, 2021 11:33 AM  
**To:** Susan Lyons  
**Cc:** Judy Johnson; Colleen Willger; 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: 1200 MLK

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

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**From:** Susan Lyons [mailto:[Susan.Lyons@hemsleyfraser.com](mailto:Susan.Lyons@hemsleyfraser.com)]  
**Sent:** Thursday, February 4, 2021 11:06 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** 1200 MLK

**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 Mayor and Council Members

I am a member of the CDC. However, in this case, I am sending this letter as a concerned citizen. This letter relates to the property at 1200 MLK and the proposed project put forth by Stackhouse Properties. The plan as presented by the applicant is unacceptable. It is contrary to the long-range plan that has taken years to develop and it mortgages the future development of the town. The ink is still wet on our new FLUM. This is the first example of diluting our strategy.

The plan also does a tremendous disservice to the mobile home park residents. While they may think they gain in the short-term, I suspect when all is said and done, that they will be in a position of being unable to move their homes off the pads because of their age or pay thousands of dollars to have them moved.

I have listened to each council meeting where this project has been on the agenda. It has made me glad that I am not voting on this project because I cannot support it. But, at the same time, I am concerned for the residents. This project truly identifies two competing goals with possible outcomes that have no easy answers. One goal is affordable housing. The second goal is development of MLK Blvd properties in a way that supports town long-term strategy.

In my view, the developer, is not offering a positive option for either goal. Instead, this project appears to provide minimum support for the existing housing on the site while ignoring the long-range plans for the boulevard. Instead, the developer has created a major dilemma. Unfortunately, dilemmas do not allow for simple single solutions. Still, there must be a way that this is not an either/or decision.

If we, as a town, do not address the mobile home communities in the near term, we will face this again in several other locations in the next few years. The residents in this community may not have many choices other than to live with a four story building storage building that will loom over their homes. My sense is that the developer is working off of a business model that is based on doing the very minimum for all income producing elements on the property. And, while the 15 year moratorium proposed at the last Council meeting might sound good, this does not mean residents will gain in the long-run. The age and condition of the mobile homes makes them a challenge to move (if not impossible). In addition, the costs of eventually moving the homes I am sure will be borne by the residents. While they may believe they have a home with value. What they probably have is a home with depreciating value that they will be stuck with either now or later.

So, are there other options that can be explored? For example, could the town give residents and the developer 3- 5 years (time enough to build new affordable units in town) to move and then, allow the developer to build residential units instead of a gas station and storage unit. The 3-5 years, provides residents a chance to find other housing that suits their needs or for the town to perhaps complete more affordable housing projects which could be available to these residents.

- Is there a way to leverage tax incentives provided to the developer?
- Is there Habitat housing that might be available for residents in other parts of our community?
- Is there grant money available to subsidize new affordable housing units on this site?
- Is there a donor or philanthropist who might underwrite interim housing so that residents can pay very close to what they pay now for new housing (if only!)
- Are there other options that could be worked through a development agreement?

There must be other alternatives that will work. We as a town need options for residents who will be displaced for other projects as well so this must be carefully thought out. But not at the cost of a decision that will impact our town for over 50 years. We need to buy time and support for residents and keep to our transit and construction strategy.

Regards  
Susan Lyons

**Susan Lyons**

**M 919 932 6416**

**E [susan.lyons@hemsleyfraser.com](mailto:susan.lyons@hemsleyfraser.com)**

**W [hemsleyfraser.com](http://hemsleyfraser.com)**

**Be ready for tomorrow™**



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, February 11, 2021 1:33 PM  
**To:** Michael E.  
**Cc:** Judy Johnson; Colleen Willger; 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: Planning Commission Statement regarding the 1200 MLK project  
**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.

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:** Michael E. [mailto:mikemail08@gmail.com]  
**Sent:** Thursday, February 11, 2021 1:15 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Michael Sudol <msudol@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; James Baxter <james.baxter56@gmail.com>  
**Subject:** Planning Commission Statement regarding the 1200 MLK project

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

Hello Mayor and Members of Council,

At our January 19th meeting, the Planning Commission crafted a short statement regarding the proposed development project at 1200 MLK Blvd. and voted unanimously to send it along to you. This being an additional statement to the longer letter that we sent previously.

