

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 10, 2023 10:57 AM
To: Jameson Wildwood
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Support for Zoning

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: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Tuesday, January 10, 2023 10:34 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Zoning

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

I'm so glad you are proposing zoning changes!

Me and many others support denser housing in Chapel Hill. Please stay the course and get it done!!

--

Jameson Triplett Wildwood

tealcosmo@gmail.com

+1 415-335-0856

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 10, 2023 10:58 AM
To: Tab Combs
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: in support of missing middle housing

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

From: Tab Combs <tab.combs@gmail.com>
Sent: Tuesday, January 10, 2023 9:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: in support of missing middle housing

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

Dear Mayor Hemminger and Town Council:

I am writing to express my support for missing middle housing, and my deep appreciation to Town Council for your willingness to discuss the elimination of R1 zoning. It is no longer sustainable--and probably never was--to restrict residential development in Chapel Hill to the low density imposed by R1 zoning. Allowing the creation of smaller homes, duplexes, and fourplexes in our neighborhoods is the right move, and essential if we hope to provide a sustainable, equitable, resilient future for our community.

Thank you so much for bringing this matter to the table.

Tab Combs
Oakwood Dr

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 10, 2023 11:01 AM
To: Rebecca Bruening
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Support for "missing middle housing"

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rebecca Bruening <rebecca.bruening@gmail.com>
Sent: Tuesday, January 10, 2023 10:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for "missing middle housing"

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 Chapel Hill resident and single-family home owner. I would like to express my support for proposed zoning changes to allow more diverse and affordable housing options in our neighborhoods. I believe it is important to make housing more accessible and affordable for those who work in Chapel Hill and who want to raise their families here, as well as to provide more options for on-site cottages for multigenerational living. Thank you for working on this important issue.

Sincerely,
Rebecca Bruening
1110 Willow Drive, Chapel Hill

--

Rebecca Bruening
(she/her/hers)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 10, 2023 11:02 AM
To: John Van Hoy
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: R-1 and R-2 zoning changes

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

From: John Van Hoy <johnvanhoy@gmail.com>
Sent: Monday, January 9, 2023 10:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: R-1 and R-2 zoning changes

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

Dear town council,

I am not in support of removing R-1 and R-2 zoning. I will be at the town council meetings to challenge such proposals, and I will also vote against any council person who supports them.

Thank you for listening to a concerned community member.

John Van Hoy
711 Emory Dr, Chapel Hill, NC 27517

--

John Van Hoy
(650) 797-9562

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 11, 2023 10:05 AM
To: Duane Abbott
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: R-1 Zoning

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From: Duane Abbott <duaneabbott@icloud.com>
Sent: Tuesday, January 10, 2023 6:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: R-1 Zoning

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

Hello,

I'm just hearing that the Council will be voting on lifting the R-1 zoning for the Town. I don't understand how this monumental change is just now coming to my attention.

- Please, **list for me the efforts that the Council has made to make all residential property owners in the Town aware of this is change.**

- In addition, **will the Council Members who potentially have any interests that could benefit from this change be abstaining from voting?**

Thank you.

Duane Abbott
647 Wellington Drive

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 11, 2023 3:49 PM
To: David Schwartz
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Proposed town-wide zoning change

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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From: David Schwartz <dschwartz1965@mac.com>
Sent: Wednesday, January 11, 2023 3:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed town-wide zoning change

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

Mayor and Council Members,

The proposal to upzone neighborhoods throughout Chapel Hill for greater residential density will likely increase the appraised value, and thus the tax liability, of the upzoned parcels. What steps does the Town plan to take to protect existing homeowners from being displaced by the tax increases related to the zoning change? It would be tragic indeed if a legislative action undertaken to make housing more affordable ended up making existing housing less affordable and displacing the town's least affluent homeowners.

Relevant reading: [Who Benefits from Upzoning? On Housing Affordability and Equity](#)

Cheers,

David

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 11, 2023 4:13 PM
To: Jim Alexander
Cc: Sarah Vinas; Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Elimination of R-1 & R-2 zoning

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

From: Jim Alexander <pennajim@gmail.com>
Sent: Wednesday, January 11, 2023 4:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Elimination of R-1 & R-2 zoning

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

Good morning,

I would like to state our strong objection to the elimination of these R-1 & R-2 zones.

While it may be noble to try to fill the "missing middle" housing stock in Chapel Hill, it is not fair to homeowners who expect their neighborhoods to remain true to their original character. A couple of out of character 4 plexes suddenly appearing on their street is not an expected outcome for those of us who purchased in established neighborhoods. It is just not the right way to address the problem.

We do live here and our wishes count as well as the future occupants who you are proposing to accommodate.

Respectfully,

Linda & Jim Alexander
210 Stagecoach Rd
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 12, 2023 10:13 AM
To: Sallie Shuping Russell
Cc: Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: "Missing Middle" LUMO proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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From: Sallie Shuping Russell <blueheaven02@aol.com>
Sent: Wednesday, January 11, 2023 11:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Missing Middle" LUMO proposal

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 with regard to the "Missing Middle" proposal that is being discussed this week by Council. I completely agree that we need more housing for middle income people but this recommendation is being brought forward without sufficient time for the town residents to consider it and without enough economic analysis available for the public to study. It is a huge proposal that affects virtually every homeowner that owns a single family residence, and that residence is likely the most valuable asset most people own. A proposal like this has the potential to negatively affect

these assets' values - but perhaps it wouldn't. I don't know what the actual proposal is for ownership of these additional units or other details. Citizens need more time to assess and assimilate this new LUMO proposal - it needs additional socialization amongst the Town citizens. I therefore ask Council to delay a vote on this and put together a committee of citizens to evaluate it; such committee should include people who can do detailed economic analyses as well as housing analyses. After this a more specific proposal should come forward, rather than something as broad as what is presented in this plan.

From what I can tell looking at Town websites, the Planning Commission approved this in October but the idea wasn't presented more broadly until a consultant's report was given to the Council's Economic Sustainability Committee on Dec 2. I heard nothing about this until I received an email last week from Council member Karen Stedman. Then I received emails from my neighbors telling me this was being considered imminently, with public hearings today and tomorrow, with an anticipate vote in two weeks, on January 25. This is simply not enough time for a proposal this large to be approved when it affects so many residents and their largest asset, their homes.

We need additional information about who would own these units and how they would trade in the marketplace. As much as I'd like to think these units would stay middle-income housing, if they are built in high demand areas those units will likely appreciate to be out of reach of this middle market over time, unless we have a plan for repurchase or something similar to what Habitat does. Other options should also be considered for the missing-middle. For example, have we seriously considered building these homes/units on part of the Legion Road property? We have focused a lot on building "affordable housing" there but if Chapel Hill has a high need for middle-income families then using part of the Legion Road property may be a higher use of that property. These are questions I think we all need to consider when assessing the plan being presented here. It may be that this proposal is the best option. But there are too many factors that are not answered here for Council to move this plan forward in its current state.

Sincerely,
Sallie Shuping Russell

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 11:33 AM
To: Jonathan Robinson
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: writing in support of zoning changes

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: Jonathan Robinson <jrob_21@yahoo.com>
Sent: Tuesday, January 17, 2023 8:53 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: writing in support of zoning changes

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

Good Morning Mayor and Town Council Members:

I am writing in support of the proposed zoning changes on the agenda for a vote on Jan 25. We moved from the Atlanta area to Chapel Hill this summer. Atlanta is dealing with the same sort of zoning, affordability, and other housing issues it looks like you are trying to address here. We believe in diverse, dense communities with easy transit and commute options other than cars. These zoning changes should have a positive effect in that regard and are all for it.

Thank you for the work you have done on this and the thoughtful consideration given to many different stake holders.

Have a great day.

Best,
Jonathan Robinson
Caswell Road

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 11:45 AM
To: barbara driscoll
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Housing Choice Lumota - Proposed zoning changes for residential single family housing

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

From: Barbara Driscoll <btdriscoll@bellsouth.net>
Sent: Saturday, January 14, 2023 2:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choice Lumota - Proposed zoning changes for residential single family housing

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

Dear Mayor and Council,

I am very concerned about the proposed residential zoning changes that the town is considering in your January 25th meeting for the following reason:

1) There has been a lack of public notice on these changes. If a resident was to request a zoning change for their lot then there would be an entire process of public notification

that would be required. This process has not been transparent or advertised. At a minimum every residential lot that would be impacted should be sent a written notification that the town will be changing their residents zoning to something else. This process appears very rushed and intentionally so.

2) The information provided in the public meetings was inadequate. HOAs would be exempt, yet were not identified in the map. The public can not determine what is the scope of the proposed changes and which residents would be impacted without better delineation. From the presentation, it was not apparent that staff are aware of which areas are included or excluded.

3) While the intent of the proposed zoning changes is to produce more middle housing that is very doubtful. Glen Lennox area was the perfect middle housing area, and yet that will be turned into more apartments. It is unreasonable to assume that a developer who purchases a single residence with the intention of creating a du-, tri- or quadplex would not sell those units for much higher than middle class rates. It was also mentioned during the public meeting that probably large corporations would purchase these lots and turn them into corporate rentals as we see happening across the state. How will this create "community" in our neighborhoods?

4) I'm very concerned about the loss of canopy trees due to the rezoning and building. We already have a serious decline in biodiversity and habitat, this will only exasperate that as small houses will be razed for larger ones. Even if the developer must maintain the same footprint, there will be a need for additional garages and driveways which will end up leaving many treed lots with nothing but concrete. Any ordinance changes should also include no increase in size of the driveway footprint.

5) Why not rezone some of the areas currently zoned for apartments into middle-housing?

Thank you for responding to these comments.

