

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 04, 2021 10:58 AM
To: Mary Garren
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: Proposed Development for 101-111 Erwin Road
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

From: Mary Garren [mailto:mbwgarren@gmail.com]
Sent: Sunday, January 3, 2021 12:33 PM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Mary Garren <mbwgarren@gmail.com>
Subject: Proposed Development for 101-111 Erwin Road

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

Dear Mayor and Council Members,

I am a 32-year resident of Summerfield Crossing Homeowners Association and am writing in support of my neighbor, Linda Brown's letter of objection to the proposal for developing the

property next to the Marriott on Erwin Road. Her letter reflects my own objections, written much better than I ever could. Here is the body of her letter (photographs and map are not included), written to you in an email on January 2, 2021:

"Dear Mayor and Council Members;

Once again, the property next to the Marriott on Erwin Road has a proposal for development. Although the new proposal is less dense than the previous proposal, it is still too dense. The new proposal includes a 34,493 addition to the existing hotel of 42 rooms and 52 townhouse units on a site that **was approved, several years ago, for approximately 28 townhomes**. Communities in this area are already slated to be impacted by the building of a church at Erwin and Old Oxford, which will bring increased traffic. In addition, OWASA's work on Dobbins Road had eliminated most of the trees that filtered both noise and air from 15/501. Furthermore, communities downhill, like Summerfield Crossing, are already dealing with the impact of runoff from the Marriott's inadequate catchment system and the pond on the property slated for development, as a stream frequently develops and flows dangerously close to a number of homes after heavy and sustained rainfall. (The Marriott's manager did not return the phone call I placed to him the week before Christmas during the 12.24.2020 rain event. Images 2 and 3 below were taken 24 hours after, on 12.25.2020. The Marriott is uphill to the left of the photos. Pictures 4 and 5 were taken while it was raining. The Marriott is up the hill and to the right of images 4 and 5.) And finally, this last bit of green space in this area--biodiverse woods--is home to a wide variety of flora and fauna. Development of this size would make the entire surrounding area a less desirable place to live, and leaving it bland, cramped, unappealing, and generally unpleasant. Just take a right turn from Ephesus Road onto southbound Farrington Road with its sad tiny treelets and rows of identical buildings and concrete for an idea of what Erwin Road will look like if a project like the proposed one is approved."

Please, please do not approve this plan.

Thank you for considering my objections,

Mary W Garren

122 Gristmill Ln.

Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 04, 2021 10:59 AM
To: Jing Jin
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: Lack of communication regarding 101-111 Erwin Rd development
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.

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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: Jing Jin [mailto:crystal.jin21@gmail.com]
Sent: Sunday, January 3, 2021 12:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Lack of communication regarding 101-111 Erwin Rd development

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

Dear Mayor and Council Members:

I live on E Old Oxford Rd, immediately adjacent to the proposed development area. My neighbors and I have not received any notifications in the mail regarding the following developments:

<https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/101-110-erwin-rd>

We only learned it through a post on Nextdoor.

The Kirkwood and Windhover subdivisions are also within the range to be notified. We all used to receive notifications regarding development on this particular lot. The COVID-19 is disruptive to the established process of involving residents in many important discussions and decisions. We would appreciate extra attention to our town's communications with its residents.

Thank you!

Crystal Jin
E Old Oxford Rd Resident

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 05, 2021 2:21 PM
To: Yunjun Mu
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: Comments and concerns regarding 101 & 111 Erwin Rd 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



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

From: Yunjun Mu [mailto:yunjun.mu@gmail.com]
Sent: Tuesday, January 5, 2021 2:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments and concerns regarding 101 & 111 Erwin Rd project

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

Dear Mayor and Council Members;

The property next to the Marriott (Summit Hospitality) on Erwin Road has a new proposal for development: <https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/101-110-erwin-rd>

Their original proposal by Marriott for high-rise high-density apartments was unanimously rejected by our community, various town committees and the Town Council. The new proposal is a step to the right

direction: With the overall trend revealed and accelerated by COVID-19, unmitigated high-rise high-density development is not the answer. Townhomes are a welcome middle-ground, a much needed counterbalance to all the apartment complexes shooting up in Chapel Hill. Townhomes are also consistent with the FLUM for this particular sub-area. With that said we have two concerns:

1. A fairly large Church (Christ Community Church) will be built right next to this development. The Church is located on a higher elevation at the North/East corner of Erwin/E Old Oxford. Its stormwater runoff is South/West bound, partially passing through its immediate neighborhood on E Old Oxford at lower elevation, towards the undisturbed land where the Marriott project is proposed. The Church proposal stated its development will be in coordination with the future Marriott project, to improve (at least not worsen) the current severe stormwater and drainage issues for properties on the E Old Oxford Rd. Our neighborhood on E Old Oxford will be cornered by the Church development and the Marriott development. We are extremely concerned about any adverse impact by the two developments with their large impervious surface areas. We hope the new development will improve, not worsen, the stormwater and drainage issues we have to deal with on a daily basis.

2. Although the new proposal is less dense than the previous proposal, it is still too dense for this particular spot on the narrow and busy Erwin Rd. It's right in the midst of the two extremely busy intersections: Erwin/Old Oxford Rd and Erwin/15-501. The Erwin/Old Oxford has long been a traffic bottleneck for school buses and commuter traffic serving the surrounding neighborhood.

Best regards,

Yunjun Mu
Mark Evans
Xiao Y. Yang
with neighbors on E Old Oxford Rd

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 06, 2021 10:09 AM
To: jeannine.weekes@yahoo.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: FW: Email to Mayor and Council

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

Submission Recorded On 01/05/2021 3:31 PM

Submit the form below or email mayorandcouncil@townofchapelhill.org.

Name
Jeannine Weekes

Residency*
I am a resident of Chapel Hill

Message
Dear Mayor and Council of Chapel Hill:

I am writing in regards to the proposed clear cutting and construction for 101-111 Erwin Road.