Due to my own misunderstanding of the process as the new Chair, I failed to actually send our statement. I regret my oversight and hope that you are still able to consider our comments, which resulted from several long conversations during our meetings.

**"The planning commission would like to see the Town Council make decisions based on the Town's long-range goals and that conform to all current LUMO regulations. Let the vision play out."**

Respectfully,

Michael Everhart  
Planning Commission Chair

February 22, 2021

Dear Mayor Hemminger and Town Council Members,

The Housing Advisory Board is writing to express our support for the 1200 MLK Blvd. project, and ask that you vote to approve the rezoning request. Our primary concern is housing security for the 73 families currently living in the Tarheel Mobile Home Park, and ensuring that legally enforceable covenants are in place to protect the residents, and preserve these affordable housing units.

The residents of the Tarheel Mobile Park value living in a location that is affordable, safe and centrally located to transit, work, shopping, services and the Chapel Hill-Carrboro city schools. If the property owner displaces these residents, the options for relocating them within the town are limited to non-existent. In addition, the loss of stable housing during the pandemic will contribute to the current public health crisis. If we are truly committed to affordable housing, our actions must match our values. We must be willing to protect the most vulnerable members of our community, and be open to considering imperfect options.

There will be more threats to mobile homes in our community, and the need for affordable housing in Chapel Hill will continue to grow. We encourage the Town to prioritize development of affordable housing on Town-owned land, and create more housing options outside of the market economy. Current projections indicate that new affordable units will not become available in Chapel Hill until 2024. How many more of our residents will need access to affordable housing between now and then?

We recognize there are different visions of what the property at 1200 MLK could become, and that there are significant concerns with the current proposal. We acknowledge these issues, but believe approving this proposal is the best chance to protect vulnerable residents for many years to come. The well-being of our citizens should be the Town's first priority, and that outcome should outweigh all others. We strongly encourage the Town Council to vote for approval of this project.

Sincerely,

The Town of Chapel Hill Housing Advisory Board

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, February 22, 2021 12:09 PM  
**To:** dann@fireplaceeditions.com  
**Cc:** Judy Johnson; Colleen Willger; 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: Sheetz Gas Station

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: dann@fireplaceeditions.com <dann@fireplaceeditions.com>  
Sent: Monday, February 22, 2021 10:13 AM  
To: All Communications & Public Affairs <publicaffairs@townofchapelhill.org>  
Subject: Sheetz Gas Station

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

Please vote no to that station. It is too dangerous getting on mLK from neighborhoods as is. Seems like a good fit with the Efland location discussed recently for a development. Dann

Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 9:37 AM  
**To:** melinda abrams  
**Cc:** Colleen Willger; Judy Johnson; 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: Tarheel mobile park

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: melinda abrams [mailto:melinda.abrams@gmail.com]  
Sent: Wednesday, February 24, 2021 9:34 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Tarheel mobile park

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

I'm writing today in regards to the proposed self storage facility at Tar Heel Mobile Park.

I do not support zoning/building a large self storage property there on MLK drive.

I've read that the owner of Tar Heel Mobile park is threatening to evict people who currently live there if the council does not approve their proposal for the self storage building. That's awful. IF the owner of Tar Heel mobile park evicts people, I'd support the town allocating that same amount of land somewhere for a tiny house/mobile home community.



I've lived in chapel hill since 1988. I've visited people who live in HOMES at Tarheel mobile park. They are good people. Their homes may be small, and not expensive... but they are our neighbors. They might not have a lot of political clout or town power...but they deserve our support. Can I count on you to stand up against the ugly threats of a developer and stand for the little guy?