Barbara Driscoll
Chapel Hill, NC USA

How can we consider something sustainable if it doesn't sustain life? Plant native!
Doug Tallamy

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 11:45 AM
To: Charles Fiore
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Re. Removal of R-1 Zoning

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: Charles Fiore <lcfiore1@gmail.com>
Sent: Saturday, January 14, 2023 2:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Advisory Boards <advisoryboards@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Jacob Hunt <jhunt@townofchapelhill.org>
Subject: Re. Removal of R-1 Zoning

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

Dear Mayor Hemminger and Town Council,
I am a Chapel Hill resident (Estes Hills). On Wednesday, Jan 11, I attended the public information session about the "Complete Communities" proposal to remove R-1 zoning.

It was clear from that meeting that the Planning Commission -- and so, likely the Town Council and Mayor's Office -- have not thought through all the ramifications of removing R-1 zoning from Chapel Hill. There were many questions that couldn't be answered. It was also clear that many, perhaps most, Chapel Hill residents are unaware of this pending decision, and many of those who do know about it aren't sure how they'll be affected.

Given the lack of information shared with Chapel Hill residents about this change; how many questions the Planning Commission is unable to answer at this time; that we're just coming out of the holiday season where many people haven't been paying attention to civic news; and given, to use one example, how poorly the Estes Connectivity Project has gone due to the utter lack of communication among all parties involved; I would like to see the Town Council and Mayor's Office delay a vote on removing R-1 zoning until more information can be gathered by the town and shared with the community.

I would like to see the Town Council and the Mayor's Office slow down this process. There is no harm in delaying by a matter of months, especially given the implications of this decision for so many residents of Chapel Hill.

Thank you.
Charles Fiore
Caswell Rd.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 11:46 AM
To: strausshaus18@gmail.com
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

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Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Saturday, January 14, 2023 1:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/14/2023 1:51 PM
Response #: 655
Submitter ID: 15401
IP address: [207.243.178.123](#)

Time to complete: 14 min. , 53 sec.

Survey Details

Page 1

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

1. Name

Nancy Strauss

2. Residency*

I am a resident of Chapel Hill

3. Message

You are considering major changes to the Chapel Hill neighborhood zoning regulations.

- 1) Please MAIL a LETTER to each homeowner whom this zoning will impact.
- 2) Allow enough TIME for those homeowners to respond to your proposals BEFORE you vote on this.

This is the only fair way to handle this major issue. Zoning is crucial to our city planning.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

strausshaus18@gmail.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.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 12:24 PM
To: David Adams
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Controversial zoning change

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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

From: David Adams <david.adams.4383@gmail.com>
Sent: Tuesday, January 17, 2023 12:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Controversial zoning change

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

Mayor and Council Members:

I write to express my great concern regarding the fast-track process you are using to make a major and inequitable change to current zoning of single-family neighborhoods without HOA or NCD protection. Have you really thoroughly considered all the consequences of this change? Here is what former Mayor Kevin Foy has posed to a resident of Glen Lennox:

- "1) What are the transportation/traffic implications of this blanket zoning change for greater density townwide? Has the town planned to accommodate and pay for this? How? More public transit? New roadway construction? New bike paths? New sidewalks? What are the traffic/pedestrian/planning projections for this new infrastructure?
- 2) What are the utility implications? Do we have sufficient water? Will we need to tap the polluted water in Jordan Lake? What will be the cost for tapping and treating this water source? What are the implications for development once we have access to Jordan Lake? Will there be legally required new tap-ons? What will be required for sewer upgrades? Who will pay for this? What is the anticipated cost? Will the rural buffer be abandoned? Will Chapel Hill begin to sprawl?
- 3) How will increased electricity demand be accommodated? Will there be larger utility lines throughout town? Will existing neighborhoods need substations? Are there plans for where those substations and utility line upgrades will go and when they will occur?
- 4) What are the potential implications for property tax increases to pay for increased demands on town services? How should we plan for that? For example, a property that formerly generated garbage in one volume now generates garbage in a greater volume. A property that formerly had police/fire/library needs for one demand now has additional demand. What is the projected budgetary plan for this? What is the basis for these projections? What is the capital improvements plan? Does it accommodate these needs? Will residents be able to shoulder the tax increases?

The Council is basing this change on a consultant's fear that Chapel Hill will turn into Palo Alto. I've never been to Palo Alto so I don't know what we should fear about that. But I do think that the costs of addressing this consultant's fears should be quantified before we as a town decide that it's worth it to lift our zoning limits and open up the town to development. Who's going to pay to avert this apparent Palo Alto crisis we face?

As to what residents should do - people need to tell the Council that this is a significant change that should be slowed down. Why is it a good idea? Zoning serves to provide stability to neighborhoods - shouldn't we discuss abandoning it? If it's a good idea to change zoning wholesale to allow for much greater density everywhere, shouldn't we all learn about it? If it's such an exciting idea, we should all want to talk about it and plan for it.

Or is it an ideal that the Council has embraced, in the name of inclusivity or affordability or another value? That's fine - but if that's the case, then help us embrace it too.

If this is a good idea, then people should have time to think about it and discuss it. If it's just the "values" that some council members embrace, then it's just an experiment that may or may not yield good results.

You're welcome to forward my questions to anyone you think might be interested."

Please heed Mayor Foy's advice and DELAY ACTION on this highly controversial issue!

Sincerely,

David Adams
Resident, Colony Woods

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 17, 2023 3:18 PM
To: Maria De Bruyn
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Rezoning project comments and questions

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: Maria De Bruyn <mdebruynphotography@yahoo.com>
Sent: Tuesday, January 17, 2023 2:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning project comments and questions

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

17 January 2023

Dear Mayor and Council Members,

My gratitude goes out to town residents who do not live in my neighborhood for news which they passed on about Town Council plans to change residential zoning in a large number of Chapel Hill neighborhoods. I was able to listen to the

Town's recording of the 11 January 2023 information session and attended the 12 January 2023 session; valuable information was provided and vital questions needing answers were addressed.

Most of these questions were noted for a later answer on the town website. Only one was answered on the spot, as I recall: **Is there a guarantee that rezoned lots will not be purchased by developers who then build multiple living units that will be rented out to students rather than be sold as affordable homes to middle and lower income people? It was acknowledged that there is no way to prevent this from happening.**

Striving for more affordable housing in this town is most certainly an effort worth pursuing. Our community can only benefit if there are more residents of middle- and lower-incomes who can enjoy the amenities on offer. The plan for wholesale rezoning, however, carries with it a not inconceivable risk of failing to meet this goal.

I look forward to answers to the questions at the end of this letter. In the meantime, I ask that the Council put any decision-making on this proposal on hold (i.e., not holding a vote on 22 February 2023) and continue considering/investigating other means for achieving the laudable goal of increasing more affordable housing, e.g.:

1. Discuss with NCD/HOA neighborhood residents the possibility of an expedited process for rezoning specific lots that come up for sale to permit construction of duplexes and triplexes (and space for 4-6 cars); i.e., by making exceptions to NCD/HOA standards without changing the NCDs/HOAs overall.
2. [Seek additional grants](#) to enable non-profits to construct /purchase housing for members of their target populations rather than students. Create a (temporary) town employee/free-lance position to pursue such grants as their sole focus.
3. Change the Inclusionary Zoning Ordinance so that there is no longer an option for payments-in-lieu and change the set-aside percentage for affordable housing for new residential developments to 30%.

Also, please provide detailed answers to the following questions:

1. The Town cannot prevent lots being sold to developers who would then build the maximum number of units allowed so that they can be rented out to students (this is a college town after all):
 - a. Has the Town discussed with UNC changing their rules to require students to live on campus beyond their first year?
 - b. What is the justification for hoping that the rezoning *might* result in housing that will be occupied by lower- and middle-income households? Simply having more diversified types of housing does not mean that purchase/rental fees will be lower than current prices.
 - c. What examples can be given of (college) communities where such rezoning has indeed resulted in more affordable housing for lower- and middle-income households?
2. Who will cover the costs of extra infrastructure needed to accommodate such multi-unit lots (e.g., stormwater increases due to much higher percentages of impervious surfaces)? This can be especially important in older neighborhoods with old infrastructure, steep hills, etc.
3. The drawings on the slides used by the Town to illustrate the types of new buildings that would be allowed do not show how the maximum number of additional cars would be accommodated. Can you provide drawings to help us visualize how 4-16 additional cars on a lot would be handled?
4. What guarantees can be provided that large, mature trees on lots that are "re-built" with duplexes/triplexes/quadplexes and cottage complexes will not all be cut down and replaced with small saplings? What guarantees can be provided that the saplings will not be cut down and replaced again when they achieve a certain height/girth? (EPA: ["Trees lower surface and air temperatures by providing shade.](#) Shaded surfaces may be 20–45°F cooler than the peak temperatures of unshaded materials. Trees cool the city by up to 10°F by shading our homes and streets and releasing water vapor into the air through their leaves.")
5. What effect will this rezoning have on property taxes, especially for owners of currently affordable/middle-income housing? Can the Town consider having different property tax rates for houses/residences of different values?

6. Why can the Town Council not carry out a trial for this proposed re-zoning experiment to see whether it does indeed result in more affordable housing for lower- and middle-income households (e.g., with an assessment in x No. of years)? For example, rezoning could be considered in 2-3 neighborhoods in different parts of the town to assess the result.

7. Do Town Council members believe that Chapel Hill can continue to add large number of housing units in the coming years without a top limit being reached and without eventually getting rid of all natural areas except for some paved greenways with a few trees on either side?

8. What guarantees can be given that the Town Council will not hold a separate vote to rescind the NCDs that were negotiated in good faith with neighborhoods that these were lasting ordinances?

Please keep town residents of potentially affected neighbors apprised of developments with postcards (not everyone uses cell phones, Internet, etc.) and more information sessions.

