
From: Amy Harvey <aharvey@townofchapelhill.org>
Sent: Wednesday, September 9, 2020 6:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; CHALT <info@chalt.org>
Cc: Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Shakera Vaughan <svaughn@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>
Subject: FW: Petition for delay of Future Land Use Plan vote

Forwarding this to the Mayor and Council.

Amy Harvey

From: CHALT <info@chalt.org>
Sent: Wednesday, September 09, 2020 5:39 PM
To: mayorandtowncouncil@townofchapelhill.org
Cc: Amy Harvey <aharvey@townofchapelhill.org>
Subject: Petition for delay of Future Land Use Plan vote

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

Dear Mayor and Town Council:

The undersigned citizens of Chapel Hill petition the Town Council to delay any approval of the Future Land Use maps (FLUM). The impacts of COVID-19 on future land use priorities are not yet known. Without doubt in another year, the Council will have a better understanding of the nature of those potentially serious negative socio-economic consequences which can then be factored into guiding policy-making decisions.

To understand how our priorities will change, please consider the following issues that are likely to

affect the content of future land use map approvals:

- **Transit funding** could be greatly diminished thus making it premature to change the maps that will guide future zoning. Up to now we've assumed a N-S BRT coming on line in a few years, as well as steps for improvements to 15-501 and growing our bus system. Inasmuch as a large focus of FLUM relies on density along transit corridors in order to take advantage of our free transit and planned future transit, we call into question approving future land use maps when our previous assumptions about transit turn out to be wrong.
- There is **far less public engagement** in town decision-making now because of the COVID crisis. When it occurs in virtual meetings, public comments are invited, but the stilted format discourages public participation on most issues. We find approvals made via on-line virtual meetings discriminatory as it tends to favor more wealthy and educated taxpayers who have the discretionary time to work from home or who can afford to retire.
- **UNC reopening:** There is no way to know the effects of an influx of 20,000 students into Chapel Hill. COVID may surge and create the need for further lockdowns. The health and safety of residents must remain an over-arching goal, above arbitrary deadlines.
- **Local economy and COVID:** A number of businesses have already shut down and we can expect more business permanent closures. Hotels, a source of income for Chapel Hill and the county, have been significantly under-booked, resulting in a severe reduction in the occupancy taxes collected, as well as the loss of many local jobs. A number of prospective commercial enterprises (Project Triumph, Carolina Donor, 1165 Weaver Dairy Road and others) have either withdrawn or paused their applications.
- **Housing types will change:** As a result of COVID, less dense housing is sought by buyers because of safety concerns due to shared entrances, corridors, and elevators. The draft FLUM accentuates denser housing that may not be saleable in future markets. Retail, already stressed, will make "mixed-use" impossible to implement.
- **Opening of K-12:** The CDC and other experts are predicting that opening of schools in August is the biggest experiment yet in how to deal with COVID-19. Town needs to ration resources over the next two years because we can expect more working adults to stay home (including essential workers) at least part of the time and buying habits to change as the virus lingers and more and more families see income drop below the poverty line. If we have the usual seasonal flu, this process accelerates.
- **Local government priorities:** As local unemployment continues due to shutdowns and business closures, Chapel Hill government will be called upon to assist those who can't pay rent or buy food.

It is widely understood that the post-COVID world will be different. We call on the Town Council to take a step back, save the resources reserved for engaging the public on the draft maps, and postpone further consideration of future land use maps until a post-COVID analysis can be held. For these reasons, we ask that you call on the Town Manager to postpone further consideration of the future land use maps.

If you would like to add your "signature", send your permission to info@chalt.org.

Signers so far:

Del Snow, Dr. David Adalsteinsson, David Adams, Linda K. Brown, Bates Buckner, Gail Butler, Sylvia T.