Melinda Abrams  
27516

Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 9:43 AM  
**To:** Michael Bittle  
**Cc:** Colleen Willger; 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: Support for Stackhouse 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

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**From:** Michael Bittle [mailto:mike.bittle@workflowanalyticsllc.com]  
**Sent:** Wednesday, February 24, 2021 9:20 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Stackhouse proposal

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

Honorable Mayor and Council,

I am writing in support of the Stackhouse development proposal, and surprised that I am.

I was originally going to write a request for an emergency zoning meeting to investigate the creation of a "Protected Affordable Housing Zone" which could be applied to remaining manufactured housing sites that would include stipulations for protecting current residence 'quality of life' versus financial equity. Perhaps this would be a vehicle, in the future, for the town to either offer fair market value to acquire land or execute Eminent Domain to preserve same.

While that may still be worth investigating, and despite hue and cry from some (non-affected residents) presenting a negative assessment of the project, closer examination does show an effort by the developer to balance their business needs with the needs of the affected community.

Time to move on.

Respectfully,

Michael Bittle  
716 Shady Lawn Road

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 9:44 AM  
**To:** Del Snow  
**Cc:** Colleen Willger; 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: 1200 MLK

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:** Del Snow [mailto:djdsnow@msn.com]  
**Sent:** Tuesday, February 23, 2021 10:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 1200 MLK

**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 Mayor and Council,

The decision on 1200 Martin Luther King Jr Blvd is an incredibly difficult one and I would not want to be in your shoes.

However, please consider the precedent that would be set if you respond to respond to the threat, the intimidation, the loathsome ultimatum that you were given in reference to this application. Every mobile home park redeveloper will use the same tactic - give me what I want or the MHP residents will be turned out - or, maybe, no affordable units will be included.

Lakeview MHP (34 spots), Rigsbee MHP (36 spots), and Village MHP (24 spots) for a total of 94 spots are all very close to 1200 MLK are all likely to be redeveloped. Those residents also need you as much as the ones at 1200 MLK do.

Thank you,  
Del Snow

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 9:51 AM  
**To:** Lynda Haake  
**Cc:** Colleen Willger; Judy Johnson; Anya Grahn; 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: 1200 MLK proposal vote on 2/24

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: Lynda Haake [mailto:lyhaake@gmail.com]  
Sent: Tuesday, February 23, 2021 7:22 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: 1200 MLK proposal vote on 2/24

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

Hi All:

I am writing to please ask you to vote "no" on the proposed development at 1200 MLK. The proposal as submitted is not sustainable at that location and might eventually force out the mobile home residents because of unaffordable rents, increased noise and safety concerns.

These Chapel Hill citizens need to be protected. We always hear of the council's commitment to provide affordable housing to our underserved populations. This population needs our protection. Even if there is a covenant saying that the developer will not displace these folks, it will not ultimately guarantee that their rents will not go up and force them to move. Please don't allow that to happen and vote "no."

Thank you,

Lynda Haake  
2519 Buxton Ct.  
Chapel Hill, NC 27514

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 9:53 AM  
**To:** dfinn@earthlink.net  
**Cc:** Colleen Willger; Judy Johnson; Anya Grahn; 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:** 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

---

**From:** info@townofchapelhill.org [mailto:info@townofchapelhill.org]  
**Sent:** Tuesday, February 23, 2021 6:28 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 forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 02/23/2021 6:28 PM  
**Response #:** 380  
**Submitter ID:** 12996  
**IP address:** [71.69.190.95](#)  
**Time to complete:** 5 min. , 11 sec.



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**Survey Details**

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Page 1

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

**1. Name**

Deborah Finn

**2. Residency\***

(o) I am a resident of Chapel Hill

**3. Message**

I urge you to delay or postpone the project slated for 1200 Martin Luther King Blvd. This project is not appropriate for the site on a major highway and transit stop. This project needs a lot more study. As proposed it would be an eyesore on MLK Blvd. Another eyesore in Chapel Hill would be shameful. Enough is enough.