Thank you, M. de Bruyn

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 18, 2023 10:44 AM
To: Katherine Kopp
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Elimination of R-1, R-2 Zoning

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: Katherine Kopp <kkopp3@gmail.com>
Sent: Wednesday, January 18, 2023 10:41 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Elimination of R-1, R-2 Zoning

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

Dear Mayor and Council,

I am writing as a long time resident of Chapel Hill who lives, with my husband Vincent Kopp, on East Rosemary Street in one of our town's older neighborhoods. My understanding is that a consultant has recommended the elimination of lower density single family zoning, in the hope - not the proven fact - that this might result in more affordable housing being built. It is very unlikely that this would happen. What is probable instead is that developers would tear down older homes in neighborhoods close to downtown and campus and build expensive townhomes for wealthy UNC alumni or

others who wish to live close to the university. The profits would be made by building high-end housing, not small, affordable homes that could be occupied by those of middle or lower incomes and it is ludicrous to believe otherwise.

The character of our town has already been irrevocably altered by the multiple apartment complexes and tall apartment buildings that have been and continue to be constructed all over town - adding potentially thousands of new residents without any apparent plans or provisions to improve the roads to accommodate the increase in traffic. Indeed, with the recent elimination of one lane of westbound traffic on Franklin Street - our major crosstown thoroughfare - I have seen a dramatic increase in traffic on Rosemary and Franklin Streets, with it taking much longer to get from Chapel Hill to Carrboro and other western locations than in the past. Some of this will be alleviated when Estes Drive is reopened but there is clearly inadequate planning for roadways that will be needed relative to the number of new housing units (rental and owner occupied) being built.

It is my understanding that many Council members support this elimination of R-1 zoning - perhaps especially those whose own lives and property values would not be affected by such a decision, such as those members who live in condominiums or neighborhoods with covenants that would prevent multiple dwellings from being built on a lot. It's easy to support something and try to frame it as a public good when your own residence and property value would not be affected.

I fully support building additional housing throughout our town so that University staff and faculty, Town employees, school system employees and others can find a home here. Habitat for Humanity and the Community Housing Trust are doing great work to try to increase this type of housing stock. I support partnering further with these successful organizations to continue to add lower and middle income housing.

I am not opposed to this change because I have a NIMBY (Not in My Backyard) attitude. My own neighborhood has quite a range of housing - from sororities and fraternities to small cottages to million-dollar mansions. The vibrancy of our neighborhood is at least in part the result of diversity in the types of housing in our neighborhood. However, I can assure you, if low density zoning (such as R-1/R-2) is eliminated, any remaining small homes and cottages in my area and all around the campus will be targets for teardown, to be replaced by large and expensive homes or townhomes, forever altering the character of what remains of "old Chapel Hill."

Please do not eliminate low density zoning in Chapel Hill. Do what we the people have elected you to do: Listen to your constituents, not your consultants, and find creative ways to improve and better meet our town's housing needs without irreparably damaging some of our neighborhoods.

Sincerely,

Katherine C. Kopp
501 E. Rosemary St.

919-741-9444

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 18, 2023 3:03 PM
To: Kathy Clissold
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: New Zoning Proposal

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: Kathy Clissold <kclissold@gmail.com>
Sent: Wednesday, January 18, 2023 1:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New Zoning Proposal

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

Just thought this might be of interest to you, the Mayor, and the Council Members.

These are just SOME of the responsible and careful questions that need to be asked regarding the proposal to "change the wording" of the current single family home zoning code.

When my husband and I went to the January 12th meeting about the zoning change, we received pictures of the kinds of dwellings that are proposed in neighborhoods like ours, but not ONE WORD about infrastructure, overcrowding, the increased traffic mess, the destruction of trees, etc. My concern is that you are not the responsible overseers of Chapel

Hill's well-being; rather, this zoning change is being used to gain access get to other people's private property, and turn it into a money-maker for developers, and I suspect, for those on the council who go along with this poorly thought out plan.

Kathy Clissold

Here are questions about the rezoning issue from former CH mayor Kevin Foy: “ 1) What are the transportation/traffic implications of this blanket zoning change for greater density townwide? Has the town planned to accommodate and pay for this? How? More public transit? New roadway construction? New bike paths? New sidewalks? What are the traffic/pedestrian/planning projections for this new infrastructure? 2) What are the utility implications? Do we have sufficient water? Will we need to tap the polluted water in Jordan Lake? What will be the cost for tapping and treating this water source? What are the implications for development once we have access to Jordan Lake? Will there be legally required new tap-ons? What will be required for sewer upgrades? Who will pay for this? What is the anticipated cost? Will the rural buffer be abandoned? Will Chapel Hill begin to sprawl? 3) How will increased electricity demand be accommodated? Will there be larger utility lines throughout town? Will existing neighborhoods need substations? Are there plans for where those substations and utility line upgrades will go and when they will occur? 4) What are the potential implications for property tax increases to pay for increased demands on town services? How should we plan for that? For example, a property that formerly generated garbage in one volume now generates garbage in a greater volume. A property that formerly had police/fire/library needs for one demand now has additional demand. What is the projected budgetary plan for this? What is the basis for these projections? What is the capital improvements plan? Does it accommodate these needs? Will residents be able to shoulder the tax increases? The Council is basing this change on a consultant's fear that Chapel Hill will turn into Palo Alto. I've never been to Palo Alto so I don't know what we should fear about that. But I do think that the costs of addressing this consultant's fears should be quantified before we as a town decide that it's worth it to lift our zoning limits and open up the town to development. Who's going to pay to avert this apparent Palo Alto crisis we face? As to what residents should do - people need to tell the Council that this is a significant change that should be slowed down. Why is it a good idea? Zoning serves to provide stability to neighborhoods - shouldn't we discuss abandoning it? If it's a good idea to change zoning wholesale to allow for much greater density everywhere, shouldn't we all learn about it? If it's such an exciting idea, we should all want to talk about it and plan for it. Or is it an ideal that the Council has embraced, in the name of inclusivity or affordability or another value? That's fine - but if that's the case, then help us embrace it too. If this is a good idea, then people should have time to think about it and discuss it. If it's just the "values" that some council members embrace, then it's just an experiment that may or may not yield good results. You're welcome to forward my questions to anyone you think might be interested.” As you can see, this is a MUCH more complicated situation than the town is promoting.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 18, 2023 3:04 PM
To: Heather Stein
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please vote NO on proposed zoning change

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: Heather Stein <heather.b.stein@gmail.com>
Sent: Wednesday, January 18, 2023 11:06 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please vote NO on proposed zoning change

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

I live in the Booker Creek neighborhood and am writing to express my opposition to the proposed zoning changes in Chapel Hill. Once again I feel blindsided by a controversial proposal appearing out of nowhere and being rushed through to a vote without sufficient input from residents. I think each affected homeowner should be contacted by mail and be allowed to respond before the Town Council votes on this proposal.

Thank you to Adam Searing for mentioning this proposal in his late December newsletter, which I flagged but didn't read until recently (because I was too depressed about the Town Council's Legion Park decision to have to read more about it).

I believe in the need for a solution to the missing middle, but based on what I can understand of the material in the proposal and what I've read about similar attempts in other towns and cities, I do not see how the missing middle would be served by this zoning change. There is no way to guarantee that a duplex, triplex or more units within a larger building would be within the affordable range. There is no way to insure they would offer opportunities for home ownership.

I live on a street with duplexes down the street and around the corners; the Booker Creek Apartments at the end of the street; the Booker Creek Village townhomes, Summerfield Crossing condos, and Midtown 501 apartments less than .33 miles away; and the (used to be more affordable) Kirkwood condos behind me. I love the diversity of housing and community already settled in my street, as well as the access to green space, public transportation, and walkable, bikeable roads for all of us in the neighborhood. Taking out trees, adding more density and concrete to our lots to build larger structures for wealthy folks to own and either live in or rent out at market value is not a solution to the missing middle problem.

Could there be a pilot program on a small scale to see if this would actually work to serve the missing middle?

When my children were looking to become first time homeowners, we were all very impressed with the Community Home Trust and their successful efforts to address this very problem. Are there ways to work with them to expand their reach?

I respectfully urge you to please reject this proposal for zoning change for non-HOA and non-Historic District neighborhoods in Chapel Hill.

Sincerely,

Heather Buxton Stein
2505 Foxwood Dr.
Chapel Hill 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 18, 2023 3:30 PM
To: Triangle BlogBlog
Cc: Sarah Poulton; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: We answered (almost) every question Chapel Hill Town Council has received on missing middle housing

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: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Wednesday, January 18, 2023 8:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We answered (almost) every question Chapel Hill Town Council has received on missing middle housing

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

Last week, the Town of Chapel Hill's planning staff hosted two public info meetings about missing middle housing. Ever since, emails have trickled into the town inbox filled with fearmongering predictions about gentle density – which, if implemented, is one tool that will help address Chapel Hill's shortfall in housing supply for young families and senior citizens.

First, a word about missing middle housing. It's not going to solve every housing issue we have – and it's not going to give us \$150,000 condos. But it is part of a comprehensive strategy to include more opportunities for housing ownership in Chapel Hill, and a way to create more flexibility — for seniors who want to downsize or for young families hoping for their first starter home. Exclusionary zoning laws [have an ugly history](#) in our country, and have created persistent inequities.

Missing middle housing is modest in scale and blends well into existing neighborhoods — and it already exists in many of our older neighborhoods. As [Geoff Green pointed out](#), missing middle houses like duplexes will remain “house scale” and blend into existing single-detached neighborhoods — regulations like lot size, minimum width, minimum setbacks, maximum height, and impervious surface will not change.

Many of the arguments against housing reforms have been rebutted, even though they come up in almost every community contemplating these changes. In Arlington, VA, in Madison, WI, in Portland, OR, in the Bay Area — the list goes on. [A recent op-ed in the Washington Post](#) counters some of the more common arguments made against missing middle: “Economists [have found](#) that new housing relieves pressure from competition that spikes the cost of more attainable units. New houses of all types temporarily reduce local tree canopies, but trees are also a [regional concern](#), driven by [loss of forests](#) in expanding outer suburbs. Limiting [exurban sprawl](#) driven by a lack of housing near job centers and reducing long [commutes by car](#) are important for fighting [climate change](#).”