Clements, Atli Davdisson, Glen H. Elder, Jr., Neal Englert, Arthur and Debbie Finn, Mary W. Garren, Joan Guilkey, Tom Henkel, Charles Humble, Rudy Juliano, Candace Jean Kern, David Kiel, Fred Lampe, Katherine Leith, Julie McClintock, Amey Miller, Nancy Oates, Marshall Perry, Sandy Turbeville, Will Raymond, Ellie Reinhold, Dianne "Joey" Ware-Furlow, Dr. Pamela B. Schultz, Megan Whelchel

From: [CHALT](#)
To: [Pam Hemminger](#); [Michael Parker](#); [Jess Anderson](#); [Hongbin Gu](#); [Amy Ryan](#); [Karen Stegman](#); [Allen Buansi](#); [Tai Huynh](#)
Cc: [Alisa Rogers](#); mayorandtowncouncil@chapelhill.org
Subject: Comments Future Land Use Plan
Date: Wednesday, October 28, 2020 7:39:02 PM

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To Mayor and Council members:

Citizens, staff and council members have spent hundreds of hours on the Land Use Plan. It's regrettable this last consideration of the FLUM could not have occurred in a crowded public hearing council chamber, but we press ahead given where we are.

We ask you to consider the following changes to the Future Land Use Plan before you vote.

1. The pandemic will readjust our economy, like it or not, and must be factored into economic expectations. We sent [this petition](#) to you in July because we anticipate many changes in transit funding, work and play patterns, UNC attendance and our town's priorities. We strongly recommend that you review this plan in 2 years, post covid.

2. There have been previous conversations about how, under this plan, the Town will be able to secure community benefits from developers to improve energy efficiency or provide affordable housing. Would it be better to set the maximum height at 4 stories and then offer the additional 2 stories (where deemed appropriate) as a density bonus? Otherwise we will not get the desirable community benefits.

3. Please consider these specific recommendation for the following areas:
North MLK: Area marked D is too close to I-40 to handle housing. We sent a detailed memo to staff.

S MLK: all areas marked 100 year flood areas should not accommodate buildings

Nr 15-501: No building in 100 year floodplain; reserve Heritage property for possible preservation.

So Columbia: This Southern Gateway contains older charming neighborhoods and cannot at the same accommodate large looming buildings opposite the historic Merrit's Oil Station - now a popular restaurant.

4. We appreciate the addition of the floodplain overlays. Given the facts on the ground and future changes brought by more impervious surface and climate change, there should be additional modeling to estimate future conditions, and those areas

should be barred to buildings.

5. What plans have you made to set aside or plan for the recreational and community infrastructure to support future growth such as parks and community centers?

6. Trees are essential to the environmental health of our community. They are also a signature part of our town's character. We'd like to see this plan reflect that interest more strongly and clearly.

Thank you!

Julie McClintock for CHALT

From: msJuliemcclintock
To: [Town Council](#)
Cc: [Mary Jane Nirdlinger](#); [Alisa Rogers](#); [Maurice Jones](#); [Brian Peterson](#)
Subject: Evaluation Northern Area Plan
Date: Thursday, October 29, 2020 11:03:04 PM

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Town Council

Town of Chapel Hill staff member Brian Peterson shared his plan for Northern Chapel Hill property north of Weaver Dairy Road with CHALT supporters in July. Here is the letter we sent following our discussion with Brian. These interactive meetings are helpful valuable because they are a great venue for getting questions answered.

We appreciate his time and request this letter be put in the comments for the Future Land Use Plan in advance of the next public hearing.

Julie McClintock

Brian Peterson
Urban Designer,
Town of Chapel Hill

Dear Brian:

Thank you again for meeting with us to explain the plan. While we see you have included many aspects of what usually constitutes a vibrant urban space, when all these comments are taken together we don't believe the present plan is workable.

- Plan displaces residents from trailer park and great need for more Affordable Housing in and near town.
 - Do we have a plan in place to deal with these housing needs as this parks are sold?
- Proximity of most of the area to I-40 and all the noise and particulate matter presents challenges. DOT has definite plans to widen I-40.
 - Noise: The noise is a problem because at any outside location near these homes, the outside space measured 70 decibels outside the Habitat homes nearest the highway, including on the basketball court, and this level is proven to be harmful to hearing
 - Particulate matter: there are real risks to breathing particulate matter when home owners live within 600 feet of I- 40. 200 meters is the safe distance for

particulate pollution most commonly cited and these habitat homes are located now within that distance from I-40.