It is disheartening that as the world acknowledges the damage that we have done and continue to wreak on our planet, a town with the history of Chapel Hill has suddenly in the past year and a half approved deforestation

and large building projects. The atmosphere in any population is affected by its surroundings, ours are being quickly destroyed.

Please take into consideration the effect that your decisions make on all of us and stop the rapid building and disregard for nature.

Kindly,

Jeannine Weekes

If you would like us to contact you regarding this issue, please provide an email or telephone number.
jeannine.weekes@yahoo.com

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.

Melanie Miller

Town of Chapel Hill
Graphic Artist
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
townofchapelhill.org

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 06, 2021 10:11 AM
To: Lynda Haake
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: Proposed development on Erwin Rd. Next to the Marriott in 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.

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: Lynda Haake [mailto:lyhaake@gmail.com]
Sent: Wednesday, January 6, 2021 10:05 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed development on Erwin Rd. Next to the Marriott in Chapel Hill

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

Letter sent to all Town Council and Mayor of Chapel Hill today:

Dear Pam and Town Council Members:

I just wanted to share my concern for the below proposed development plan on Erwin road next to the Marriott and all the way to Old Oxford.

I understand that the old assessment of how many units could be housed on the parcel next to the Marriott was 28. This proposal calls for 52 townhomes plus more hotel units. I am very concerned that this parcel cannot and should not support any units above 28.

I also understand that the storm water run off caused by this proposal would imperil Summerfield Crossing homes and the downstream Booker Creek system with potential flooding. This, along with the increased rains we are seeing lately and the potential for increased rain events with climate change will be unsustainable if the current proposal goes through.

In addition, and more importantly to me personally, the clear cutting of our sweet town in my belief is indefensible and should not continue to happen at the current trajectory. We need our trees to absorb the increased rains we are seeing and to mitigate the effects of climate change. Isn't it prudent to put together a plan to develop land in a more sustainable way to protect at least 20-30% of our tree cover? Both Raleigh and Durham have those plans.

I believe that if current tree removal continues, the feel of our town will dramatically change and the trees that remain will be greatly weakened prone to disease. Tree communities support one another and share nutrients to sustain the community. Once you start removing them and isolating plots, they are weakened and everything around suffers (the soil, the plants, the insects and birds and the streams and waterways).

If you are interested, I just watched a documentary on Netflix called "Call of the forest - The forgotten wisdom of trees." <http://calloftheforest.ca/>. It explains the interdependence of trees and the great healthful benefits we humans get from our forests. I realize that we cannot keep all of our trees, but I believe that there is a better way to develop our town to preserve nature as well as provide affordable housing and grow in a sustainable way.

Thanks for listening,

Lynda Haake
Booker Creek

<https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/101-110-erwin-rd>

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 07, 2021 9:23 AM
To: MG Daston
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: Conditional Zoning Paln 20-082 101-111 Erwin Road

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: MG Daston [mailto:mdaston@gmail.com]
Sent: Wednesday, January 6, 2021 7:10 PM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Linda Brown <lkbrown9478392@gmail.com>
Subject: Conditional Zoning Paln 20-082 101-111 Erwin Road

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

Dear Mayor and Council Members,

I am writing in opposition to the proposed re-development of the Marriott hotel and new development of the abutting property.

TOWNHOUSE PROPOSAL.

The current zoning for the area being proposed for dense townhouse development is R-2 (4 units per acre) and the proposal is non-conforming use. Based on the documents available on the Town of Chapel Hill web site regarding this project this portion of the proposal should not be considered.

The introduction of dense housing to a congested area will exacerbate the traffic, noise, and pollution in this small area. A recent decibel check from inside my home in Summerfield Crossing had a decibel level between 55-61 well above the existing town limit. Increased dense development will only further exacerbate these violations.

When the existing homes were built in the 1960's - 1980's the goal was to retain the woodland features that set Chapel Hill apart from neighboring towns. A small 5 acre parcel though owned by a business that wants to optimize profit should not be sufficient to significantly impact nature of the existing neighborhood.

Stormwater runoff is already an issue in the Booker Creek area that has been documented by the Town. Removal of 5 acres of woods and replace them with non-permeable surfaces will (not might) increase the amount of run-off that is already a problem. Any development would have to include major stormwater management catch basins and other remedial actions to manage this issue.

DOUBLING HEIGHT OF EXISTING HOTEL.

The hotel is situated on a parcel zone R3-CZD (Medium Density, RESIDENTIAL Conditional (7 units per acre). As a new resident to Chapel Hill I have to assume that a variance was granted by a prior Planning Board decision to allow a commercial hotel that is not included in Residential medium density housing. The current proposal to double the size of the hotel is inappropriate and non-conforming use. I am happy the Marriott as a business is doing well but demand for more rooms is not a sufficient reason to further overdevelop what is a RESIDENTIAL parcel.

As mentioned above the stormwater runoff from the hotel is already unchecked creating issues in Summerfield Crossing. Their existing stormwater management system is insufficient. Any further development to this property must be reevaluated to meet the current standards of stormwater management and stormwater retention.

The current proposal is to double the height of the building but does not include an equivalent expansion of parking. As someone who has stayed at this property while house hunting, the existing parking is often insufficient -- any increase in rental units must include parking. Increased parking means more impermeable surfaces further exacerbating the stormwater management issue.

OVERARCHING ISSUE

With development comes additional demand for Town services including roads, traffic management, stormwater management, schools, and emergency services. This proposal will add demands to all of these services. Does the Town have sufficient surplus capacity to support this development? Studies in the US have found that in particular dense residential development such as town houses do not generate sufficient taxes to off-set the services consumed. Is townhouse development a good use of this lan

SUMMARY. This proposal (which should be separated into 2 separate applications) is non-conforming to the existing zoning. To further increase the density of homes in a 99% developed neighborhood or double the size of a business located in a residential area does not meet the standards the Town of Chapel Hill has set forth in your own ordinances. For these reasons I am opposed to this proposal.