We want to answer some additional questions that have been raised over the past week by concerned homeowners, many of whom have arrived in Chapel Hill decades ago when it was possible to purchase a home on a UNC junior faculty member's salary.

[Read on....](#)

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 11:06 AM
To: kathleen thomas
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please delay January 25 vote to eliminate single family R-1 zoning

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: kathleen thomas <kathleenctomas@hotmail.com>
Sent: Thursday, January 19, 2023 10:13 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please delay January 25 vote to eliminate single family R-1 zoning

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

Please delay the vote of January 25 to eliminate single family R-1 zoning. It has become apparent that people in my neighborhood were not aware of this plan and have not had opportunity for input.

Given evidence that rezoning does not increase the supply of middle income housing and reduces property values, this could have long-term negative effects on town revenue. This deserves further consideration.

Thank you for your consideration of this request.

Kathleen C Thomas
516 North Street, Chapel Hill, NC 27514
kathleenctomas@hotmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 11:08 AM
To: Lisa Church
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: No thank you

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: Lisa Church <lchurch@gmail.com>
Sent: Wednesday, January 18, 2023 4:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: No thank you

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

Dear Mayor and Council,

I oppose the rezoning R1 R2 single family zoning to allow multi family condos and apartments on plots currently zoned for single families. We don't need to gut the personality and beauty of Chapel Hill to provide for middle income housing. There are other options. How about asking your consultant to give it another try?

And why are hearing about this at the last minute?

Regards,

Lisa Church
520 Hooper Lane

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 11:11 AM
To: Charles Liner
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: The radical proposal to eliminate single family R-1 zoning

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: Charles Liner <cdliner@yahoo.com>
Sent: Thursday, January 19, 2023 11:09 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The radical proposal to eliminate single family R-1 zoning

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

I am alarmed that the council would consider such a move, which would bring multi-unit student housing to our residential neighborhoods.

You must protect our neighborhoods. The town has already been over-run with multi-unit housing.

Charles Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 1:14 PM
To: Brown, Linda B
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Proposed change to LUMO R-1 residential zoning

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

From: Brown, Linda B <lbrown1@live.unc.edu>
Sent: Thursday, January 19, 2023 12:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed change to LUMO R-1 residential zoning

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,

It has come to my attention on this late date, of a proposed amendment to the LUMO regarding a change in R-1 zoning in Chapel Hill.

As a resident in a R-1 zoning district, I feel marginalized by not being notified of this impending change in a timely manner, so I could listen to presentations and respond. For most people in R-1 zones, their home is their single biggest asset. We bought our home 46 years ago, knowing it was R-1 zoning and we did not expect to see such a proposed

change. When one buys a home in a town, one assumes a mutual agreement with the town, that major changes in such ordinances will not be made without adequate pro and con discussion with all interested parties.

I am requesting that the timeline for this proposal be extended. In addition, I request that all residents in R-1 zones be notified personally. In that way, a decision can be made with research into outcome data from communities that have implemented such a change, as well as in discussion with those most affected by this proposed amendment. I do not believe it should be a decision of an outside consultant or a small minority of citizens.

Thank you, Linda B. Brown

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 3:22 PM
To: James G
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: R1 zoning Change

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

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

From: James G <jamesgruden@yahoo.com>
Sent: Thursday, January 19, 2023 2:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: R1 zoning Change

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

I am writing to ask that you not change R1 zoning - I own at 214 Hillsborough Street in the Franklin Rosemary historic district - removing R1 zoning would be catastrophic here if apartments or townhomes replaced our beautiful historic homes - this near to campus, parking and traffic would become a nightmare and the area could rapidly change and look like the rest of hillsborough street away from campus with multiple shoddy and unsightly apartment buildings.

This idea is terrible and would fundamentally change the appearance and feel of the neighborhood for the worse. Those of us who bought here did so with the understanding that there are limits to the number of houses that can be on a given lot.

We live here because of the location but also because of the appearance of the area and it's beautiful trees and historic homes- please consider other solutions to enhance housing availability- bringing more ugly apartments and townhomes to beautiful parts of town is not a good solution.

Thank you - this would also plunge our and the town's affected areas property values and likely make other local areas more attractive for homeowners. I don't think we want Chapel Hill to look like downtown Durham.

James Gruden

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 19, 2023 3:24 PM
To: Eric Formeister
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Proposed Zoning Change of R1 neighborhoods

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: Eric Formeister <eformeister@gmail.com>
Sent: Thursday, January 19, 2023 1:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Zoning Change of R1 neighborhoods

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

To the Mayor and Town Council Members:

I am writing to you to inquire about a very alarming email I just heard about third hand from someone in my neighborhood; namely, the proposal to change R1 neighborhoods to a vastly different R4 designation. As a new homeowner in one of the neighborhoods next to campus that has an R1 designation, I am frustrated that there was no attempt to contact my wife or I about proposed changes that will directly affect housing value, safety, etc. The majority of the homeowners in our neighborhood (Franklin/Rosemary) had no idea that this had already been discussed publicly

at a town meeting, and I am 100% confident no attempt to reach us as homeowners was attempted prior to this proposal essentially being slated to be voted on next week. ***I am urging that the town council consider this lack of notification and defer voting on this to allow more time for interested parties to consider this and offer constructive feedback for this proposal.***

As first time homeowners, we deliberately just bought our house at easily 30% over what it would reasonably sell in any of the other neighborhoods *not* immediately adjacent to campus in order to be in a neighborhood we believed would be safe, walkable, and protected from proposals like the one the town is entertaining. Obviously, the downstream effects from this kind of zoning change are myriad and irreversible, and pose enormous safety, financial, and environmental consequences for homeowners in this region.

It seems like an exhaustive consideration of alternatives has not happened; rather, one consultant recommended this change in zoning without any consideration to the hundreds of households that would be affected by this change. As a town that has been so vehemently protective of an aesthetic and of historical influences, I am shocked that anyone would consider offering an opportunity to destroy some of the most historically important and most beautiful neighborhoods in the town (Tenney, West University/Dogwood, and Laurel Hills). Additionally, having just gone through the process to determine stream flow designation in our yard prior to building a terrace, I am surprised that all environmental considerations (such as the resource conservation districts that abound in these neighborhoods) would be essentially ignored or not acknowledged (if the town is now suddenly okay with building over OWASA easements or destroying wetlands that have previously been protected). Surely, there is a more nuanced way of thinking about this, for example, considering changing to R2 instead of R4 designation, or in applying this change to the vast swath of R1 zoned neighborhoods that exist not *directly* adjacent to campus.

As has already been borne out in the construction of luxury apartment and condos downtown, adding more multi-unit housing does not equate to cheaper housing if there is an inherent value in location! Allowing multi-unit housing next to or within a historic district in Chapel Hill will certainly not add cheaper housing alternatives, as the market forces and desirability of location (such as walkability to campus) will still ensure these "more affordable options" go for far more than they would if they were not in a historic district or within walking distance of downtown or campus. If the town wants to add affordable housing options, the R1 swath north of town with better public transit is the surest way to do so. I am confident that condos in a historic neighborhood would not fill the low income housing gap that the council is concerned about.

Respectfully,

Eric Formeister
Town of Chapel Hill homeowner

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 20, 2023 12:18 PM
To: Julia Grumbles
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: R-1 ZONING

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: Julia Grumbles <juliagrumbles@gmail.com>
Sent: Friday, January 20, 2023 11:12 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: R-1 ZONING

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

I am hopeful that the information that I am getting from neighbors is just a wildfire rumor. However, if it is true that the Town is considering changing the R-1 rules, I am appalled. The nature and character of our neighborhoods will be destroyed. AND, when we bought our homes, we depended on and trusted the R-1 zoning. So, is it developers that are using their personal and financial agendas to dictate to the home

owners and to the Town what is clearly in their best interests? And finally, for now, I never received a notice about this R-! change and hearing. If proper notice had been given, I can promise you that the Town does not have a room large enough to handle the number of residents who would have shown up at the Town meeting to voice their outrage caused by this proposed zoning change.

PLEASE tell me that this is a rumor!!!!

Julia Grumbles
350 Tenney Circle
27514

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 20, 2023 2:15 PM
To: Catherine Williams
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Housing Choice Initiative Feedback

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: Catherine Williams <catrobwill@gmail.com>
Sent: Friday, January 20, 2023 1:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choice Initiative Feedback

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 am a downtown Chapel Hill resident who lives in the East Franklin Historic District. I subscribe to the Chapel Hill Town news emails but it was only today when I received the Town news email that I learned about the public meetings last week concerning the Housing Choice Initiative.

I am wondering how these meetings were communicated to the public? I have learned that many other residents were also unaware that these meetings were being held. I intend to stream the meeting on 1/25 to learn more but thought I

should communicate some of my thoughts so that they could be incorporated into the public feedback you are receiving. Pardon me if I am misunderstanding something.

First, I would like to understand how this will affect single family homes located in the Historic Districts. The guiding principle 4 states Protect and preserve historic neighborhoods and neighborhood conservation districts (NCDs) but does that mean that Historic Districts will be exempt from these changes? I feel they should be exempt. We purchased in a Historic District thinking that the designation would provide some protection from these urbanization changes.

Second, I do not feel this should be applied to most R-1 single family home districts and should be decided on a case-by-case basis. I think only certain areas on the same side of Franklin Street as the University and directly adjacent to the university should be included in this since that is where there is the greatest need for housing. But not areas like the East Franklin Historic District which is on the opposite side of Franklin Street, not connected to the university property and are mainly single-family homes.

Third, I feel that a requirement that needs to be added to this proposal is that any multi-family development must also include enough parking on-site (not on-street) for the maximum number of residents the units will house. There was a small home in our neighborhood that was converted into 3 apartments so now the number of the cars on the street around that house has increased from none to 6. Our neighborhood street has been turned into a parking lot because of this home and a few other rental properties.