- Transportation challenges:
 - Traffic volume onto Weaver Dairy Rd already heavy.
 - Planned residential units will add appreciably to traffic. All of the townhouses/condos have garages/parking for two cars/unit).
 - Most of units will exceed walkable distance to use the nearest stop on the BRT.
 - Only are two road connections in plan back to Weaver Dairy road. Can the area accommodate all that traffic?
 - Chapel Hill Transit plans to but back service on WD Road in favor of service improvements to MLK.
- Stormwater problems not addressed.
 - Three marshy, wet areas that should not be developed. (They are larger than shown on Brian's map.)
 - RCD and flood plain located at the bottom of Weatherstone Drive and stretches west to Kensington must be protected.
 - Several intermittent streams cross the properties and feed into Jordan Lake.
 - Negative impacts on adjoining downhill residential neighborhoods (Kensington Trace, Weatherstone, Coventry/Carol Woods).
 - Flooding complaints from Kensington Trace as a result of clearing at Vilcom project.
 - several intermittent streams cross the properties and feed into Jordan Lake.
 - We recommend stormwater experts in the Town evaluate the land for building suitability before draft plans are presented to the Council.
- Sewer and power lines would appear to be an almost insurmountable challenge.
 - Unlikely that OWASA would agree to ask rate payers to pay substantial costs of moving water and sewer to a new road to serve the development.
 - Topography may require a pumping station that OWASA does not like to install.
- Steep slopes in several spots. Please show topography map.
- High cost of building streets, greenways and sidewalks throughout should be borne by developer.
- Uncertainty of future retail and office markets due to previous national downward trends on retail and expected pandemic economic impacts.
 - Common misunderstanding that development will pay for itself and lead to net positive revenue. The opposite is true for residential development.
 - Timberlyne is having trouble retaining retail.
- Compatibility with existing town plans.
 - Northern Area Plan
 - The Town paid for a hydrology study in the area, but we've not seen a published report.

Again thank you for meeting with us. We think your task of creating a vibrant urban spaces with green spaces, parks, greenways and bikeways is a worthwhile endeavor, but won't be successful when located next to a highway.

Julie McClintock

From: [H. Krasny](#)
To: [Alisa Rogers](#)
Subject: REPLY(16): Change Needed In Proposed Land Use Map (N. 15-501)-- Rogers/Chapel Hill
Date: Tuesday, October 20, 2020 4:16:54 AM

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

Ms. Rogers-

Thank you for sending me a copy of the Draft Land use Map showing N. 15-501 and dated 10-14-20.

I see one problem. In Sub-Area C the "Activated Street Frontages Height" is stated to be 6-stories. I ASK: where do you see a building or space for one that will occupy 6 stories anywhere on this site? The area fronting to Dobbins Dr and facing 15-501 does NOT contain 6-story buildings, nor does it anticipate a change to such a height. Please drive down Dobbins Dr. (fronts to N. 15-501) YOURSELF from Sage to where Dobbins terminates into E. Franklin. I don't think you'll find a spot where there's a potential for "6-Story buildings" for many years to come.

Re my E-mail service that rejected your previous E-mail initially, I am suddenly having some issues with my ISP service. I sincerely apologize for any inconvenience it may have caused you in the attempt to send me this information.

Thank you again for your help,
Harvey Krasny.

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

From: Alisa Rogers [<mailto:adrogers@townofchapelhill.org>]
Sent: Monday, October 19, 2020 11:13 AM
To: H. Krasny
Subject: RE: Follow-Up: REPLY(15): Change Needed In Proposed Land Use Map (N. 15-501)-- Rogers/Chapel Hill

Dear Dr. Krasny,

I hope you had a good weekend.

Attached is the latest draft of the Focus Area Map for the N. 15-501 Corridor. As I mentioned previously, the public hearing is scheduled for October 28, 2020.

