

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 14, 2020 10:05 AM  
**To:** H. Krasny  
**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: Incorrectly Stated Finding in Town Presentation-- Mayor & Council/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.

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

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

**From:** H. Krasny [mailto:hkrasny@mindspring.com]  
**Sent:** Sunday, September 13, 2020 8:11 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Incorrectly Stated Finding in Town Presentation-- Mayor & Council/Chapel Hill  
**Importance:** High

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

Re: Omitted Language In the Slide Presentation by the Town at the Council Meeting on 9-09-20 Reviewing the Christ Community Church Proposed Special Use Permit (SUP).

Dear Mayor and Council-

On the above referenced matter, there were some omissions in the slide of the Staff presentation to Council members at your above referenced review of the Church's draft SUP on 9-09-20. Specifically they occurred in the slide describing the 4 FINDINGS that must be met to receive a Special Use Permit.

One of the omissions represents a serious error that canNOT be overlooked.

Here follows 3 different versions (A, B, and C) of two of the FINDINGS (#3 & #4).

A. Four FINDINGS in Language previously cited In 2019:

3) That the use of development is located, designed, and proposed to be operated so as to maintain or enhance THE VALUE OF contiguous property, or that the use or development is a public necessity;

4) That the use or development conforms with the general plans for the physical development of the Town as embodied in the Land Use Management Plan and in the Comprehensive Plan.

B. Four FINDINGS in Language Cited In Resolution A (Application For a Special Use Permit for Christ Community Church...)

3) Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and

4) Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

C. Four FINDINGS Cited by Staff (R. McDonnell) in a slide Presentation at the Council Meeting on 9-09-20.

3) Maintain or enhance contiguous property, or is a public necessity.

4) Meet goals of comprehensive plan.

In Finding #3 (see "C", above) the key word "VALUE" has been conspicuously omitted in the Staff's oral presentation and slide to Council following the words "maintain and enhance." This key word's omission alters what is the required measurement that the Church MUST attain to prove that it maintains or enhances the existing adjacent developed properties.

Furthermore, a phrase ("or is a public necessity") was added to Finding #3 in the slide. It does NOT appear anywhere in Resolution A's list of the 4 FINDINGS.

Also, in the second FINDING (#4) (see "C" above) another omission occurred in the Staff's presentation, but of a less serious nature. There have been more than one comprehensive Land Use Plans in Chapel Hill. I believe that reference to the current Plan, "2020 Plan," as it appeared in Resolution A would have been an appropriate correction.

These aforementioned corrections would have insured the slide's correctness as well as its clarity. As indicated, the omission of the key word "VALUE" in FINDING #3 is critical to that FINDING. I hope you will please refer to the 4 FINDINGS in Resolution A as the correct stipulations to be met for an SUP to be approved, and NOT those that appeared in error in the slide presentation by Staff.

In my humble opinion, I do NOT believe space in the slide or concern for clutter can justify the aforementioned omissions, especially the word "VALUE." The important thing, however, at this point is that it is duly noted, especially by new Council members if they are NOT familiar with the wording in this requirement.

Thank you for your attention and consideration of this request.

Respectfully,  
Harvey Krasny

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 9:58 AM  
**To:** H. Krasny  
**Cc:** 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: Opposition to Proposed Development of an Institutional Structure at 141 Erwin Rd-- Mayor & Council/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.

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

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

From: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Sunday, September 27, 2020 2:02 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Opposition to Proposed Development of an Institutional Structure at 141 Erwin Rd-- Mayor & Council/Chapel Hill

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Re: Opposition to Proposed Development of an Institutional Structure (Christ Community Church) at 141 Erwin Rd.

Dear Mayor & Town Council-

I'd like to reiterate once again my deepest concern for and opposition to the construction of ANY development of a house of worship or an Institutional structure, at the site on 141 Erwin Rd (corner of Erwin Rd & Old Oxford Rd).

This land on which it would be built has been for decades zoned for and occupied by LOW DENSITY RESIDENTIAL use or R-2, which is TOTALLY consistent with and in harmony with the land use of the 7 surrounding subdivisions totaling 578 homeowners-- Windhover, McGregor, Erwin Village, Kirkwood, Cosgrove, Summerfield Crossing, and Old Oxford.