Thank you for your time and I hope to learn more about this next week.

Catherine Williams

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 20, 2023 2:53 PM
To: foxrebecca@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, January 20, 2023 2:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/20/2023 2:44 PM
Response #: 657
Submitter ID: 15449

IP address: 45.37.119.114

Time to complete: 4 min. , 8 sec.

Survey Details

Page 1

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

1. Name

Rebecca Fox

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor Hemminger and Town Council,

I understand you will have a public hearing on January 25 about "Housing Types and Housing Choices for a Complete Community." I hope to be there.

I want to voice my support for allowing backyard cottages, duplexes, triplexes, and quad-plexes in most of the Chapel Hill's residential zones.

As a (kind of) recent CHCCS employee and a close neighbor to some extremely wonderful duplex neighbors, I think this is a good idea! Nearly all of my former coworkers had long LONG commutes into town, high gasoline and car maintenance expenses. The lack of attainable housing (that wasn't aimed at students) made it impossible to live in the community they served.

The "missing middle" here is really hurting. Chapel Hill could be a much more vibrant and wonderful place if we made space for more kinds of people to live here.

Thanks,

Rebecca Fox

Roundhill Road, Chapel Hill

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

foxrebecca@gmail.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.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:26 AM
To: Derek Winstanly
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: The Missing Middle Proposal

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: Derek Winstanly <dmwinstanly@icloud.com>
Sent: Monday, January 23, 2023 10:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The Missing Middle Proposal

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,

My wife and I have been residents in the charming historic district of Chapel Hill these past 17 years.

Only recently, did it come to our attention about a possible elimination of R-1 zoning in our area, which if approved, will certainly impact our neighborhood.

While changes are necessary in every community and additional and affordable housing an urgent requirement, it is not clear that the current proposal will serve the needs of our community.

In essence, we need meaningful time (and a transparent process) to deliberate the positives and negatives of the proposal. Our concern, shared by many others, that this very important matter is being rushed through council without adequate time to evaluate all the information and fully understand the impact of the final approved proposal.

We respectfully request a delay on any decisions to allow proper due diligence of what is being proposed - who benefits (an important question and currently not clear), impacts of high density living on the community, such as traffic flow and many other factors, all need to be clarified.

Sincerely,
Derek and Louise Winstanly.

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:28 AM
To: beppyandjo@aol.com
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: proposed zoning changes

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: beppyandjo@aol.com <beppyandjo@aol.com>
Sent: Sunday, January 22, 2023 9:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: proposed zoning changes

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:

I have been a resident in Chapel Hill since 1972. My late husband and I bought our home at 15 Rogerson Drive where I still reside, 50 years ago. Over those 50 years I have seen many changes in our neighborhood and we both served on various town committees during that time. My husband, John Anderson was chosen Chapel Hill *Father of the year* in 1973 for his volunteer efforts.

His most recent appointed committee was serving on the Glen Lennox area Neighborhood Conservation District Plan in 2011. I still have the notes from these meetings. I am most concerned about the possibility of the existing height limits

being changed. Our Rogerson Drive and Oakwood streets are unique in that we share an easement area between our back yards. At the moment we are protected from losing our privacy in our back yards due the height limits. I would like to extend an invitation to any of you who might feel it is important to see for yourselves our rather special and unique neighborhood. We already have a variety of house sizes, great diversity, walkability, and public transportation (Glen Lennox). Rogerson is unusually narrow and very popular for walkers, joggers, bikers etc. There is limited parking space on the street. The strip of land in front of our house which extends to the country club wire fence is in our deed showing we own that property. However it is also a town easement due to the fact that there are large town owned sewer lines under the road. So our property on Rogerson is between two easements.

If you would like to see for yourselves our beautiful Rogerson Drive I would be happy to welcome you.
My phone number is: 919 942-7315.

Sincerely,
Betsey Anderson

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:28 AM
To: David Adams
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: The "missing middle" experience in Raleigh

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: David Adams <david.adams.4383@gmail.com>
Sent: Sunday, January 22, 2023 5:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The "missing middle" experience in Raleigh

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

Mayor and Councilmembers:

Regarding the zoning text amendments set for a public hearing at this Wednesday's Council meeting, it appears our neighbors in Raleigh are one step ahead of us. Their Council approved the change in zoning rules *before* a thorough and thoughtful public engagement. I hope you have not already made up your minds on this highly controversial issue (and another gift to developers). There are many questions to be answered before any thought of action should be taken.

David Adams
1700 Ferrell Rd, Chapel Hill, NC 27517

‘City Council has lost trust.’ Neighbors speak out on Raleigh’s ‘Missing Middle’ plan

BY ANNA JOHNSON

AJOHNSON@NEWSOBSERVER.COM

The red and white checkered tablecloths, ceramic mugs and flowers on the tables at the Raleigh community center were meant to mimic a cafe where conversations flow easily.

They didn’t.

The city held its second event to hear from neighbors about the new “Missing Middle” rules that will make it easier to build denser types of housing in mostly single-family neighborhoods.

Thursday’s event was held in one of the city’s wealthiest neighborhoods, less than two miles from where developers plan to replace a 100-year-old home with 17 townhomes, each with a roughly \$2 million price tag. A yellow sign with “Save Our Neighborhood” greeted the more than 100 attendees as they entered the community center.

City staff touted the benefits of the new rules: Not everyone wants or can afford a single-family home; Duplexes and townhomes use less energy than a single-family home; City buses need denser housing along their routes; More housing will help housing affordability.

After the 45-minute presentation as the meeting began to move into small groups for discussion, tensions started boiling over.

Some people shouted for a public question-and-answer forum. Tiesha Hinton, the city’s community engagement manager, said there would be a time to address the entire group at the end, but she was talked over.

“People should be able to ask questions in a forum where everyone gets to be heard and hear the other questions,” Margie Case, a Five Points resident, said in an interview with The News & Observer. “Going from table to table, then only talking about the questions that are preplanned by the city doesn’t address the questions about missing middle that we all came here to talk about.”

This meeting was more about “process and less about information,” said Terry Henderson.

“They’re asking you for input on something they’ve already decided,” he said. “And they’re trying to make you feel happy about it. With happy talk. They’re trying to make you feel good, about a very bad process. And this process is divide and conquer.”

At the tables staff members promised to write down neighbors’ concerns but were interrupted. The large room made it hard to hear, especially for some in the mostly older crowd, with neighbors talking over one another. The forum was “intentionally designed to capture a lot of feedback from as many people on the topic” Hinton said after the meeting.

“I definitely validate people’s feelings about anything because it’s your truth,” she said. “And I think that level of pent-up frustration may have prevented some from hearing it. But there were so many people who said, ‘Oh, this is what she meant’ When they stayed around, they stuck around and they participated. They said, ‘Oh, thank you.’”

With 15 minutes left in the two-hour meeting, community members summarized for everyone what they’d heard in their small groups.

“We’d like for the missing middle to go back to being missing again,” said Elaine Gordon. “One thing that I have heard a lot is that the City Council has lost trust. And when you lose trust in a relationship, you’ve lost something really basic to your working relationship. And it happened because of the way things were done.”

Kathleen Payne, who lives in East Mordecai, said some of the missing middle changes are worthwhile, but she’s unsure how much they will matter.

“I think it’s a good idea,” she said. “But I don’t know if the city’s housing stock is ever going to get to the volume that housing prices will come down. ... It’s a market force. How do you address a market force?”

Many residents brought up the city’s former Citizen Advisory Councils that were defunded by the Raleigh City Council in early 2020, though some have continued to meet independently. It would have been easier to get community feedback at the start instead of after the rules were in place, said Becky French.

“Bring back the CACs because you have taken away individual neighborhoods’ ability monthly to talk about our problems and send it back to City Council and staff,” she said.

Raleigh City Council member Christina Jones, who was elected in 2022, said the previous council should have held these meetings before adopting the rules.

“I think we heard a lot of frustration from residents who were not included in the initial process,” she told The N&O. “It got a little heated. And I don’t think that city staff should have to deal with the anger. But because we didn’t start this process earlier, and make it transparent and open to all we’re seeing what that’s resulting in. And it’s a lot of neighbors saying, ‘I don’t feel included. I don’t feel like my voice is heard.’”

It’s unclear, she said, what the City Council will do with the feedback since the rules are already adopted.

Karen Ridge, the former long-time executive of WakeUp Wake County, a nonprofit advocating for growth and transit policies, told the attendees she didn’t hear any solutions Thursday night..

“I think the questions were to help us try to think a little bit outside of our own property line about our community,” she said. “And how are we going to grow. We are all part of the growth, and people are still coming. So how can we add more housing? Because yes, we have a huge housing crisis. Nothing is affordable inside the Beltline anymore. So how can we make some changes that would be in context with single family home neighborhoods?”

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:29 AM
To: info@preservationchapelhill.org
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Comment on Missing Middle LUMOTA

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: info@preservationchapelhill.org <info@preservationchapelhill.org>
Sent: Sunday, January 22, 2023 11:41 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comment on Missing Middle LUMOTA

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

Dear Mayor and Council:

The Chapel Hill Town Council and Preservation Chapel Hill have collaborated since the early 1970's to protect our historic neighborhoods. Preservation Chapel Hill urges Council to **exclude** the Town's local historic districts from the "Missing Middle" LUMOTA proposal presently under

consideration. This proposal is an incentive for teardowns, construction of incongruous structures, and unintended consequences due to rapid implementation.

Our historic districts already have numerous examples of small homes, structures and ADU's. Prevailing property values make it highly unlikely the worthy goal of gentle density will be achieved - with the outcome destroying what has, thus far, made our historic districts famous, distinctive and an attraction to tourists, visitors and residents alike. It will not serve the missing middle.