Regards,
Alisa
Alisa Duffey Rogers, AICP
Land Use Management Ordinance Project Manager, Town Manager's Dept
Town of Chapel Hill
Phone: (919) 969-5011

[Re(1): Draft N. 15-501 Map as of 10-14-20]

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



October 27, 2020

Mayor Pam Hemminger and Members of Chapel Hill Town Council
405 Martin Luther King Jr Blvd.
Chapel Hill, NC 27514

Dear Mayor Hemminger and Town Council,

The University of North Carolina at Chapel Hill appreciates the opportunity to comment on the Town of Chapel Hill's initiative, 'Charting Our Future,' which maps out the vision of Chapel Hill's development through 2049. Close collaboration between the Town and the University is important to community vitality and sustainability. We want to ensure that the Future Land Use Map (FLUM) will allow the University to continue its mission of teaching, research, and public service. To that end, we outline below the University's comments and concerns with the most recent draft of the FLUM as presented to you by Town staff on September 9, 2020.

1) **Future Land Use Map (2049)**

Since the first focus group meeting in September 2019, the University has asked Town staff to include a comprehensive depiction of properties owned by the University and its associated entities (e.g., the Endowment, Foundation, and Real Estate Holdings) in the FLUM. Recognition of these properties is important to us, and this information is helpful to both the community and developers, as it provides a ready cross reference to parcels included in our Campus Master Plan, which was approved by the Board of Trustees in May 2019 (<https://facilities.unc.edu/master-plan/>).

2) **Land Use Categories – University**

The University's recommended changes to the University Land Use Category definition are as follows:

Those properties utilized by The University of North Carolina at Chapel Hill include, but are not limited to, academic buildings, residence halls, administrative offices, conference facilities, recreational facilities, retail establishments, transportation and parking facilities, medical/health services, hospitals, athletic facilities, research facilities, and any other land uses that support the mission of the University.

The definition of the University Land Use Category is significant for us. It outlines myriad existing uses necessary to support the University's mission as a center for research, scholarship, and creativity, while providing flexibility to accommodate a physical framework and uses not yet envisioned to serve future generations. For example, the draft FLUM includes maker spaces, first seen in Chapel Hill on our campus, which Town planning documents now include within redefined land uses.

Currently, University land use is permitted in the following existing zones: TC-1, TC-2, CC, OI-1, OI-2, OI-3, OI-4, PD-1 OI, and DA-1. Retaining University land use in these zones (or the respective successors of such zones) is critical to the vitality of the Town and furthering the mission of the University.

3) **Focus Areas – North Martin Luther King Jr. Boulevard, South Martin Luther King Jr. Boulevard, Downtown, NC 54 Corridor**

In order to meet our mission, it is important to include University Land Use in the matrix of Character Types for all focus areas that include University land holdings.

We have planned our buildings for a 75-100-year horizon and their physical spaces are flexible enough to adapt from one use to another. Therefore, designating University development into a mixed use or commercial office space land use significantly constrains our ability to fully utilize University land holdings beyond our central campus.

Recognizing that the FLUM includes design principles for each land use within these focus areas, we ask the Town to reference our 2019 Campus Master Plan as the guiding document for both the University land use and Character Type.

We believe incorporating these comments as requested is consistent with your guiding statement from the draft FLUM to *'Cooperate and collaborate with all of the Town's regional partners especially the University of North Carolina at Chapel Hill and UNC-Health Care.'* We know that the Town is an integral partner in our pursuits to realize our core mission of teaching, research, and service as we continue to spur economic growth in Chapel Hill and the State of North Carolina.

Thank you for your consideration of our recommended changes to the FLUM that will guide the University's planning decisions in the focus areas. We are happy to speak with you at your convenience to discuss any questions regarding this request to incorporate our comments into the FLUM.