Sincerely,

Melissa Daston
108 Beaver Dam Court
mdaston@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 24, 2021 2:48 PM
To: lkbrown9478392@gmail.com
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: FW: Proposed Development for 101-111 Erwin Rd

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 Brown <lkbrown9478392@gmail.com>

Sent: Wednesday, February 24, 2021 2:13 PM

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

Council Members;

The development proposed for Erwin Road poses increased stormwater problems for the surrounding neighbors, especially the Summerfield Crossing community. In addition to increased traffic congestion, and the loss of the last bit of green space in the area, the planned church, 4 story addition to the Marriott Residence Inn, 58 two- and three-story townhomes, and parking lots greatly increase the amount of impervious surface in an area already plagued with flooding.

When there is significant rainfall, the Marriott's containment ponds overflow, and along with the overflow from the pond adjacent to the Marriott, both send rivers of water

downhill behind Berry Patch Lane, down Woodbridge Lane and parallel to the property line between the Marriott and Summerfield Crossing.

With two 500-year hurricanes just weeks apart, 2018 was the 2nd wettest year in NC in the past 50 years . Yet the problem isn't just hurricanes dumping huge amounts of water. Rather it is the large amounts of rainfall on successive days with no break in between that overwhelms our stormwater infrastructure. This is the new normal which must be addressed, and for which we must prepare.

Combined with its elevation above Summerfield Crossing and so much clay soil, it is quite possible that the Marriott and the adjacent Erwin Road properties have a water table that is much higher than the water table of Summerfield Crossing. Consequently, it is essential that any stormwater remediation system drain significantly below the water table of Summerfield Crossing to prevent flooding in the community which has already spent over \$60,000 to remediate problems not of its own making.

Tonight, I am petitioning the council to ask the town's stormwater utility advisory board to make a thorough study of this problem, and to develop and recommend a solution that will eliminate the possibility of any stormwater runoff from the proposed Erwin Road developments flowing onto Summerfield Crossing.

Thank you.

--

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: Friday, June 11, 2021 10:06 AM
To: H. Krasny
Cc: Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Failure to Receive Notice of Review Boards-- 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.

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: Friday, June 11, 2021 2:29 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Colleen Willger <cwillger@townofchapelhill.org>
Subject: Failure to Receive Notice of Review Boards-- Mayor & Council/Chapel Hill

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

Re: Failure to Receive In Advance an Announcement Via USPO of an Upcoming Review by a Town Board/Commission of the Current Application and Proposal for Marriott's Hotel Expansion & Town Homes (Summit Place) at 101 & 111 Erwin Rd.

Dear Mayor and Town Council-

I wish to inform you as one of the many area neighbors up to 1000 ft from the Marriott Hotel expansion and Town Home development (Summit Place), that I (we) did NOT receive in writing IN ADVANCE (as in the past for many years!) an announcement of any upcoming (virtual) Town Board/Commission Reviews of these 2 above referenced properties. I have polled a few other neighbors in our area who have responded in the affirmative that they too did NOT receive any announcement.

I refer specifically to the recent virtual review of 101-111 Erwin Rd by the Stormwater Management Utility Advisory Board that met on 4-27-21, and the Environmental Stewardship Advisory Board that met on 6-08-21.

As one of the many affected homeowners in this immediate area that will be directly affected by this proposed development I find this very disturbing that NO written notice IN ADVANCE was mailed as always in the past to inform me and my neighbors within 1000 feet of this development proposal of these upcoming important PUBLIC review events, allowing us to attend and perhaps respond with our concerns about this development and its impact on our property and our lives.

Please don't assume that an on-line announcement will suffice, if that is the reason for NOT informing us in advance via US Mail. Still many do NOT have Internet access to receive or check on the dates of these reviews. We have been noticed IN ADVANCE (often at the last minute!) for several years re this development and others in our immediate area, and have taken advantage of the opportunity to respond. We ASK: Why now were we shut out of this practice of receiving a notice IN ADVANCE for these reviews?

There are over 700 homeowners in our immediate area, some of whom live just barely outside the 1000 ft mark from this development. They count on many of us who receive these announcements to help inform them as well once we receive our announcements so they too have the opportunity to make their concerns to the Town known re the impact of these 2 combined major commercial and residential developments on our residential ONLY communities and our lives.

I believe failure to adequately inform on paper at least the affected neighbors (taxpayers!) of these recent 2 PUBLIC reviews and future reviews of the 101-111 Erwin Rd development as well as ANY related developments in our area is NOT acceptable. I'd gratefully appreciate hearing separately from BOTH the Council and the Town management why this has happened and whether Town Council will investigate and correct this issue immediately so it does NOT occur again, in particular with this specific development project. Thank you very much, in advance.

Sincerely,
Harvey Krasny
Homeowner, Summerfield Crossing

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 14, 2021 12:02 PM
To: Michael Hoppe
Cc: Loryn Clark; Colleen Willger; Sarah Vinas; Chelsea Laws; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Road (Planning Project #20-082)

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: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Saturday, June 12, 2021 11:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: jreesnc@gmail.com
Subject: 101-111 Erwin Road (Planning Project #20-082)

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

Dear Mayor and Members of the Town Council!

Here we go again! It looks and feels like an attempted process of attrition by the Summit Hospitality Group: Just apply for a permit again and again and the people voicing objections against the project will grow tired of fighting it, get pre-occupied with other matters of life, and/or feel bloodied from "running into a wall." Note: Some of this may even apply to you, our elected officials!

I trust that you remember my and my neighbors' objections. In addition, I hope that you also remember what we said about giving a permit to the Christ Community Church Project, i.e., that the Summit Hospitality Group was actively supporting it so that they could "piggy-bag" on it for their own proposal. We spoke of setting a precedent (which one of you seemed to dismiss off hand) and reiterated the threat of encroachment of non-residential developments on our currently predominantly residential living space.

I beg you to keep in mind our deep concerns about the proposed development, now and in the past, and that you won't allow the Eastern entrance to Chapel Hill to become an urban nightmare (what it is beginning to look like more and more from one day to the next).