We urge Council to take the time to conduct appropriate economic and demographic analysis and to meet with each potentially-affected neighborhood, so as to make the best and informed decision.

Thank you for your hard work and untiring service to our community.

Phillip Lyons, President

Preservation Chapel Hill
610 E Rosemary St.
Chapel Hill, NC 27514
919.942.7818

info@preservationchapelhill.org

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:31 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Saturday, January 21, 2023 4:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/21/2023 4:03 PM
Response #: 658
Submitter ID: 15452
IP address: 2600:1700:f91:52a0:c984:5300:5f40:53e6
Time to complete: 10 min. , 31 sec.

Survey Details

Page 1

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

1. Name

Kathy Clissold

2. Residency*

I am a resident of Chapel Hill

3. Message

To our Mayor and Town Council:

I am appalled that the Mayor and Town Council are proposing to change zoning for single family homes in Chapel Hill. If there is not enough housing for people who want to live in Chapel Hill, then perhaps they should look elsewhere than LITERALLY in my back yard. (Just a thought: Why don't I live in the Oaks? Because I can't afford it. End of discussion.) The meeting on January 12th was inconclusive to say the least -- very little information of real import was told to residents, other than a slide show of neighborhoods affected (non-HOA and non-NCD single family home neighborhood-- but not very easy to see), and photos of projected building styles: cottage, duplex, threeplex, and fourplex. This is NOT what I want for my comfortable, tree-filled neighborhood, and I suspect a goodly number of my fellow homeowners agree. This brings up a major issue: a number of my friends who live in single family neighborhoods other than Colony Woods, HAVE NO IDEA THAT THIS IS HAPPENING. I can't help but wonder if the Mayor and Town Council have kept this one on the "down low," so as to pass this god-awful re-zoning mess with very little fuss. Why on earth would you want to disrupt settled neighborhoods that have been just fine for the last 50+years?! The ideas behind this project are so poorly thought through that it's difficult to believe that you've given it any real thought at all. The old chestnut about "affordable housing" has been rolled out again -- as if anyone building an apartment on Colony Woods lots would not want the maximum profit from their new fourplex. Think of what could be paid for 4 condos on one lot -- big profits for the builder. But it's less of a win for the neighborhood, to put it mildly. When that idea was countered, by residents attending the meeting, the council members suggested renting. That is a very poor idea indeed. When Chapel Hill residents countered that by suggesting that renting would probably decrease property values, the Town Council then said that UNC has 8,000 more students now than it did --when, exactly? Well, that's not my problem, nor is it the problem of any Chapel Hill resident living in a single family neighborhood. Obviously, UNC should provide for its students! One of the Town Council members -- an older woman, felt the need to explain to me that "not all renters are bad." No kidding! We've had renters next to us for years. The problem is the KIND OF BUILDINGS YOU PEOPLE WANT TO BUILD IN OUR NEIGHBORHOODS. Although at the same time, having college students, who don't give a hoot about upkeep of their apartments, living throughout the neighborhood, does give me pause. It should give you pause as well. Why suggest this? It's foolish; there will be more cars, trees cut down to make room for those cars, as well as the larger structures, and lots of asphalt. I'm afraid that the "affordable housing and "renting" suggestions did not fool anyone. What you are planning to do will ruin perfectly nice neighborhoods.

I and a number of other residents -- at least those who know about the proposed zoning -- have very little faith in our Mayor and our Town Council. It's not hard to see why. While I understand that a number of large, ungainly buildings were planned before Mayor Hemminger took over, our historical downtown now resembles an oversized strip mall. There are a

goodly number of apartment buildings crowding the Chapel Hill skyline. And that's not enough? Apparently not. Now, you plan to come after property that does not belong to you. My home and property is mine, bought and paid for. In short, how dare you? In short, please just stop this ruination. You have done enough damage.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

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.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 11:33 AM
To: Rachel B
Cc: Sarah Vinas; Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: LUMO Amendment -- Housing Regulations and Housing Choices for a Complete Community

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: Rachel B <racheltbaum@gmail.com>
Sent: Saturday, January 21, 2023 7:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO Amendment -- Housing Regulations and Housing Choices for a Complete Community

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

Dear Mayor and Councilmembers of Chapel Hill,

It is with great concern over the proposed LUMO Amendment on Housing Regulations and Housing Choices for a Complete Community that I am writing to you. I request that you delay voting on this amendment and allow for more residents, who were largely unaware of this proposed amendment, to voice their opinions.

As a homeowner in Chapel Hill, I'm happy to say that I love this community and the feeling of my neighborhood. The serenity, camaraderie, and beauty all make my R-1 zoned neighborhood a lovely and satisfying place to have a home and build my life.

While I applaud the *intentions* of the LUMO Amendment, with the goal of increasing access to middle income, affordable housing, I am deeply concerned with the language of the Amendment and how the Council intends to realize these intentions. I think that altering such a large swath of zoning districts will instead promote a lack of care to how neighborhoods change and develop, promoting profit driven developers to carelessly develop, without regard for the community itself, and even having the opposite effect of increasing prices! Have you asked residents of Chapel Hill what they truly want? How they want their neighborhoods and community to feel? Have you fully played out the consequences of what a sweeping change like an amendment like this would look like? Would this really create middle income housing or just drive up prices everywhere, just at a higher density? Have you considered how this will alter the quality of life of current and future residents? What other infrastructure will be built to handle this increased density? Will people still be attracted to Chapel Hill if it's developed with regard for just increasing density or will it drive out more people?

I ask that you offer residents more time to respond to this amendment and that you consider the opinions of local Chapel Hill residents who deeply value their communities and chose them for the qualities that they have. I think change is great and always needed, however I believe extremely thoughtful change that considers both the positive and negative consequences and has plans to address, and ideally mitigate negative consequences are of most importance.

Respectfully,
Rachel Baum

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 9:10 AM
To: Anne Vermilya
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: urgent zoning concern

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: Anne Vermilya <awv52@yahoo.com>
Sent: Tuesday, January 24, 2023 9:08 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

I am concerned that there is a rush to approve zoning to allow multiple housing units on larger residential lots in Chapel Hill. Please inform home owners of this proposal and allow ample time for full, open, advertised discussion with owners who can have their major investment affected.

Anne Vermilya

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 9:10 AM
To: Burwell Ware
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: W12678@PublicInput.com

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: Burwell Ware <captioning@aol.com>
Sent: Monday, January 23, 2023 9:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: W12678@PublicInput.com

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

Dear Mayor and Council,
I want you to know that my wife and I currently own a duplex, and I fully support allowing residents to build 2-family duplexes and townhomes in existing neighborhoods. We wouldn't have been able to live in Chapel Hill without our duplex, and currently, my 100 year-old mother lives on the other side of the duplex. I am glad that I have a place nearby for my mother and her sister to live.
Sincerely,
Burwell Ware

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 9:12 AM
To: Jeff la dine
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: urgent zoning concern

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: Jeff la dine <jeffladine@gmail.com>
Sent: Monday, January 23, 2023 9:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Sirs,
As a resident of a very mixed neighborhood (Davie Circle) I request that you send a letter to each residence in neighborhoods which would have their zoning changed so as to allow multifamily units. The character of these neighborhoods is significantly different from a single family residential neighborhood. Both have their places, however,

changing the category without allowing the current occupants to choose is tantamount to changing the contents of a contract unilaterally. It is not Right, not now, not ever.

Thank you,
Barbara Ladien

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 11:55 AM
To: Tim Williams
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Gentle density and small scale development plan.

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: Tim Williams <timwilliams123456@att.net>
Sent: Tuesday, January 24, 2023 11:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Gentle density and small scale development plan.

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

I am pleased that the Town Council is considering ways to make available affordable housing for the middle income population. However I am a little concerned that the proposal for rezoning could backfire. I recognize that the Council has no control over who purchases and develops property in town, but I worry that the rezoning could invite a "feeding frenzy" of developers gobbling up property for high end/high profit development rather than affordable housing.

Other cities with large student populations must have dealt with the problem that Chapel Hill has (Madison comes to mind), or are currently wrestling with it. Could we take the time to explore and learn before making zoning changes that could misfire? I would like to see the Town Council pause before taking action and research/brainstorm possible avenues to reach the goal.

Thank you for all you do.

Tim Williams,
Elkin Hills.

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 23, 2023 2:37 PM
To: Liane Salgado
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Possible zoning changes 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: Liane Salgado <gamberster@gmail.com>
Sent: Monday, January 23, 2023 1:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Possible zoning changes in Chapel Hill

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

Hi all, I very much support possible ADUs and duplexes/triplexes, etc. I have for a long time. I can't think of a single downside. More choices, more freedom to do what makes sense. I very much hope that these housing regulation changes are approved.

Thank you!

--

Liane Salgado
Chapel Hill, NC

Permaculture Design Services

<https://goldeneggpermaculture.com/>

<https://www.piedmontpermie.com/>

<https://www.hylo.com/groups/permaculture-learning-guild-nc>

The greatest change we need to make is from consumption to production, even if on a small scale. Bill Mollison

Your friend isn't always right and your enemy isn't always wrong.

'I hold the most archaic values on earth ... the fertility of the soul, the magic of the animals, the power-vision in solitude.... the love and ecstasy of the dance, the common work of the tribe.'

~ Gary Snyder

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 4:15 PM
To: Arnavaz Eduljee
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Urgent zoning concern

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: Arnavaz Eduljee <aneduljee@gmail.com>
Sent: Tuesday, January 24, 2023 4:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Urgent zoning concern

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

To whom it may concern,

I am a resident in Chapel Hill writing to you today regarding concerns I have with proposed new zoning in Chapel Hill that would allow for greater density and would almost certainly result in less affordable housing, outside corporate investors scooping up property in our neighborhoods, and other negative side effects.

I am requesting the town to mail a letter to each homeowner that is impacted, and allow enough time for people to respond with comments prior to taking a vote.