Sincerely,



Kevin Guskiewicz
Chancellor

Enclosure:

ccs: Maurice Jones, Manager, Town of Chapel Hill
Judy Johnson, Interim Director of Planning, Town of Chapel Hill
Nathan Knuffman, Interim Vice Chancellor for Finance and Operations
Gordon Merklein, Associate Vice Chancellor for University Real Estate Operations
Anna Wu, Associate Vice Chancellor for Facilities Services



A. Wesley Burks, MD
CEO, UNC Health

wesley.burks@unc.edu
T (919)-966-4161 | F (919)-966-8623

UNC Health
4030 Bondurant Hall | Campus Box 7000
Chapel Hill, NC 27599-7000
unchealth.org

October 26, 2020

Mayor Pam Hemminger and Members of Chapel Hill Town Council
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

Dear Mayor Hemminger and Council Members,

Chapel Hill is a unique community with its rich history and future opportunities. Creating a land use plan that both protects the town's character while promoting growth and development is challenging. We appreciate the time you have put in to the Future Land Use Map (FLUM) as well as the opportunity to share our feedback on the proposed map.

Like Chapel Hill, UNC Health is a unique institution. We have many partners, including UNC-Chapel Hill and the state of North Carolina, but also have parts of the organization that operate like private businesses. Overall, our goal is to continue fulfilling our mission of improving the health and wellbeing of North Carolinians and others whom we serve. We want to ensure the proposed FLUM will allow us to remain mission focused in the decades to come.

Following are UNC Health's comments and concerns with the FLUM as presented:

1) Land Use Categories

We have reached out to staff regarding the land use categories and requested that more specific language regarding health care be included. Under *University Land Use* we have asked for the removal of *medical facilities and clinics* and requested the inclusion of *medical/health services, hospitals*.

Under *Commercial/Office Land Use* we have requested the inclusion of *medical/health services, hospitals*.

The relationship between UNC-Chapel Hill and UNC Health is critical for both organizations, so we also support the university's proposed revisions to the University land use description: *Those properties utilized by The University of North Carolina at Chapel Hill including, but not limited to, academic buildings, residence halls, administrative offices, conference facilities, recreational facilities, retail establishments, parking, medical/health services, hospitals, athletic facilities, research facilities, and any other land uses that support the University's mission.*

2) Character Types

We have met with staff to discuss our suggestions for character types. Under *Commercial/Office Character Type* we propose the inclusion of *medical/health services, hospitals, research facilities* and the removal of *less intense laboratory facilities and maker spaces*.

3) Collaboration

In addition to the items outlined above, we request that additional conversations about the FLUM be inclusive of your key partners, including UNC Health. Your guiding statement from the draft FLUM is to *'Cooperate and collaborate with all of the Town's regional partners, especially the University of North Carolina at Chapel Hill and UNC-Health Care.'* UNC Health and UNC-Chapel Hill are economic drivers in the Chapel Hill community and state of North Carolina. Partnership and collaboration between UNC Health, UNC-Chapel Hill and the town is imperative for the continued success of all three entities.

UNC Health feels that the aforementioned items will allow us to continue serving our community as both Chapel Hill and the health care system grow and evolve. We have planned our buildings to maximize their lifespan and therefore request this flexibility to use, adapt and reuse our buildings as needed to achieve our mission.

Thank you for your review of our recommended changes to the FLUM. We are happy to speak with you about any of these proposed items as well as other matters regarding the FLUM proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Wesley Burks". The signature is fluid and cursive, with the first name "A." and last name "Burks" clearly visible.

A. Wesley Burks, MD
CEO, UNC Health

cc: Maurice Jones, Manager, Town of Chapel Hill
Judy Johnson, Interim Director of Planning, Town of Chapel Hill
Janet Hadar, President, UNC Hospitals
Simon George, System Vice President, Real Estate & Development, UNC Health



October 28, 2020

RE: The Chamber & HBA Comments on the FLUM

Dear Chapel Hill Town Council,

On behalf of The Chamber For a Greater Chapel Hill-Carrboro (Chamber) and the Home Builders Association of Durham, Orange, and Chatham Counties (HBA), we are pleased to express our support for the Future Land Use Map (FLUM) with five final comments for your consideration.