Respectfully,

Michael H. Hoppe 205 Windhover Drive

Chapel Hill, NC 27514

(919) 929-7009

Amy Harvey

From: Amy Harvey
Sent: Monday, June 14, 2021 1:30 PM
To: Michael Hoppe; Planning Department
Subject: RE: 101-111 Erwin Road (Planning Project #20-082)

Good morning

Thank you for your inquiry. I am forwarding your questions to the Planning Department for a response as it relates to the 101-111 Erwin Road Project.

Amy T. Harvey, CMC
Deputy Town Clerk

Communications and Public Affairs
[Town of Chapel Hill](#)
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

919-969-5013 direct

Please note, E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law.

From: Michael Hoppe <mheinzhoppe@gmail.com>
Sent: Monday, June 14, 2021 11:17 AM
To: Amy Harvey <aharvey@townofchapelhill.org>
Subject: 101-111 Erwin Road (Planning Project #20-082)

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

Good morning, Amy Harvey!

Three questions:

1. In layman's terms, what is the detailed difference between existing Residential-3-Conditional Zoning (R-3-CZ) and proposed Mixed-Use Village-Conditional Zoning (Mu-V-CZD)?
2. In what ways is the proposed re-zoning harmoniously aligned with the surrounding residential areas?
3. What are the significant differences (if any) between this proposal by the Summit Hospitality Group and the one that was denied a few years ago?

Respectfully submitted by

Michael H. Hoppe
205 Windhover Drive
Chapel Hill, Nc 27514
(919) 929-7009

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, June 15, 2021 8:36 AM
To: H. Krasny
Cc: Colleen Willger; Dwight Bassett; Loryn Clark; Sarah Vinas; Chelsea Laws; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Opposition to Proposed Changes At 101-111 Erwin Rd--- Mayor & Town Council

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: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Tuesday, June 15, 2021 6:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposition to Proposed Changes At 101-111 Erwin Rd--- Mayor & Town Council
Importance: High

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

Re: Marriott Review by Council on 6-24-21; Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-3C Zoning Of the Hotel/Mixed Use& the Existing R-2 Zoning of Undeveloped Property Next To It.

Mayor & Town Council:

On Oct 10, 2018 I sent a letter of opposition to the modification of the Marriott Hotel owned by Summit Hospitality at 101 Erwin Rd and construction of a 4-story high-rise apartment house on their adjacent property at 111 Erwin Rd. They have now modified their proposal to instead add 54 hotel suites contained in a 4-story structure beside the existing 3-

story 108 room hotel opened in 2007 pursuant to a SUP (2003-03-24/R-7) approved in 2003. In addition they propose adding 52 (3-story) townhomes on the adjacent vacant property (111 Erwin Rd) that they now own. That will involve fully draining an existing pond on that parcel that has supported animal and fish wildlife in this area for many years.

For those unfamiliar with the previous proposal presented to Council by Marriott Residence Inn on Oct 17, 2018, the Mayor stated that she had recently learned that Chapel Hill hotels were BELOW capacity (ie, being underutilized by ~20%!) at that time. Mayor Hemminger expressed reluctance to open up an already approved SUP to add more density. She encouraged the applicant to think differently. Mayor Hemminger proposed that the Town also look at possibilities for mitigating stormwater on the property prior to any development there.

BACKGROUND (Surrounding Neighborhood)--

We are a community of 5 subdivisions that surround these 2 hotel properties-- Summerfield Crossing, Windhover, McGregor, Kirkwood, and Cosgrove. Combined, we have 578 residential units, some self-standing, and some townhomes. We are NOT in the Blue Hill District. It is almost exclusively a residential community with the one and ONLY one exception-- a short-stay hotel (Marriott) advertising as "extended stay" with several FIRM restrictions (a SUP) wisely imposed by the Town in 2003 to help it fit into this residential environment, and was NOT INTENDED TO BE ALTERED. FULL STOP.

It is grossly unfair to the empty nesters, retirees, new families and first-time homeowners who have moved to and invested their hard-earned life savings in this quiet neighborhood with the clear understanding and expectation of the ZONING, DENSITY, TRAFFIC, NOISE, APPEARANCE (ie, NOT disproportionately tall structures), and SAFETY (ie, free from the looming threat of flooding due to stormwater) and QUALITY OF LIFE they would be able to enjoy. Now, they are told that they MUST accept a change in all of these aforementioned factors that went into their decision to purchase their home.

AREA TRAFFIC

An estimate of the additional vehicles driving into and out of this Townhome site daily would be nearly 104 (av 2/unit). Additionally, the hotel would have allotted to it 149 additional impervious spaces, presumably on top of the existing allowance of 126 existing allotted spaces for their present hotel space (108 rooms). Now, I reference a Town authorized Traffic Study in 2016 when a previous developer (Weekley Homes) was proposing to place 59 units instead of 54 units at this same location. The study states that the Level of Service of the connector road (Dobbins Dr) at Erwin Rd which leads to Sage Rd and onto 15-501N and I-40 would FAIL (E or Failing!). That's with approximately the SAME amount of homes now being proposed (54).

Another words, the present roadway infrastructure would NOT support this estimated amount of vehicles proposed for this site. Fast forward 5 years to 2021 and traffic in this area has only gotten worse. Try to enter Sage Rd from Dobbins Dr now any time during daylight hours and early evening.

RE HOTEL SITE--

We further oppose the requested changes now occupied by the hotel. Summit Hospitality wants to change the existing ZONING (R-3C) on the hotel and its recently purchased adjacent vacant property (R-2), by abandoning this 2003 SUP and replacing it with a Mixed-Use Village Conditional Zoning District (MU-V-CZ) for the entire site, which as you know is a TACTIC that can be used by developers to eliminate restrictive stipulations in the original SUP that don't suit a developer.

The Council that approved the SUP in 2003 wisely introduced zoning and design restrictions to protect the neighbors and the neighborhood itself in the future because they wisely envisioned that this same owner would never be satisfied with what they got, after their repeated haggling with the Town and the neighbors. The owner would eventually want more and try to get more, which brings us to why we are here again haggling about this. Said then one Council member and later Mayor Kleinschmidt in 2003, he "believed it was "shoe-horning" this development into an area where it did NOT belong in the planning of that area..."

