

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 17, 2022 9:31 AM
To: Linda Ashman
Cc: Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Council Agenda Item Comment

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: Linda Ashman <lindaashman@gmail.com>
Sent: Monday, May 16, 2022 9:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Council Agenda Item Comment

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

To: Mayor and Council Members

Re: Council Meeting May 18, 2022, Agenda Item #6: Special Use Permit Modification-Harris Teeter Fuel Center, 1800 Martin Luther King, Jr. Boulevard

As a resident of the Timberlyne neighborhood and a regular shopper at this Harris Teeter, I strongly object to the addition of the proposed fuel center and its 7 pumps and 14 fueling stations.

As noted in the Market Demand Analysis, there is an existing gas station *adjacent* to the Harris Teeter already, several others gas stations within the Primary Market Area, and an additional 18 fuel centers within the Secondary Market Area (i.e, within a ten-minute drive). It's really hard to see an urgent need for more fuel pumps.

It isn't hard to see potential risks, however. [Recent studies](#) have shown that gas stations release far more toxins into the air than previously realized and, despite best practices, can result in harmful and costly soil and water pollution.

Besides all that, shouldn't we be encouraging the transition *away from* fossil fuels? If we're going to make any progress toward addressing the climate crisis, we need to create an infrastructure that supports clean energy. Building more fuel pumps seems, frankly, backward-looking.

As a final note, I was confused by this item in Harris Teeter's Energy Management Plan. Among other actions, they pledged to:

- **Calculate maximum roof space that is available for onsite solar and purchase equivalent green energy credits to offset any energy that would be generated by an onsite solar system.**

Does this mean they won't be installing onsite solar? Why not? Given the large amount of roof area, and all the other work they're doing (e.g., replacing the roof), wouldn't it make sense to consider solar panels? As [suggested in this study](#) cited in the *Washington Post*, the rooftops of big box stores and shopping centers have enormous potential for producing solar energy and reducing fossil fuel consumption.

Thanks for your consideration,

Linda Ashman
100 Basswood Court
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 17, 2022 9:32 AM
To: Jack Hicks
Cc: Colleen Willger; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Objection to Harris Teeter Fuel Center

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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[405 Martin Luther King Jr. Blvd.](#)
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(o) 919-968-2743 | (f) 919-969-2063

From: Jack Hicks <jackhicks3@msn.com>
Sent: Monday, May 16, 2022 9:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Objection to Harris Teeter Fuel Center

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

Mayor Hemminger and Town Council,

I'm writing to express my opposition to Harris Teeter's proposal to construct a fuel center at the Chapel Hill North Shopping Center. I'm objecting to this proposal for the following reasons:

1. The construction of another gas station in this location is redundant and unnecessary. As HT notes, there are four existing gas stations already in operation less than two miles away, including one in the very same shopping center! Despite the statistics presented by HT, it's hard to see any real justification for constructing yet another

gas station here. It certainly isn't burdensome to local residents or travelers to drive to the gas station 500 feet away, or down Weaver Dairy or up MLK. I can understand HT moving away from its prior plan for office space in this location (that's not surprising given the reduced demand for office space as a result of the pandemic), but that doesn't mean the Town should approve HT's "well, let's just put in a gas station" request. It would be to the Town's and HT's mutual benefit to find another, more appropriate use for the land that will draw people to the Center and make HT more of a destination for shoppers. HT and the Town should explore those – look for the "good places, new spaces" concept that the Town touts.

2. HT presents a lot of statistics about demand for gas and gas stations, but that ignores the growing use of electric vehicles, a trend that is only going to increase in the very near future. Indeed, many (if not most) of the biggest automakers already have announced or committed to increasing production of EV's in the coming years, with the goal of phasing out completely gasoline-fueled vehicles. Instead of allowing the construction of addition gasoline stations, the Town should be promoting the construction of EV charging stations to reflect the reality that is approaching.
3. To construct this gas station, it appears that many trees will be removed, and the impervious area in the Center will be greatly increased. At a time of increasing concern regarding climate change, removing tree canopy and adding another large heat island to the area will only exacerbate that issue. The Town promotes a progressive image, including with respect to climate change, but approving this project and allowing the construction of yet another gas station will severely undercut that image.
4. HT and its developers will undoubtedly promise state of the art technology to protect the environment from fuel leaks and spills, but no matter how stringent the protocols, there is no way to provide 100% assurance against such events. I'm a former corporate real estate lawyer whose firm represented, among others, Exxon, BP and Chevron in defending litigation regarding spills and leaks from "cutting edge" storage tanks, pipelines and transportation vehicles. Why would the Town invite the additional risk of environmental contamination at this site (even if that risk might be small) for a development that isn't really needed in the first place?