1) Process

First, we want to compliment town staff, namely Alisa Duffey Rogers, for managing a thoughtful and inclusive process. Our coalition participated in dozens of meetings and provided significant feedback over the last three-plus years, and much of our feedback was incorporated (i.e. expanding existing Focus Areas D "Downtown" west to the Carrboro line and E "NC 54 Corridor west to 15-501 Bypass, simplifying character types, and prioritizing transit-oriented density along key transportation corridors).

2) Context

The FLUM is a visionary document with a 30-year horizon. As we imagine the next generation of Chapel Hill, context is incredibly important. The current version of the FLUM misses some opportunities to be clear about our future vision.

From a regional perspective, there is significant growth in surrounding counties, especially Chatham County to the south and Durham County to the northeast. These areas (15-501 South of Southern Village to the Chatham Line and the ETJ to the Northeast, aka "the pikachu ear") should be designated as Future Focus Areas or Study Areas. Naming these areas and providing a guide for future land use and development (think schools, tiny homes and other diverse housing types, mixed-use developments) allows the Council to be in the driver's seat and truly chart our future rather than react to proposals which will often be the path of least resistance (i.e. more multimillion dollar homes on multiple acres).

From a local perspective, the FLUM Focus Areas include only 20 percent of the geographic area of town, leaving 80 percent of our town without a vision. Thirty years is a long time for a majority of our town area to lack a vision. We hope you will make this a living, breathing document and add additional phases in the coming years to chart a bright future for the areas of town not included in this process, especially the residential areas currently in light yellow.

3) Density

We applaud the prioritization of transit-oriented density, as it better enables the realization of social and environmental goals, including more affordable housing and lower carbon emissions. We recommend taking the density vision up a notch along transit corridors, especially around the bus rapid transit (BRT) stops on MLK Boulevard. Examples include allowing more mixed-use higher density development and redevelopment within a five to ten-minute walk along either side of the MLK corridor, allowing buildings closer to the street, and eliminating set-backs.

4) Housing

Throughout the town, there are very few moderately priced housing options. We understand staff will be recommending a "missing middle" scan to be included in the next phase and are encouraged by this opportunity. It is our hope that this scan will provide the data necessary to justify a future phase looking at much of the 80 percent of town that is not currently part of the FLUM. Ultimately, we would like to see an innovative move by council that addresses single family lot sizes, setbacks, and eliminates floor area ratios (FAR) in order to deliver diverse housing options for the many families who work in Chapel Hill and would very much like to live here so they and their children can benefit from all of the amenities that we have enjoyed as residents of Chapel Hill.

5) Perspective

Overall, we encourage Council to keep the continued evolution of building technology top of mind. Innovative stormwater management and green building practices are allowing development and redevelopment to deliver net positive improved community resilience. Also, we encourage you to promote good design. Buildings can and should be beautiful, architecturally interesting, and visible points of pride rather than hidden away behind trees. And lastly, remember what we learned from the leaders of Ann Arbor during the Inter-City Visit: they limited their development to eight stories and then wished they made it twenty in hindsight.

We thank you for coordinating a thoughtful process to chart our future and appreciate you considering these suggestions. Representatives from both of our organizations will deliver these points live this Wednesday evening, and we invite you to contact staff directly if you would like to discuss further.

Sincerely,

Holly Fraccaro, CEO, Home Builders Association of Durham, Orange, and Chatham Counties
Nicole Goolsby, President, Red Ladder Residential and Board President, HBA
Betsy Harris, IT Coordinator, Armacell and Chair, The Chamber's Government Affairs Committee
Aaron Nelson, President & CEO, The Chamber For a Greater Chapel Hill Carrboro

Monday, November 9, 2020

To:

Chapel Hill Town Council
Mayor Heminger

CC:

Alisa Duffey Rogers
Maurice Jones
Town Manager's Department

From:

The Chapel Hill Southern Entryway Alliance

Thank you for all of your hard work on the Future Land Use Map as well the Charting Our Future Project. We know this has been a challenging undertaking, with many conflicting priorities and constituencies. We deeply appreciate your time and efforts, particularly those of Alisa Duffey Rogers.