1. This house of worship will bring an inordinate amount of traffic to this community. Like the traffic count inadvertently undertaken immediately after 9-11-01 sponsored by the Marriott, this Traffic study is again extremely undervalued due to obtaining a count during the Easter holiday period. It is therefore UNRELIABLE, and the Report gives a FALSE SENSE of adequate infrastructure to support the added traffic to this area. This has been repeatedly ignored when brought to the attention of the Town;

2. This house of worship and its LARGE impervious surfaced parking lot will only bring MORE Stormwater to a neighborhood (Old Oxford) already plagued for years with repeated flooding of yards. The Church says they alone can fix it, despite years of repeated flooding and failed attempts by the Town to fix what apparently cannot be fixed;

3. This house of worship will build a structure 4 to 5 stories high that will tower over ANY of the 578 one to 2 story residential homes in the surrounding community. AND

4. Last but not least, in order to approve the Church's SUP the Church MUST COMPLY WITH 4 FINDINGS, 2 of which are:

A) FINDING: Be located, designed, and operated so as to maintain or enhance the VALUE of CONTIGUOUS property [ie, adjacent, nearby, neighboring].

Given the aforementioned 3 key, undeniable facts, how can this Town HONESTLY say that the Church will NOT LOWER the property value of homes in this neighborhood? You do NOT need an Appraiser's license to know that this will occur. It's PLAIN COMMON SENSE!

On a personal note, I ask each of you on our Town Council whether you would be able to cheerfully welcome a building and parking lot of this size and proportion building directly next door to or across the street from your home, that which possibly represents your greatest investment that you will make in your lifetime.

AND

B) FINDING: Conform to the general plans for the physical development of the Town as embodied in the LAND USE Management Ordinance and in the 2020 Comprehensive Plan.

NOTE: A House of Worship does NOT conform to the AMENDED 2020 Land Use Map which CLEARLY shows this overall neighborhood where the Church wishes to build as being ALL "Low Density RESIDENTIAL" use. This House of Worship is NOT A RESIDENCE. NO Ordinance allowing it to be built in R-2 zoned neighborhood can or will change that fact. PERIOD!

I and my fellow homeowners bought into the surrounding neighborhood/community with the full KNOWLEDGE, UNDERSTANDING and RELIANCE that this area would remain zoned, occupied and maintained IN APPEARANCE as an ALL RESIDENTIAL DESTINATION in our Town. Approval of this structure or any modification of it will ALTER our ALL RESIDENTIAL community's status.

I therefore ask the Town to PLEASE HONOR that prior commitment to us all and NOT permit the use of this site for other than a purely LOW DENSITY RESIDENTIAL use, which would be consistent with the use of the surrounding 7 ALL RESIDENTIAL subdivisions. A place of worship does NOT qualify as a Residence.

I believe with all my heart that NO motivation, personal, political or otherwise, should be allowed to supersede the rights and expectations of residential homeowners in this and the immediate adjacent subdivisions by turning or converting their immediate adjacent property into a use other than "Residential." These homeowners have the right to expect the QUIET ENJOYMENT and USE of their home and property, and that the immediate adjacent property will remain as such for LOW Density Residential use, instead of being converted by an outside party into an Institutional use, no matter how noble and righteous its cause may be.

I respectfully ask that the Council please consider denying this application to construct this house of worship, an Institutional structure, at 141 Erwin Rd.

Thank you,  
Harvey Krasny  
Homeowner

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 9:58 AM  
**To:** rebeccacastorsmith@gmail.com  
**Cc:** 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: Petition concerning the Erwin Road Church SUP to be voted on 10/7/20  
**Attachments:** Submitted Erwin Rd SUP Petition from Windhover and Old Oxford09262020.pdf

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.

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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:** Rebecca Smith [mailto:rebeccacastorsmith@gmail.com]  
**Sent:** Saturday, September 26, 2020 3:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Petition concerning the Erwin Road Church SUP to be voted on 10/7/20

**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 Town council members

I am submitting the attached petition from homeowners in Windhover subdivision and on Old Oxford road who are asking you to deny approval for an SUP for the proposed church on Erwin Road across from Windhover Drive. Our reasons for the desired denial of the SUP are outlined on the attached petition.