We, the neighbors, in 2003 were able to get FIXED LIMITS in an SUP on the size of the hotel complex so it could fit into (AS BEST IT COULD) the residential environment (R-2) that had existed for several decades on all sides of the adjoining neighborhood where Marriott asked to place their short-term stay hotel. No one twisted their arm to enter into this SUP.

They accepted these terms for better or worse. They bought it and they need to stop trying to wiggle their way out of it.

The hotel should NOT be allowed to renege on and blatantly disregard their FIRM bargain and commitment with the Town and the neighbors in 2003-a SUP that firmly stipulates a MAXIMUM of 108 lodging units and 4 dwelling units in a 3-story bldg MAX plus a 2-story building with small offices, and that NO building could exceed 45 ft in height.

RE RESIDENTIAL SITE

YES- a mixture of NO MORE than 20 self-standing homes or townhomes on this 5 acre undeveloped lot (now zoned R-2, 1-4 units/acre) instead of 52-units would be a proper solution and be consistent with the present zoning of this 5 acre lot which is likewise identified as R-2 in the 2001 & 2020 Land Use Plans recommended.

Finally, as specified in the SUP there is a recorded DEED RESTRICTED BUFFER involved with the property on which the Marriott is built:

"A buffer of existing vegetation, a minimum of 100 feet in width, shall be maintained along the joint property line of the property..." This restriction is very likely why the owner wants to eliminate their present zoning (R-3C), and with it the restrictive stipulations of their SUP so they can grab MORE land. I suspect they want that buffer that has protected us since they arrived to be gone so they can put more buildings on their property and NOT have to abide by their SUP that also states NO building shall be placed closer than 175 feet to the joint property line, NOT closer than 100 feet to any other property line and NO building shall exceed 45 feet in height and 3-stories.

They have a grand plan and the neighbors be damned!

COUNCIL-- PLEASE don't let Summit do away with these commitments (SUP) with one-fell swoop of a work-around to eliminate the Zoning of the land on which the Hotel sits (R-3C) and the additional land it wishes to build on (now zoned R-2). Make them live up to their promise and be satisfied with what they have, instead of green lighting them to build and take over more of this traditionally ALL RESIDENTIAL neighborhood. And PLEASE set reasonable limits on the amount of residences they can put in that small 5-acre site to

20 homes PERIOD, instead of stuffing 52 families into a space meant for half as many people, like you package sardines in a can. It's unhealthy. It's NOT a dormitory.

Thank you for listening.

Harvey C. Krasny
Resident
Summerfield Crossing
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, June 17, 2021 8:45 AM
To: Michael Hoppe
Cc: Colleen Willger; Judy Johnson; Chelsea Laws; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

Thank you Michael, 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: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Thursday, June 17, 2021 12:11 AM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>
Cc: jreesnc@gmail.com
Subject: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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

Good evening, Jeanette Coffin!
Would you be so kind as to pass on my notes below to the members of the Planning Commission who discussed two nights ago Planning Project #20-082. Please make it also available to the Mayor and the Town Council members since they will be discussing the proposal on June 23.
Thank you in advance for your assistance.

Dear Members of the Planning Commission!

I “participated” (if that is the proper word; please see below) last night in the discussion of the 101-111 Erwin Road project, proposed by the Summit Hospitality Group and presented by Mr. Scott Radway. Please allow me to share with you some of my observations, thoughts, and feelings during and after the meeting, without getting into the specifics of the merits or demerits of the proposal.

I realize that you have a tough job, whether you are a volunteer or salaried member of the Commission. Chapel Hill is under a lot of pressure to grow. The challenge, of course, is what type of growth will help it remain a desirable place to live and work for a wide range of people. I commend and respect you for putting your time and effort into this struggle.

Now to my observations (without naming names), thoughts, and feelings: (1) This was a public meeting, yet you had to be prompted twice to invite public input; (2) the public raised questions, before and during the meeting. They were hardly addressed; (3) you had opportunities to ask questions, such as, what will the square footage of a townhouse be, what will be the cost of an average townhouse, what type of income group is targeted, etc., but only few of you did; (4) one of you, in full sight of everyone, seemed to be preoccupied with something else; (5) another member had a lot of opinions about walkability, traffic, and cars departing from the hotel. However, I do not remember him asking the presenter probing questions about these issues; (6) another member was unable to answer a question about the conditions that other town commissions had placed on the project; (7) still another member cited a traffic study without providing the year and month of the data collection. On the whole, I did not observe the engagement, preparation, and investigative rigor that the process deserved.

Throughout the meeting, I could not help but wonder whether or not the complications, such as stormwater controls, parking spaces, green spaces, and so on, and conditions placed upon the project by other town commissions were not largely a direct function of the proposed size of the development. Even though the lot has become smaller due to the approved Christ Community Church development, the number of proposed units to be built and the addition of 54 hotel rooms don’t seem to be significantly different from the original proposal that was denied by the Town Council a few years ago. In addition, talking about green spaces, connectivity, and walkability in such a cramped development strikes me as laughable. I tried to picture myself walking inside the proposed development, with parked cars to my left and right and cars coming and going. How narrowly have we come to define walkability these days? And then, I thought of the seven affordable units that are part of the proposed project. I know that affordable housing is a pressing need in our town, but can the town’s approval for such an inappropriate project be bought so easily? Overall, I kept thinking that the developer was trying hard to put a lot of “lipstick” on his proposal, but as the saying goes even when you put lipstick on a pig, it is still a pig.

I left the virtual meeting feeling that I had wasted my time, that my and others’ input was ignored, that past and current concerns and objections were dismissed out-of-hand, such as “traffic will be minimally impacted,” (even though there will be an additional 100 cars coming from and going into the proposed development, not to speak of the additional traffic from the hotel ---and the Christ Community Church), and that the Planning Commission’s decision to recommend approval of the project to the City Council had been a foregone conclusion. I also felt that the members of the Planning Commission were overly deferential to Mr. Scott Radway and let him off the hook with vague or no answers to important questions. I felt that his presentation obscured more than it revealed, and I was waiting and hoping that you, the members, would ask some probing question. Alas, only very few of you did.