Thank you,  
Deborah Finn

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

[dfinn@earthlink.net](mailto:dfinn@earthlink.net)

**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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## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, February 24, 2021 11:03 AM  
**To:** lkbrown9478392@gmail.com  
**Cc:** Colleen Willger; Judy Johnson; 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:** FW: 1200 MLK

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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](mailto:lkbrown9478392@gmail.com)>  
**Sent:** Tuesday, February 23, 2021 7:33 PM  
**Subject:** 1200 MLK

**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;

The proposal for a gigantic self storage building, as well as a new gas station and convenience store at 1200 MLK is not appropriate for the site. It is located on a major thoroughfare and at a transit stop. An unattractive storage facility looming high above MLK would be an eyesore--almost as ugly as the Berkshire.

I realize that you are between a rock and a hard place; that you believe that the covenant promised by the property owner to allow the mobile home park to remain and limit rent increases will protect the residents. The reality, however, is altogether different. Experience shows us that covenants rarely hold up in court and are almost always overturned. Furthermore even the maximum rent increase that could be required by the agreement would be a significant amount to people with such small incomes. It would make remaining there more difficult for some and impossible for others. It would result in many of the trailer park residents having nowhere to go.

Although we hope the new administration will extend the current moratorium on evictions (set to expire at the end of March), it is best to push pause. Table the vote. Give yourselves time to find a better solution and give the Town more time to help the residents.

Many other towns have faced this problem. You may not have to reinvent the wheel.

--

[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:** Wednesday, February 24, 2021 1:49 PM  
**To:** Trish Galfano  
**Cc:** Colleen Willger; 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: Storage unit development on MLK

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:** Trish Galfano [mailto:trishgalfano@gmail.com]  
**Sent:** Wednesday, February 24, 2021 10:54 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Storage unit development on MLK

**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 Mayor Hemminger, council persons:

I am writing to voice strong opposition to the proposed storage facility proposed on MLK.

There are so many reasons why this is a terrible plan:

Increased traffic in an area that already has history of pedestrians being struck by cars, injuries and death. As a resident homeowner of Glen Heights, Windsor Place, across the street, it is already challenging and sometimes dangerous getting in and out of our neighborhood.

How does this plan and faculty promote a people centered future for Chapel Hill? It does not do so in any way. In fact, just the opposite.

Increasing storage facilities does nothing to help climate change or other such problems as it promotes the ability of people to have more and more stuff. Manufacturing is the single largest contributor to carbon emissions as I understand it. If we do not consume less, we will not solve this problem. This may seem far removed from the core debate but I suggest that for the citizens of our community, it matters.

There are other reasons, I'm sure.

Again, I strongly object. Please do not approve this project.

Sincerely

Trish Galfano

120 Windsor Place Chapel Hill 27516

## Amy Harvey

---

**From:** Trish Galfano <trishgalfano@gmail.com>  
**Sent:** Wednesday, February 24, 2021 3:09 PM  
**To:** Jeanette Coffin  
**Cc:** Colleen Willger; 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: Storage unit development on MLK  
**Attachments:** image001.gif

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

Thank you Jeannette

I also understand that the developer is threatening to evict the trailer park tenants if they don't get what they want, ie full approval. That is entirely unacceptable. I don't think the town should agree to demands such as this. It's a terrible precedent.

Also a huge gas station is also not needed. There are 2 within a block of each other this area.

Please vote against this proposal. Surely there are ways to address the needs of the residents of the trailer park and also respect those of us who also live in the area who will be seriously impacted.

Sincerely  
Trish Galfano  
120 Windsor Pl, Chapel Hill, NC 27516

On Wed, Feb 24, 2021, 1:49 PM 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.

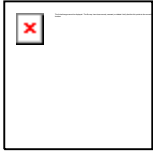
Again, thank you for your message.

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

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**From:** Trish Galfano [mailto:[trishgalfano@gmail.com](mailto:trishgalfano@gmail.com)]  
**Sent:** Wednesday, February 24, 2021 10:54 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Storage unit development on MLK

**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 Mayor Hemminger, council persons:

I am writing to voice strong opposition to the proposed storage facility proposed on MLK.