HT's desire to expand the store itself makes sense, and doesn't seem objectionable. The gas station component of the plan, though, is misguided and extremely short-sighted, and the Town should deny HT's application regarding construction of the station.

Thank you for your consideration.

Regards,

Jack B. Hicks III

100 Basswood Court, Chapel Hill 27514

jackhicks3@msn.com

PS – Regarding the grocery store itself, if this isn't already part of the project, the Town should ask HT to include roof-top solar panels on as much of the structure as is feasible. Similar to my comment above regarding climate change, a grocery store like this, with a large footprint, is a perfect location to install solar power to reduce reliance on fossil fuel energy sources.

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 18, 2022 10:41 AM
To: sdaston@gmail.com
Cc: Colleen Willger; Dwight Bassett; Adam Searing; Amy Ryan; Bervely Joassaint; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Lauren Williams; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Special Use Permit Modification-Harris Teeter Fuel Center, 1800 Martin Luther King, Jr. Boulevard.- Comment from nearby resident

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

From: sdaston@gmail.com <sdaston@gmail.com>
Sent: Wednesday, May 18, 2022 8:46 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Special Use Permit Modification-Harris Teeter Fuel Center, 1800 Martin Luther King, Jr. Boulevard.- Comment from nearby resident

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Dear Mayor and Town Council,

My name is Sandy Daston and I have resided in the Timberlyne Section of Chapel Hill for 25 years. I routinely frequent the Harris Teeter at 1800 Martin Luther King Jr. Blvd and am very familiar with the offerings of the shopping center generally.

Although I am glad to have Harris Teeter in close proximity and support the pharmacy drive through lane aspect of the project, I strongly oppose the addition of the gas station and additional parking spaces, for the following reasons:

- 1) There is already a large Exxon gas station in the same shopping center. Adding another gas station is redundant and unnecessary. There are no lines at the existing pumps whenever I go by, which is frequent.

At a time when we should be moving away from fossil fuels and making a real commitment to helping with the climate change crisis, why are we adding a gas station that is completely unnecessary. It would be far more appealing if they were adding an EV facility instead, especially one powered by solar.

- 2) Related to the climate change factor, Harris Teeter adds insult to injury by declining to add the raised bike paths as part of their proposal. Although I live less than a mile from the Harris Teeter and frequently walk there (to avoid adding gas fumes to our environment), it's an unpleasant, dangerous and pedestrian unfriendly/bike unfriendly journey.
- 3) Additional environmental impact- noise and run off. I'm pretty deep in the Timberlyne neighborhood and I can hear I-40. Each time additional development happens in that North Chapel Hill area that takes away any amount of tree buffer (and there has been a goodly amount in my 25 years here), the noise increases. Also, each time development happens in that portion of Chapel Hill and trees are taken down/impervious surfaces increased, the run off increases in the neighborhoods nearby. It's a complex system that you all seem to be ignoring. Yards that never had standing water or drainage issues after a hard rain even 10 years ago, now look like swamps.

Part of the proposal is additional parking which is bad for the environment—more impervious surface (and ugly to boot). Why? I go to that Harris Teeter at all hours and all days, including just before a forecasted snow storm and not once has there been an issue finding parking. On a usual weekend when shopping is busiest, the current parking lot is less than half full.

So much of what has happened with development recently has been disappointing to say the least. This proposal, if accepted, would be another example of this disappointing direction. I'm all for good development - adding affordable housing and pedestrianized commercial areas with trees and green areas (not parking lots and pavement) and general regard for the environment – these concepts were in the platforms that many of you ran on. That's not what I'm seeing in general lately and definitely not what's in the proposal.

I appreciate your taking the time to read this and consider this opinion.

Sandy Daston
215 Butternut Drive, Chapel Hill

I hope you will consider this factors as you consider Harris Teeter's application for this special use permit.