In closing, please on the whole, be better prepared next time, make the word “public” meeting count and involve the public sooner and respond to their questions and concerns better, ask more probing questions and have good data instead of voicing opinions, and engage more fully. I admit that this a tall order given the nature of your work and the many pressures under which you do your work. But if you don’t live up to it, those of us who want to be part of the solution will feel ignored, discounted, and will conclude, rightly or wrongly, that you don’t care.

Sincerely,

Michael H. Hoppe
205 Windhover Drive
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 23, 2021 3:35 PM
To: bookercreek1@gscapt.com
Cc: Colleen Willger; Dwight Bassett; Chelsea Laws; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Objection to proposed Marriott Residence Inn expansion and Summit Place Townhomes development on Erwin Road
Attachments: 20210623145254577.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.

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: Booker Creek Apts MGR [mailto:bookercreek1@gscapt.com]
Sent: Wednesday, June 23, 2021 3:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Objection to proposed Marriott Residence Inn expansion and Summit Place Townhomes development on Erwin Road

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 Members,

I have attached my letter of objections to the proposed Marriott Residence Inn expansion and Summit Place Townhome development.

I appreciate you taking the time to review the letter. Please consider taking our concerns into consideration.

Sincerely,
Pamela Tekumalla

Booker Creek

2525 Booker Creek Rd. 7-A

Chapel Hill, NC 27514

Phone: 929-0404 Fax: 929-0422

Date: 6/22/2021

Dear Mayor and Town Council Members,

I am contacting you to express our concerns regarding the proposed hotel expansion of 54 rooms on top of the existing 108 rooms and the 54 townhomes (Summit Place) on the adjacent 5 acres, instead of the 20 units (R-2, 4 units allowed per acre. We believe that this development will have a significant negative impact in the Booker Creek and the surrounding neighborhoods.

The hotel plans to keep the existing 3-story building with 108 suites. They will demolish the existing 2-story building in the NE corner where there are the 4 condominium residences and some businesses, which allowed them the original Mixed Use permit. They plan to replace it with a 4-story building with 54 suites, which will give them 162 rooms. Imagine looking out your window and having to look at that 4-story structure every day, instead of single family homes!

Also, their Summit Place Townhomes development, which would be 52 homes on only 5 acres on the vacant lot next to it. I believe the drawing that I saw only showed a 45 foot buffer between the common property line with Summerfield Crossing on Berry Patch Lane and their townhome community, instead of the 100 foot buffer located behind Woodbridge Lane. They said that they would keep the deed-restricted 100 foot buffer between the common property line with Summerfield Crossing on Woodbridge lane and the hotel. I have doubts that they will hold to that, if the zoning changes to MU-VCollector. I think this would eliminate their restrictive Special Use Permit. Would this allow them to expand at a later date?

During the Council meeting on 10/17/2018, we voiced our strong opposition to the Marriott Residence Inn's concept proposal to construct high density high-rise apartments on the previously mentioned 5 acre site located next to their present location. We were also opposed to their request to expand the existing hotel from 108 to 170+ rooms and from 3 stories to 5 stories on their existing 12.3 acre site located next to the 5 acre site. I felt that The Council heard our concerns, and was leaning in favor of not recommending these two proposals. It appears that the

Town's Planning Department didn't agree, or we wouldn't still be battling this issue. We don't want the neighborhood of 7 subdivisions to be forced into anything other than a RESIDENTIAL COMMUNITY.

We have experienced flooding at our property several times, as well as in the area, so the removal of more trees and the addition of non-permeable surfaces will increase flooding in the area. The type of clay soil in our area is not conducive to water absorption. There is so much new construction in the area we still don't know how all of this is going to add to the current flooding situation. If the Town does not have the funds to solve the current area flooding, why are we allowing so much more development in flood prone areas? If the Town allows additional development in flood prone areas and it causes more area flooding, will people be willing to purchase homes and businesses here? With all the new housing that has been built, do we really need more?

Changing the current Land Use on these two sites would permanently change the entire character of our wonderful neighborhoods, thus affecting our quality of life. It will negatively impact the wildlife in the neighborhood, as well. All of these things mean property values will be negatively impacted. A home is the largest investment most families will make in their lifetime. How would you feel, if this happened to your property?!

You are sacrificing the very things that attract people to Chapel Hill...its Southern Charm, complete with lots of trees, quaint buildings, and wildlife! That my friends, is the heartbeat of Chapel Hill!

We implore you to hear our voices. Please take all of this into very careful consideration.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Tekumalla".

Pamela Tekumalla
Property Manager

Amy Harvey

From: Michael Hoppe <mheinzhoppe@gmail.com>
Sent: Tuesday, June 22, 2021 10:46 AM
To: Jeanette Coffin
Cc: Colleen Willger; Judy Johnson; Chelsea Laws; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: Re: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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Good morning, Jeanette Coffin!

Thank you for your assistance in the past. Here is another e-mail (in *italics*) to the Mayor, Town Council Members, and "appropriate staff."

Best wishes.

Michael

Dear Mayor Hemminger, dear Council Members, dear Staff Members!

As I stated a number of times before, I greatly admire and respect you for the time and energy that you devote to making Chapel Hill a good place to live for a wide range of people. I thank you for that!

As I reflect on the meetings that I have attended over the years, in particular those on Christ Community Church and the Summit Hospitality Group's proposals on Erwin Road, I cannot help but ask myself the following questions. I beg you to always have them uppermost on your mind, too.