On the 6 pages of the attached petition, you will find 49 signatures from these areas.

Sincerely,  
Rebecca Smith  
Windhover Property Owners Association president



PETITION

We, the undersigned homeowners, implore the Chapel Hill Town Council to deny a Special Use Permit (SUP) to Christ Community Church (Project #19-119) to construct an approx. 11,420 square foot place of worship at 141 Erwin Road. We do so for the following main reasons (repeatedly expressed during public hearings over the past two years):






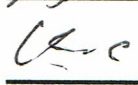
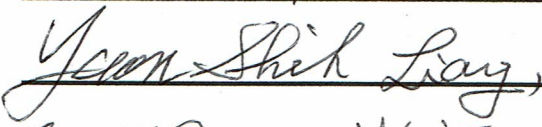

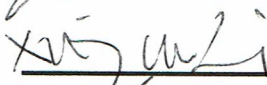

1. We desire to preserve the quality, character, and value of our neighborhoods, zoned low-density residential.
2. We fear that a SUP for Christ Community Church will set a precedent for other mixed-use developments to encroach on our neighborhoods, such as the Marriott Hotel project.
3. We consider the size and height of the proposed main building of the project to be significantly out of character with the surrounding one-family homes.
4. We feel endangered by the projected increased traffic flow, in particular, at the already dangerous intersection of Erwin Road, Old Oxford, and Windhover Drive.
5. We are afraid that the stormwater run-off, in spite of the developers' assurances, will worsen and put homes below the proposed project at greater risk of damage.

<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Rebecca Smith</u>	Rebecca Smith	207 Windhover Dr	rebeccacast smith@gma ca
<u>Michael H. Hoppe</u>	Michael H. Hoppe	205 Windhover Dr.	(919) 928-70
<u>Carol Hoppe</u>	Carol Hoppe	205 Windhover Dr.	" "
<u>Yanna/Vivian Chen</u>	Yanna/Chen	203 Windhover Dr.	(908) 720-5125
<u>Emily Johnson</u>	EMILY JOHNSON	201 WINDHOVER DR.	(617) 752 4835
<u>Miss Johnson</u>	MISS JOHNSON	201 WINDHOVER DR.	617 752 4835
<u>Yue Li</u>	Yue Li	105 Windhover Dr	yueli18
<u>Jianping Shen</u>	Jianping - Shen	"	"@gma
<u>Donald Kettelkamp</u>	Don Kettelkamp	103 Windhover Dr	(919) 968-05
<u>Rouyu Xu</u>	Rouyu Xu	102 Windhover Dr.	9193812159
<u>Marie McDonald</u>	MARIE McDONALD	104 Windhover Dr	919967439

PETITION

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<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	DOREEN ROSS	108 Windhover Dr	919-967-2300
	Howard K. Ross	108 Windhover Dr.	919-604-0097
	Alex Ross	108 Windhover Dr	919-740-1610
PS	Peimin shaw	110 windhover Dr	919-593-1706
	C. Brandon Kottelky	103 Windhover Dr	919 968 0310
	Sizsiz L. Wong	200 Windhover Dr.	919-656-3999
	C. Wang	200 Windhover Dr.	919-968-3797
	Yen Shik Lay,	208 Windhover Dr.	919-929-7599
	Wei Jia	212 Windhover Dr.	919-923-9296
	Xu Jun LI	212 Windhover Dr	919-923-3999
	CHRISTOPHER GLED	216 WINDHOVER DR	952 754 8099



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<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Jodie Oblak	216 Windhover Dr. <sup>CH, NC</sup> 27514	oldappstate@gmail.com
	John Constantine	222 Windhover Dr.	lawgroup1@aol.com
	Yuyang Teng	213 Windhover Dr.	tengyuyang@pro.com
	Guochi Jiang	211 Windhover Dr.	jianggc@gmail.com
	Junjie Liu	200 "	"
	DONALD ROSE	108 Windhover Pl	DONALD ROSE @GMAIL.COM
	Qi-An Sun	109 Windhover Pl	gasun01@gmail.com
	Shuang Li	108 Windhover Pl	eksqifan@gmail.com
	Walid Ramadan	107 Windhover Pl	wmramadan@gmail.com
	Ghada Ramadan	107 Windhover Pl	gigiramadan@gmail.com
	LIQING LU	101 Windhover pl	louchieulu@yahoo.com