Before you vote on the FLUM, we want to remind you about our concerns around the southernmost part of Chapel Hill. Our alliance is composed of residents who live in or near the southern ETJ and rural entryway into our town. We remain dedicated to preserving the rural character of the Southern Entryway along 15-501 and Smith Level Rd, and opposed to excessive development at the expense of sound environmental stewardship.

We look at other parts of Chapel Hill that have changed dramatically in recent years – full of high rises, commercial space, and strip malls. We worry about the continuing disappearance of small town aesthetics and green spaces that make Chapel Hill such a wonderful place to live.

We appreciate that the current FLUM draft states, in its conclusion:

Previous planning efforts in Chapel Hill reflect the community's understanding that the physical environment of the Town—its neighborhoods, streets, utilities, and natural resources—deeply affect how people experience life here. The creation of a Rural Buffer and Urban Services Boundary years ago have presented today's opportunity to ensure the Town matures within its existing boundary in ways that leverage existing infrastructure, maximize transit investments, and enriches the things that are uniquely Chapel Hill.

But we are deeply concerned by statements made during the Town Council meeting on October 28 by Katie Loovis of the Chamber for a Greater Chapel Hill-Carrboro and Holly Fraccaro from the Homebuilders Association of Durham, Chatham, and Orange Counties. Ms. Loovis and Ms.

Fraccaro are applying undo pressure on the Town Council and FLUM process to designate our Southern Entryway a future area of focus for increased development. We are adamantly opposed to these efforts, and find their attempts at promising “tiny homes” and “affordable housing” to be disingenuous at best.

We would like to remind you that the [Town’s public meeting](#), held in April, 2019 around potentially extending the urban services boundary, was met with an outpouring of opposition from residents of the southern area. While developers, homebuilders, and the Chamber of Commerce advocated for increased density in the name of affordable housing, the vast majority of residents of the area were concerned about increased traffic, stormwater management, pollution, water quality, and wildlife habitat destruction.

We are also concerned about recommendations by Corey Liles in that same meeting to amend WASMPBA – which mandates no extension in non urban service areas unless there is a public health emergency. We fear that partial and incremental changes to the urban service boundary will, over time, erode our Town’s commitment to environmental preservation and embolden the efforts of the development community in their pursuit of real estate profits.

The FLUM has already earmarked several focus areas, with increased density and building heights, and struggled to balance keeping Chapel Hill’s small town aesthetics with encouraging growth and more urban development. Further higher density development encroachment into the Southern Entryway would be devastating to the environment and to the diminishing rural character that we, the inhabitants of this area, so cherish.

We offer the following suggestions:

- Adhere to the WASMPBA and urban services boundary. Do not extend water and sewer incrementally beyond agreed upon boundaries.
- Map green infrastructure as underlay for future development in order to protect water quality and wildlife habitat. Green infrastructure includes waterways, forests, and pastures for future parks and recreation.
- Update any/all maps in the FLUM document to clearly delineate the Town limits and urban service boundaries. Currently, the map on [Page 5](#) misleadingly uses the planning limits and potentially conflates the South Columbia Gateway and its area of focus with areas beyond the urban service boundaries and within the ETJ.
- Provide training for new members of the Planning Department to learn about the historic documents that still govern land use in Orange County. Advise your planners not to work closely with developers who have a particular piece of land they wish to develop and profit from.
- Listen to and work with residents who live in and value the more rural areas of Town, such as those of us in Chapel Hill Southern Entryway Alliance.

Lastly, we have previously asked for a clear statement of intent from the Town of Chapel Hill regarding the Southern Entryway and future development plans. We haven’t received any such

statement. We strongly feel the FLUM – as well as the upcoming LUMO rewrite – would be greatly enhanced by more explicitly rejecting proposals to include these as future areas of study, as well as affirming the Town’s commitment to environmental preservation, rural character, WASMPBA, and the urban service boundaries.

Please feel free to contact us with thoughts, questions, and concerns. We continue to look forward to working with you!

Sincerely,
The Chapel Hill Southern Entryway Alliance