- 1. Who and what is primarily driving the urbanization of our town? Is it us or external investors?*
- 2. Where are our green spaces (aside from Bolin- and Booker Creek)? Will the UNC campus be the only one left?*
- 3. What makes our town unique? Can we describe its "uniqueness" vis-à-vis Durham and other increasingly urbanized towns and, if so, what do we do to retain and/or create it anew?*
- 4. Do we really need a Residence Inn extension on Erwin Road or a new hotel on Columbia/Rosemary when the current hotel occupancy rate is low? Aren't we in greater need of greenspaces, affordable housing, and places to gather without noisy traffic surrounding us?*
- 5. Are we becoming more and more a "transient town" with an increasing number of shopping centers, hotels, B&Bs, and short-term rentals in neighborhoods that attracts out-of-town shoppers, visitors to football/basketball games, or tourists? If so, who decided to steer us in that direction?*
- 6. How comfortable do you feel that public input into your decision-making on proposed development projects is truly heard and considered by you? How would you try to convince someone that it is?*

On this last point, I may or may not (virtually) attend tomorrow's Town Council Meeting. Once again, it will be close to midnight before the Erwin Road project will likely be discussed. If I won't be present, please consider these questions my contribution to that meeting.

Respectfully submitted,

Michael H. Hoppe

205 Windhover Drive

Chapel Hill, NC 27514

(919) 929-7009

From: Jeanette Coffin <jcoffin@townofchapelhill.org>
Date: Thursday, June 17, 2021 at 8:45 AM
To: Michael Hoppe <mheinzhoppe@gmail.com>
Cc: Colleen Willger <cwillger@townofchapelhill.org>, Judy Johnson <jjohnson@townofchapelhill.org>, Chelsea Laws <claws@townofchapelhill.org>, Dwight Bassett <dbassett@townofchapelhill.org>, 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>, Tai Huynh <thuynh@townofchapelhill.org>, Amy Harvey <aharvey@townofchapelhill.org>, Ann Anderson <aanderson@townofchapelhill.org>, Carolyn Worsley <cworsley@townofchapelhill.org>, Laura Selmer <lselmer@townofchapelhill.org>, Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>, Maurice Jones <mjones@townofchapelhill.org>, Michael Simms <msimms@townofchapelhill.org>, Rae Buckley <rbuckley@townofchapelhill.org>, Ran Northam <rnortham@townofchapelhill.org>, Ross Tompkins <rtompkins@townofchapelhill.org>, Sabrina Oliver <soliver@townofchapelhill.org>
Subject: RE: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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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: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Thursday, June 17, 2021 12:11 AM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>
Cc: jreesnc@gmail.com
Subject: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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I realize that you have a tough job, whether you are a volunteer or salaried member of the Commission. Chapel Hill is under a lot of pressure to grow. The challenge, of course, is what type of growth will help it remain a desirable place to live and work for a wide range of people. I commend and respect you for putting your time and effort into this struggle.

Now to my observations (without naming names), thoughts, and feelings: (1) This was a public meeting, yet you had to be prompted twice to invite public input; (2) the public raised questions, before and during the meeting. They were hardly addressed; (3) you had opportunities to ask questions, such as, what will the square footage of a townhouse be, what will be the cost of an average townhouse, what type of income group is targeted, etc., but only few of you did; (4) one of you, in full sight of everyone, seemed to be preoccupied with something else; (5) another member had a lot of opinions about walkability, traffic, and cars departing from the hotel. However, I do not remember him asking the presenter probing questions about these issues; (6) another member was unable to answer a question about the conditions that other town commissions had placed on the project; (7) still another member cited a traffic study without providing the year and month of the data collection. On the whole, I did not observe the engagement, preparation, and investigative rigor that the process deserved.

Throughout the meeting, I could not help but wonder whether or not the complications, such as stormwater controls, parking spaces, green spaces, and so on, and conditions placed upon the project by other town commissions were not largely a direct function of the proposed size of the development. Even though the lot has become smaller due to the approved Christ Community Church development, the number of proposed units to be built and the addition of 54 hotel rooms don’t seem to be significantly different from the original proposal that was denied by the Town Council a few years ago. In addition, talking about green spaces, connectivity, and walkability in such a crammed development strikes me as laughable. I tried to picture myself walking inside the proposed development, with parked cars to my left and right and cars coming and going. How narrowly have we come to define walkability these days? And then, I thought of the seven affordable units that are part of the proposed project. I know that affordable housing is a pressing need in our town, but can the town’s approval for such an inappropriate project be bought so easily? Overall, I kept thinking that the developer was trying hard to put a lot of “lipstick” on his proposal, but as the saying goes even when you put lipstick on a pig, it is still a pig.

I left the virtual meeting feeling that I had wasted my time, that my and others’ input was ignored, that past and current concerns and objections were dismissed out-of-hand, such as “traffic will be minimally impacted,” (even though there will be an additional 100 cars coming from and going into the proposed development, not to speak of the additional traffic from the hotel ---and the Christ Community Church), and that the Planning Commission’s decision to recommend approval of the project to the City Council had been a foregone conclusion. I also felt that the members of the Planning Commission were overly deferential to Mr. Scott Radway and let him off the hook with vague or no answers to important questions. I felt that his presentation obscured more than it revealed, and I was waiting and hoping that you, the members, would ask some probing question. Alas, only very few of you did.

In closing, please on the whole, be better prepared next time, make the word “public” meeting count and involve the public sooner and respond to their questions and concerns better, ask more probing questions and have good data instead of voicing opinions, and engage more fully. I admit that this a tall order given the nature of your work and the many pressures under which you do your work. But if you don’t live up to it, those of us who want to be part of the solution will feel ignored, discounted, and will conclude, rightly or wrongly, that you don’t care.

Sincerely,

Michael H. Hoppe

205 Windhover Drive

Chapel Hill, NC 27514

Amy Harvey

From: Rebecca Smith <rebeccacastorsmith@gmail.com>
Sent: Tuesday, June 22, 2021 4:33 PM
To: Town Council
Subject: Thoughts about Erwin road hotel and townhomes project
Attachments: Submitted Erwin Rd SUP Petition from Windhover and Old Oxford09262020.pdf

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

June 22, 2021

Dear Mayor and Chapel Hill Council Members,

I am writing to you to convey my concerns about #20 on Wednesday's agenda about the proposed change in zoning of the current SUP which would facilitate changes to allow building a 4- story tall hotel facility and 52 townhouses on Erwin Road.