Respectfully,

Anna

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 24, 2023 4:24 PM
To: Melvin M.
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: LUMOTA; LAND USE MANAGEMENT TEXT AMENDMENT(S)

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: Melvin M. <uncmelvin@gmail.com>
Sent: Tuesday, January 24, 2023 4:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMOTA; LAND USE MANAGEMENT TEXT AMENDMENT(S)

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

To: Mayor and Town Council Members

As mentioned by several homeowners, a change of the magnitude proposed would increase all services (utilities, police and fire protection, street changes and repairs, emergency services, etc.). The Town Council spent \$250,000 for work on the proposed plan. It makes sound judgment to prepare a cost analysis of additional expenses and revenue

generation **before** moving forward. If there is a revenue shortfall it would have to be made up by increasing property taxes and/or sales tax. That outcome would be in conflict with the affordability goal of the plan.

By law, the Town Council appears to be unable to prevent corporations from developing the types of housing allowed under the plan. Also by law, the Town Council has no avenue to prevent student housing to occupy the type housing suggested in the plan.

Is it wise to move forward with a plan that will possibly be negative toward current residents and not achieve the stated goal of diversity and affordability? Repercussions should be studied in **advance** not after the fact.

Thank you for your time.

Melvin Manuel

37 Oakwood Drive

Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:17 AM
To: trude amick
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Request to Directly Notify Residents and Delay Vote on Proposed Zoning Changes to R-1 and R-2

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: trude amick <trudejean@gmail.com>
Sent: Wednesday, January 25, 2023 10:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Request to Directly Notify Residents and Delay Vote on Proposed Zoning Changes to R-1 and R-2

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 think it's obvious to everyone that the proposal to allow increased density of R-1 and R-2 is very divisive, with strong emotions on both sides. Because of this, I request that the town take more time to evaluate this proposal before taking a final vote. When you were elected into office, I'm guessing this proposal was not on the radar of a significant majority of voters. Selecting and buying a home is a huge deal--emotionally and financially. Neighborhoods are selected because of their character and amenities. The proposed zoning changes to R-1 and R-2 neighborhoods is huge. I know there is a survey out there and I have responded. I'm

not sure everyone who will be affected about the zoning change is as informed as I am. I ask that the town contact each homeowner that is impacted, and allow at least 120 days for people to respond with comments prior to taking a vote. In the big scheme of things, what's the downside of voting on this matter a few months later than you have scheduled?

Trude

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:17 AM
To: huntress919
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: support for missing middle housing

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: Sue Hunter <huntress919@gmail.com>
Sent: Wednesday, January 25, 2023 10:10 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: support for missing middle housing

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I am writing to express my support for adding missing middle housing choices to our current zoning. My parents lived in a series of missing middle housing types during the early years of their marriage, including the fourplex that was my first home. I would like to see these housing types become more common and would welcome them in my current Chapel Hill neighborhood. I would like to see everyone have access to the same housing options that my own family has had.

Thank you for exploring options to improve our zoning and create opportunities to welcome more people to Chapel Hill.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:18 AM
To: Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Tonight, we have an opportunity to push back against exclusionary zoning 🏠

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: TriangleBlogBlog <triangleblogblog@gmail.com>
Sent: Wednesday, January 25, 2023 9:25 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Tonight, we have an opportunity to push back against exclusionary zoning 🏠

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[View this email in your browser](#)



[It's January 25, 2023 and there is currently *1* home for sale in Chapel Hill if your household income is between \\$50,000 and \\$100,000](#)

Tonight, we have an opportunity to push back against exclusionary zoning

The housing choices proposal is the first small step towards creating more housing, and more types of housing, in Chapel Hill. Allowing townhouses, duplexes, triplexes, and fourplexes in many more parts of town will allow landowners to explore new housing options.

If you're a supporter of the plan, please let the Town know.

[Here's what you can do](#)

Related:

- [Missing Middle Housing is on Chapel Hill's agenda. We should be celebrating, not panicking.](#)
 - [Fact check: R-1 and R-2 aren't going anywhere](#)
 - [Questions, questions, so many questions about property value and 'neighborhood character'](#)
-

Adam Searing and the Politburo of the Chinese Community Party

"In one of the strangest and least necessary soliloquies in U.S. political history, Searing opined that decision making that happens on earth falls along a spectrum, with New Hampshire on one end representing too much local citizen control and China on the other end representing no citizen control. According to Searing, Keesmaat's proposal to reduce inefficiencies in our planning process is inching us closer and closer to how China operates."

[Here's the clip](#)

Greenways I know: Black Creek Greenway



The other day I wanted to take my two older kids (ages 9 and 6) for a bike ride on a greenway. Greenways are great for family bike rides because your kids, who are perhaps not old enough to predictably share a space with a car traveling 35 MPH, need a wide berth and some scenery to keep them interested.

[Read about Ryan's adventure on the Black Creek Greenway](#)

More from Triangle Blog Blog and others

- [Bolin Creek Greenway Alternative Bike Map: “Not something I’d ever let my kids ride on”](#)
- [Who uses the Bolin Creek Greenway in Chapel Hill?](#)
- [The Chapel Hill Public Library has personalized reading recommendations](#)
- [Only 50 people have filled out the splash pad and inclusive playground survey. Can you fill it out?](#)



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Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:18 AM
To: judith cooper
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: New zoning

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: judith cooper <judithkcooper@gmail.com>
Sent: Wednesday, January 25, 2023 9:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New zoning

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

Please write a letter of notification to each and every property owner of an address that is intended to be affected by any proposed change.

Judith Cooper
412 Landerwood Lane
Chapel Hill NC 27517

Thank you
Judith Cooper

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:19 AM
To: Paul Pritchard
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Zoning Changes being considered

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: Paul Pritchard <psquared918@yahoo.com>
Sent: Tuesday, January 24, 2023 11:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Zoning Changes being considered

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

Hello Council Members,

I've just recently learned about the possible changes to the zoning density for R1 and R2. I think a change of this magnitude should include MANY more residents comments and considerations. I know many of the people in my neighborhood and my friends around town haven't been informed about this potential vote/change.

I am urging you to delay in deciding this until the message can be shared more proactively and allow for many more residents to share their concerns. Therefore I am asking the council and mayor to postpone any action on this immediately and undertake a campaign to raise awareness for the residents of the town.

Thank you,

Paul Pritchard - a concerned resident on Oakwood Drive.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:19 AM
To: Melanie Biese
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Zoning proposal

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

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

From: Melanie Biese <melaniebiese@gmail.com>
Sent: Tuesday, January 24, 2023 10:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Zoning proposal

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,

I am strongly against the proposal for changing zoning in single family neighborhoods to encourage downtown density growth. It is abhorrent to me that such radical changes could be considered without involving or notifying the neighborhoods that would be drastically affected by this change. Historically single family neighborhoods would lose

trees, character and value by these zoning changes. Historic houses would be demolished. There are other ways to provide housing (and so many large apartment complexes have sprung up all over Chapel Hill). We need to maintain the character of our downtown neighborhoods.

I am much more concerned with our faltering downtown businesses than density. There are currently seven consecutive empty storefronts on East Franklin. If we want a thriving town, we need a thriving downtown. This is a much more pressing matter.

Melanie Biese
Gimghoul neighborhood resident
Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:19 AM
To: Michael Kline
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Town zoning changes

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 Kline <mpkline@gmail.com>
Sent: Tuesday, January 24, 2023 7:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Town zoning changes

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We are concerned about the suggested zoning changes that have only recently come to our attention. In general, we strongly disagree that this is a positive direction for the town, despite the described intentions.

Evidence from elsewhere suggests that this approach is not effective. We don't understand why Chapel Hill is being considered for something like this, particularly without further forethought into the consequences to the community and further discussion about impact on the infrastructure etc.

Quite frankly, this sounds like another initiative that benefits developers and promises but fails to deliver affordable housing in a way that maintains the character of this town and our neighborhoods. We can't forget about the element of the character and sense of small community that brought the current citizens (diverse families not wanting to live in the overdeveloped areas like Cary or Morrisville) to this town, now can we? And if not careful, you may get more affordable housing, just not in the way you intended. shouldn't we be careful before pushing through?

Michael and Susan Kline

⊘

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 10:19 AM
To: Andrew Kane
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Thank you for doing the right thing on missing middle housing

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: Andrew Kane <andrew.bradley.kane@gmail.com>
Sent: Tuesday, January 24, 2023 6:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you for doing the right thing on missing middle housing

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

Allowing more multifamily housing is an excellent way to allow less well off people to build their lives in Chapel Hill. Every lot that gets a fourplex instead of a single house allows three extra families to make a home here. That's a fact no matter how much money developers make. Thank you for putting the needs of the community as a whole first.

Sincerely,

Andrew Kane

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 11:35 AM
To: bberndt500@aol.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Comment on Council Agenda #13, 1/25/23

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: Bob/Chris Berndt <bberndt500@aol.com>
Sent: Wednesday, January 25, 2023 11:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Jeanette Coffin <jcoffin@townofchapelhill.org>
Cc: Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>
Subject: Comment on Council Agenda #13, 1/25/23

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,

RE: Proposal to add allowable housing types in all residential districts

To the average citizen, this proposal has come out of the blue, and there is limited understanding of its provisions. It appears that a fast-track for such a major change deserves much more community input and understanding of how it affects existing neighborhoods. We ask the Council to provide more time and resources to neighborhoods to understand proposed impacts. Examples of development types on typical lots with Chapel Hill topography would be welcome.

We bought into a Residential-1 neighborhood, Coker Hills West, about 28 years ago. Single-family and accessory apartments have been allowed since the Coker property was developed in the late 1960's to 1970's. We bought property knowing we were in a low-density neighborhood with attractive homes, significant tree cover, a major creek, and a protective resource conservation district (RCD). The proposal would allow cottage lots, duplexes, triplexes, and fourplexes, as well as townhomes. The LUMO now allows multifamily of 3-7 units starting in the **Residential-4** districts. The proposed change is equivalent to rezoning our neighborhood from R-1 to R-4. To say this is a major change is an understatement.