There are so many reasons why this is a terrible plan:

Increased traffic in an area that already has history of pedestrians being struck by cars, injuries and death. As a resident homeowner of Glen Heights, Windsor Place, across the street, it is already challenging and sometimes dangerous getting in and out of our neighborhood.

How does this plan and faculty promote a people centered future for Chapel Hill? It does not do so in any way. In fact, just the opposite.

Increasing storage facilities does nothing to help climate change or other such problems as it promotes the ability of people to have more and more stuff. Manufacturing is the single largest contributor to carbon emissions as I understand it. If we do not consume less, we will not solve this problem. This may seem far removed from the core debate but I suggest that for the citizens of our community, it matters.

There are other reasons, I'm sure.

Again, I strongly object. Please do not approve this project.

Sincerely

Trish Galfano

120 Windsor Place Chapel Hill 27516



## Amy Harvey

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**From:** Dann <dann@fireplaceeditions.com>  
**Sent:** Wednesday, February 24, 2021 6:01 PM  
**To:** Jeanette Coffin  
**Cc:** Judy Johnson; Colleen Willger; 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:** Town Council and Staff Members: Sheetz Gas Station & Much Much More!

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Jeanette,

Thank you for conveying feedback to the Council, however I am now learning that what I thought was a Sheetz gas station, now also includes a monstrous self-storage facility. To begin with, the strong arm approach of the landowner/developer should be a non-starter for the Council--done, next order of business for discussion? However, the developer should be thanked for drawing attention to the housing of our fellow towns folks who live behind the vacant gas station on MLK in less than safe conditions. While it is easy to argue the many points of why this development is not in the interests of Chapel Hill residents who live in this area of town, such as excessive congestion for a road that is already difficult to enter from neighborhoods and businesses, auto and pedestrian safety that has involved death in that area, and the unneeded competition to other businesses that meet current needs, it is the residents in the mobile homes, who I have ignored for over 40 years as a Glen Heights (Windsor Circle) resident. They have been ignored by you as well. So when do we decide it is time we move from talking about unsafe housing and do what needs to be done to address these needs. With more extreme weather, we know the risk to these people's health and safety are increasingly compromised.

As a business owner, and like many of you, I am exhausted by the efforts it has taken to get through last year, while trying to be an informed and active citizen. Issues involved addressing the town's future plans and zoning of neighborhoods like ours on MLK. Also confronting the issue of a permit emerged for a development that would have included a Buc'ees in Efland, and what that might mean for addressing needs of our Orange County residents in the area, while also having negative impacts on competing businesses and maintaining water quality. Now there is this project which is obviously out of place for that stretch of MLK and belongs out beyond I-40, if even a suitable location is available.

While certainly appropriate to deny this and the afore mentioned permit, it is not acceptable to deny and then just hope that something more suitable comes along and the current residents will magically "live happily ever after". The answer tonight to bullies is "NO". Then next week, or as soon

as your agenda can accommodate, we seek answers to what kind of town and people we intend to be--by what we do to address the housing needs of the people and their children who live behind the vacant gas station!

Dann

Dann Carnes

Fireplace Editions  
7405 Rex Rd, STE 203  
Chapel Hill, NC 27516  
919.968.8101  
919.969.8353 fax  
[www.fireplaceeditions.com](http://www.fireplaceeditions.com)

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

From: Jeanette Coffin [mailto:jcoffin@townofchapelhill.org]  
Sent: Monday, February 22, 2021 12:09 PM  
To: dann@fireplaceeditions.com  
Cc: Judy Johnson; Colleen Willger; 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: Sheetz Gas Station

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: dann@fireplaceeditions.com <dann@fireplaceeditions.com>

Sent: Monday, February 22, 2021 10:13 AM

To: All Communications & Public Affairs <publicaffairs@townofchapelhill.org>

Subject: Sheetz Gas Station

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

Please vote no to that station. It is too dangerous getting on MLK from neighborhoods as is. Seems like a good fit with the Efland location discussed recently for a development. Dann

Sent from my iPhone