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<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<i>Wei Jiang</i>	WEI JIANG	101 Windhover pl	jiangwei-1@hotmail.com
<i>Hongling Ma</i>	Hongling Ma	209 Windhover Dr.	GG44004619@gmail.com
<i>Xun Jiang</i>	Xun Jiang	"	"
<i>Jihong Wu</i>	Jihong Wu	210 Windhover Dr.	jihongwu@hotmail.com
<i>Xilong Zhao</i>	Xilong Zhao	210 Windhover Dr.	xzhaox@gmail.com
<i>Jing Liu</i>		206 Windhover Dr.	jing987@gmail.com
<i>Qing Cheng</i>	Qing Cheng	202 Windhover Dr.	qcheng1996@yahoo.com
<i>Jie Yu</i>	Jie Yu	202 Windhover Dr.	jieyu888@hotmail.com
<i>Fanghua Yuan</i>	Fanghua Yuan	110 Windhover Dr.	Grace.Yuan2@gmail.com
<i>Patrick Math</i>	Patrick Math	104 Windhover Dr.	PADRAIGMATH@AOL.COM
<i>Stanley</i>		220 Windhover	somewhere@aol.com







## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, September 28, 2020 10:00 AM  
**To:** Big Mark  
**Cc:** 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: Opposition to Proposed Development of an Institutional Structure at 141 Erwin Rd-- Mayor & Council/Chapel Hill

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

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

From: Big Mark [mailto:markevans.usa@gmail.com]  
Sent: Sunday, September 27, 2020 8:10 AM  
To: H. Krasny <hkrasny@mindspring.com>  
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I absolutely concur with Mr. Krasny and all the other homeowners in our neighborhood. I live 3 doors down from this proposed development.

All the best,  
Mark Evans  
919-813-9887

Sent from my iPhone

> On Sep 27, 2020, at 2:01 AM, H. Krasny <hkrasny@mindspring.com> wrote:

>

> Re: Opposition to Proposed Development of an Institutional Structure  
> (Christ Community Church) at 141 Erwin Rd.

>

> Dear Mayor & Town Council-

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> Rd & Old Oxford Rd).

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> AND  
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> B) FINDING: Conform to the general plans for the physical  
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> NOTE: A House of Worship does NOT conform to the AMENDED 2020 Land  
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>  
> Thank you,

- > Harvey Krasny
- > Homeowner
- >
- >

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 07, 2020 11:48 AM  
**To:** mfginsberg@gmail.com  
**Cc:** 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: Petition from Erwin Village to Deny Special Use Permit for Christ Community Church (Project # 19-119)  
**Attachments:** Petition - Erwin Village.pdf

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:** Margo Ginsberg [mailto:mfginsberg@gmail.com]  
**Sent:** Wednesday, October 7, 2020 11:34 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Petition from Erwin Village to Deny Special Use Permit for Christ Community Church (Project #19-119)

**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,

We, the undersigned homeowners, implore the Chapel Hill Town Council to deny a Special Use Permit (SUP) to Christ Community Church (Project #19-119) to construct an approx. 11,420 square foot place of worship at

141 Erwin Road. We do so for the following main reasons (repeatedly expressed during public hearings over the past two years):

1. We desire to preserve the quality, character, and value of our neighborhoods, zoned low-density residential.
2. We fear that a SUP for Christ Community Church will set a precedent for other mixed-use developments to encroach on our neighborhoods, such as the Marriott Hotel project.
3. We consider the size and height of the proposed main building of the project to be significantly out of character with the surrounding one-family homes.
4. We feel endangered by the projected increased traffic flow, in particular, at the already dangerous intersection of Erwin Road, Old Oxford, and Windhover Drive.
5. We are afraid that the stormwater run-off, in spite of the developers' assurances, will worsen and put homes below the proposed project at greater risk of damage.

Attached are the 29 signatures of homeowners and residents in Erwin Village and McGregor Place.

Best regards,  
Margo Ginsberg  
Erwin Village, HOA Vice-President