

**Amy Harvey**

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**From:** Jeanette Coffin  
**Sent:** Monday, January 22, 2018 12:30 PM  
**To:** andrews298@gmail.com  
**Cc:** Kumar Neppalli; Lance Norris; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Toney Thompson; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver  
**Subject:** email....FW: Petition to not accept current TIA for Chapel Hill Cooperative Preschool and postpone public meeting  
**Attachments:** Petition to postpone CHCP TIA public meeting pending revisions needed to the TIA 1-22-2018.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

**From:** Richard Andrews [mailto:andrews298@gmail.com]  
**Sent:** Monday, January 22, 2018 11:35 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Amy Harvey <aharvey@townofchapelhill.org>; Roger Stancil <rstancil@townofchapelhill.org>  
**Subject:** Petition to not accept current TIA for Chapel Hill Cooperative Preschool and postpone public meeting

Dear Mayor Hemminger, Chapel Hill Town Council Members, and Mr. Stancil:

We have reviewed the Chapel Hill Cooperative Preschool Traffic Impact Analysis (TIA), dated December 2017, and are writing to request postponement of the Public Information Meeting scheduled for Monday, January 29<sup>th</sup> until such time that the TIA has been revised to include the use of unbiased, trustworthy data and to include all possible impacts of the project.

Furthermore, we wish to share our concern that this process continues to be handled in a way that appears to put the needs and desires of the applicant above those of the town and other affected stakeholders. Wording on the town's website suggests only a "marginal effect" of the proposed project revision, when in fact it includes a significant increase in enrollment—from 80 to 100 children in the application, and really to 112 children at full capacity of the building, plus additional staff to serve them—and an increase in impervious surface of more than 10,000 square feet. The application also suggests the use of a "Limited Special Use Permit" process, which town staff has indicated does not legally exist. Approaching this new application only as an incremental review, rather than an evaluation of the overall project, prevents appropriate consideration of both internal and external traffic circulation and pedestrian safety.

As incumbent council members and Mr. Stancil know, the applicant took many liberties in order to bypass the required Special Use Permit process and obtain a TIA waiver, which resulted in serious and continuing concerns by many neighbors and others who are affected by congestion and hazards on Mt. Carmel Church Road.

We respectfully request that Council insist that this application and the TIA associated with it be handled fully and fairly, and believe that a meeting based on the current, flawed TIA is a waste of town resources as well as of staff and residents' time.

Attached please find a formal petition. Since your last business meeting was snowed out and your next one does not occur until after the proposed January 29 Public Information Meeting, we request that Council accept and consider this petition during your January 24<sup>th</sup> Public Hearing.

Thank you for your consideration.

Sincerely,

Richard and Hannah Andrews, 298 Azalea Drive

Jeff and Melanie Raskin, 305 Azalea Drive

James Falek and Wendy Tanson, 325 Azalea Drive

Gerald Whittington, 323 Bayberry Drive

Gene and Carolyn Montgomery, 518 Bayberry Drive

Tom and Karyn Traut, 400 Bayberry Drive

Robert Lauterborn, 1403 Gray Bluff Trail

Robert and Terry Vance, 1419 Gray Bluff Trail

Julie Richardson, 105 Miramar Place, Hundred Oaks

Nicholas Torrey and Abigail Dean, 101 Hayworth Drive, Hundred Oaks

John Baron, 100 Van Doren Place, Hundred Oaks

Karen Williams, 104 Van Doren Place, Hundred Oaks

Brian Mack, 105 Jolyn Place, Hundred Oaks

Margaret White, 900 Old Lystra Road

Margery Brache, 1012 Old Lystra Road

PETITION:

**Petition for postponement of January 29th Public Information Meeting on the Chapel Hill Cooperative Preschool Traffic Impact Analysis (TIA) and revision of the TIA to address material issues.**

We have reviewed the Chapel Hill Cooperative Preschool Traffic Impact Analysis, dated December 2017, and are writing to request postponement of the Public Information Meeting scheduled for Monday, January 29th until such time that a new analysis has been revised or redone in a manner that is fair, unbiased and thorough.

Additionally, we request that steps be taken to communicate to ensure a full, fair and transparent process for review of this proposal for a Special Use Permit that considers the interests of the town and all stakeholders, not just the interests of the applicant.

Specific concerns related to the current TIA include:

- 1) The TIA uses data collected by unlicensed representatives of the applicant through a non-standard process as the basis for the entire TIA report and its findings. The full report (Table 5) shows that use of standard DOT extrapolation guidelines for a day-care center with the proposed numbers of children and staff would project more than 500 trips per day, a significantly higher number.
- 2) The TIA uses the applicant's revised enrollment projections of 100 children to estimate traffic impacts, rather than the applicant's documented facility capacity of 112 children, which keeps traffic counts artificially low and puts the town in the position of having to monitor attendance yearly to ensure limitation to the enrollment claimed.
- 3) The TIA relies on 2011 data with a 1.2% growth factor as opposed to reflecting current conditions.
- 4) The TIA assumes construction of a 100' deceleration lane as recommended by NCDOT and HNTB, but no deceleration lane is included in the site plan and the applicant has not indicated any commitment to build one.
- 5) The TIA fails to evaluate impacts of a 200' median required by NCDOT, which will include at least potential congestion effects (especially in the absence of a deceleration lane) and a hazard to uphill traffic during winter weather conditions.

Thank you for your consideration.

Sincerely,

Richard and Hannah Andrews, 298 Azalea Drive  
Jeff and Melanie Raskin, 305 Azalea Drive  
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