I am a resident of the Windhover subdivision, which has our only two access points into our neighborhood directly opening onto Erwin Road. I have also served as HOA president of Windhover subdivision since 2008. I will remind you that our neighborhood members wrote letters and attended many committee and council meetings in 2013 protesting the then 20 proposed townhomes (on land that then included what will now be the Christ Church to be built on the Erwin/Old Oxford Road), across the street from Windhover. We were pleased and relieved that the town council turned down the Summit developers then and allowed the SUP to remain.

More recently, our neighborhood made a very definitive effort to convey our concerns about the Christ Church project that was proposed in 2020. We carried out a petition drive, spoke at numerous meetings and delivered 47 signatures of homeowners who were opposed to the building of the church due to traffic concerns, stormwater drainage concerns, building height concerns and our *"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."* This use was approved. I recall clearly Mayor Hemminger then commenting for us not to be worried, as our concern about the hotel project would not necessarily be streamlined in the future by the Christ Church project. I am extremely concerned that this is not the case. I feel strongly that the reasons against the church project are still valid and are why I disapprove with the current proposal. I'm attaching the petition copy sent earlier to validate and clarify the stance of myself and my neighbors that also is relevant to the current issues.

Now we are being asked to approve of a 4 -story hotel close to neighborhoods where all of the buildings are one or two stories tall. Rather than the 20 townhomes proposed in 2013 on the larger plot of land that will now accommodate the church, the current proposal is calling for 52 three story townhomes in a much smaller space.

I am not against development of this property. However, I believe strongly that just because these developers are persistent does not necessitate the council to bow down to their requests. The issues with their plan are numerous. Firstly, traffic will be drastically affected with 52-104 potential cars that must enter and leave their homes via Erwin Road. This does not take into concern the additional cars from the increased capacity in the hotel facility. I question the timing of the traffic studies presented as not being done during peak school or rush hour traffic. Secondly, the common area proposed sounds nice but is extremely small given the possible population of the 52 proposed townhomes are considered. Thirdly, stormwater may be "managed" but I have not heard clear affirmation that the impervious surfaces that will occur with the roads and driveways will not exacerbate the water drainage issues. Forth, the 4-story hotel

building is out of character of any of the homes and townhomes in the neighborhoods along Erwin Road and will loom high above them. I urge a no vote on this proposal.

Sincerely,

Rebecca Smith

207 Windhover Dr.

Chapel Hill, NC 27514

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):






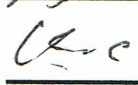
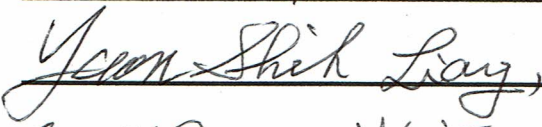

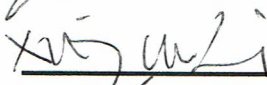
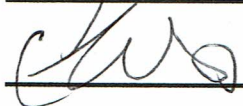
1. We desire to preserve the quality, character, and value of our neighborhoods, zoned low-density residential.
2. We fear that a SUP for Christ Community Church will set a precedent for other mixed-use developments to encroach on our neighborhoods, such as the Marriott Hotel project.
3. We consider 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) 988-05
<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
	Sizsz 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

PETITION

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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. ^{CH, NC} 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	wm.ramadan@gmail.com
	Ghada Ramadan	107 Windhover Pl	gigiramadan@gmail.com
	LIQING LU	101 Windhover pl	louchie.lu@yahoo.com

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):

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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 M. Walsh</i>	Patrick M. Walsh	104 Windhover Dr.	PADRAIGMCSHANE@AOL.COM
<i>Stanley</i>		220 Windhover	somewhere@aol.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, June 25, 2021 8:59 AM
To: Michael Hoppe
Cc: Colleen Willger; Chelsea Laws; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Michael Simms; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Thursday, June 24, 2021 7:09 PM
To: Jeanette Coffin <jcoffin@townofchapelhill.org>
Subject: Re: 101-111 Erwin Road (Planning Project #20-082), Summit Hospitality Group, LLC

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

Good evening, Jeanette Coffin!

Thank you for your assistance in the past. Here is yet another e-mail (in *italics*) to the Mayor and Town Council Members. Please pass it on to them.

Best wishes.

Michael

Dear Mayor Hemminger, dear Council Members!

To put some details onto my metaphor of putting “lipstick on a pig” that I made last night.

The “pig” of course is the Summit Hospitality Group’s project:

- 1. It’s too big for the size of the property.*
- 2. It’s in disharmony with the surrounding residential neighborhoods.*
- 3. It encourages multi-purpose use developments to further encroach on those neighborhoods.*
- 5. It would create additional stormwater threats to the neighborhoods below.*
- 6. It threatens increased traffic and traffic-related dangers.*

The “lipstick” notion captures the many attempts to make it look good:

- 1. Collaborating with Christ Community Church on water run-off and a connector.*
- 2. Proposing townhouses instead of the original apartment buildings.*
- 3. Offering a few affordable housing units.*
- 4. Including three small “common” areas, two of them of square footage similar to my house.*
- 5. Showing lots of green and even a small pond in the middle of the proposed development even though many trees will have to be cut down in the first place.*
- 6. Talking about creating a walkable “neighborhood” not just a housing development.*

Well, the proposed project at its core remains a car-centric housing development in too small a place with too many units and disharmonious with nearby neighborhoods and undesired by the majority of those who live in them. As I said before, I am in favor of developing that piece of land, but please do not allow a “pig” to ruin it and the residential character of the surrounding neighborhoods.

Respectfully submitted,

Michael H. Hoppe

205 Windhover Drive

Chapel Hill, NC 27514

(919) 929-7009

Amy Harvey

From: Su Han <sujinhan77@yahoo.com>
Sent: Wednesday, June 23, 2021 1:52 PM
To: Town Council
Subject: Rezoning

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

Hello,

My name is Su Han and I'm the resident of 105 woodmark ct. chapel hill.
I do NOT want our neighborhood rezoned.

Thank you,
Su

Sent from my iPhone