Can the Council rezone property to this extent solely by changing the text of what is permitted in a zoning district? If this is a rezoning, don't the notice provisions of state and local law apply, requiring notice to all property owners? We think the Council should provide this notice.

Rather than lessening environmental impacts, as stated in the ordinance preamble, we believe this proposal will likely exacerbate impacts on steep slopes, existing tree cover, stormwater runoff into creeks, and climate change.

The website *Missingmiddlehousing.com* defines missing middle as "house-scale buildings in walkable neighborhoods." It says that these housing types are best located in a walkable context, where occupants can trade space for proximity to services and amenities. We believe our neighborhood is **not** walkable using this definition. We feel it is a mistake to increase density without additional services and amenities.

We also are concerned about the prospects of tear-downs and redevelopment of property in historic and environmentally-sensitive neighborhoods. We read that this is already happening in Raleigh. We believe this proposal over time will fundamentally alter the character of our neighborhood, as well as that of the community generally, without producing the desired goals.

Please enter our comments into the record of the January 25, 2023 public hearing.

Sincerely,
Chris and Bob Berndt
621 Rock Creek Road

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 12:05 PM
To: Erin Rainey
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Land Use Management Ordinance

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: Erin Rainey <elrainey@yahoo.com>
Sent: Wednesday, January 25, 2023 11:39 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Land Use Management Ordinance

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

Good morning,

I've been trying to understand the impact of the zoning changes, as it affects my neighborhood, Colony Woods. I have some concerns and have a hard time understanding how this will benefit the town.

Currently, it seems that there are three main types of housing in Chapel Hill: 1. Million-dollar homes 2. \$400,000-ish homes 3. Rentals (usually of the luxury variety).

If the zoning is changed, the properties will be snapped up, not by families, but by companies looking to build apartments or quad-plexes. I feel like this will actually drive home prices higher, because companies can afford to put up the money for long-term rental profit, while families like mine cannot.

This zoning is intended to account for the "missing middle housing – duplexes, triplexes, fourplexes, and cottage courts—that encourages home ownership." I fail to see how this will encourage home ownership at all. The buildings on these lots will almost certainly end up as rentals. There is zero incentive to sell a duplex for a flat amount when you can bring in significant rental income (from multiple units!) every month. There is also zero incentive to make them "affordable" rentals. Why rent an apartment for \$800 when you can rent it for \$1800?

What you are then left with is the erosion of those \$400,000 houses. You are then left with just two types of housing in Chapel Hill: 1. Million-dollar homes 2. Rentals. This makes the wealth gap—already so apparent in Chapel Hill—even worse. And anyone who wants to actually *buy* a home instead of *rent* a home but can't afford a place that costs a million dollars? They will move to Mebane or Chatham County or anywhere else but here.

I understand that Chapel Hill is an expensive town. When we bought our house 10 years ago, there were very few places we could afford to buy. There is high demand, and prices have doubled in our neighborhood since we bought. And I'm not sure what the solution is, but this proposal seems to make the issue so much worse than it already is.

Thank you for listening.

Erin Mitchell
Tinkerbell Rd.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 12:06 PM
To: Roy Fauber
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposal to allow increased density

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: Roy Fauber <refauber@gmail.com>
Sent: Wednesday, January 25, 2023 11:17 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposal to allow increased density

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

I have only recently become aware of proposed changes to the LUMO to allow multi-unit structures in low density residential zoning areas. While the ideal of more density and affordable housing may be attractive, the success of such an effort will depend on responsible development of the affected properties.

As we (should) have learned from Northside, responsible development is the exception, and admirable efforts to promote density, diversity, and affordability are often thwarted by unscrupulous developers and market forces.

The broad brush approach of the proposed LUMO changes may seem fine in principle, but without additional enforceable regulations, implementation is ripe for abuse and therefore, in practice, rarely achieves the stated objectives.

I urge the council to take more time to look beyond the idealistic goals and consider the practical aspects and potential negative outcomes of the proposed changes.

Roy Fauber
311 East Patterson Place

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 12:37 PM
To: Triangle BlogBlog
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Pushing back against exclusionary zoning

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: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Wednesday, January 25, 2023 12:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Pushing back against exclusionary zoning

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

Fear of the unknown is a powerful motivator. And, in early 21st century America, one's home (especially if you are an owner) is often not only a secure and safe place, it is the retirement plan. The inclination for many is to try to freeze the home and neighborhood in stasis, protecting it from outside influences and any change, even if the change might be good.

We think that's what is driving a lot of the reaction to Chapel Hill's [proposal to allow property owners to build new types of housing](#) beyond just the single-family homes that dominate the landscape and are just about the only type of home you have been able to build for the last fifty years.

Many of us love our homes, and we'll still love them even if a duplex or a triplex is built next door or down the street. We know what our restrictive housing regime has created in the face of great demand to live in town — a massive shortage of housing, increased costs of living, and further sprawl out into the countryside, beyond our much-loved rural buffer.

These potential Chapel Hill residents who are forced out of town may not live here, but they still drive to work here, or they drive through town and cause the traffic congestion that we all complain about. And, of course, because they live out in the country, they're cutting down trees and emitting carbon to an extent that would horrify an environmentalist.

The time is right to act now.

The housing choices proposal is the first small step towards creating more housing, and more types of housing, in Chapel Hill. Allowing townhouses, duplexes, triplexes, and fourplexes in many more parts of town will allow landowners to explore new housing options. In a nod towards community concern that this housing will irrevocably change the character of their neighborhoods — [something we have thoughts about](#) — the proposal keeps most of the same limitations that exist today, so a new triplex can be no larger, and no taller, than a single-family home on the same property; it will just be able to house more than one family.

This will not be a panacea. New construction is expensive, so it's not likely that these housing options will substitute for the dedicated affordable housing that is underway, like the new Trinity Court project. But they will be less expensive than new single-family homes, and will provide living options other than large single-family homes or multistory rental apartment buildings.

It's likely, as Durham and Raleigh experienced, that there will not be many new duplexes, triplexes, and fourplexes built in our neighborhoods, at least in the first few years. And perhaps these new regulations are not enough.

Maybe the tree-canopy requirements for triplexes and fourplexes (a requirement that does not apply to single-family homes — you can cut down all the trees on your property if you like) will make it too hard to build these housing types. Perhaps the contextual height standards will prove an obstacle (standards that don't apply to single-family homes). And, there are building code requirements and financial lending practices and other roadblocks that may need to be changed as well. We will have to see.

But the key thing is that we're making the first effort, and it's the biggest one.

The goal is to develop missing middle housing to increase and diversify our housing supply and allow families of all sizes to have opportunities to live in Chapel Hill. Once we can get there, we can make adjustments as necessary so that the program is successful.

If the program fails, we get the same types of single-family homes that we have today. If the program succeeds, we'll have a variety of new housing choices and opportunities.

Many of us at TBB have lived in one of these mixed-housing types. Geoff lived for several years in a sixplex in St. Louis; Martin lived in a duplex in Brookline (rental) and a rowhouse in Baltimore (owned); John lived in a fourplex in Burlington, Vermont; Mel has lived in duplexes in Philly and Chicago. And these were all homes, and neighborhoods, we loved.

We hope more people have the opportunity to find places like that to live in Chapel Hill.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 3:56 PM
To: rexmerc
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: I support the Housing Choice LUMO text amendments

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: Rex Mercer <rexmerc@live.com>
Sent: Wednesday, January 25, 2023 3:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I support the Housing Choice LUMO text amendments

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

To town council members:

As a homeowner in Chapel Hill, I urge you to support the proposed Housing Choice LUMO text amendments. Adopting these changes will be a small, but important, step to address the critical housing shortage in Chapel Hill. It will, over time, create more variety in housing options and allow for a more economically diverse resident population. While this proposal primarily addresses the "missing middle"

housing shortage, I also urge you to continue working to create more affordable housing for folks who have very limited incomes and wealth.

Thank you for your service to the town.

Regards,
Rex Mercer

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 3:56 PM
To: Ray Shillito
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed changes to zoning rules

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: Ray Shillito <shillitorj@gmail.com>
Sent: Wednesday, January 25, 2023 3:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed changes to zoning rules

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

Dear Chapel Hill Council and Town Planners

Some years ago, as we became empty nesters, we considered options to move out of Chapel Hill. We looked around, but found that newer developments (and especially the 'over 50') lacked the character and friendliness of our neighborhood, and decided to stay and to instead invest in our house here.

We are now wondering if that was a wise choice.

I am writing to you to voice my concerns – shared by many others, about the proposed changes to zoning within Chapel Hill. I have heard that the council is touting this as offering an opportunity for homeowners to realize the value of their properties by developing multi-family housing on their lots.

Apparently Durham did something like this about 3 years ago. I think the evidence is pretty clear that what happened was affordable houses got torn down to make "upmarket" rental housing (and profits for someone). This is highly fashionable in planning and is called "missing middle housing". Who is feeding the council with these ideas? How much did we pay for the consultants? Unfortunately such a result goes directly against the position that the council members seem to take that we need MORE affordable housing in Chapel Hill. If we see what happened in the Blue Zone, with affordable housing being replaced by luxury apartments we can see that this is consistent with what developers want to do.

Instead we need more mixed income housing like Weavers Grove when the developments are being planned and approved. Surely such ideas could have been included instead of the massive eyesore that has been built on Eubanks road?

The only people that would benefit from allowing our homes in older neighborhoods to be redeveloped into multi-family housing like shown in your diagrams are the out of town investors who were involved in ballooning house prices last year, and the developers who will swoop in to take advantage of such opportunities as houses come up for sale. The neighbors of such developers will see a drop in value, leading to drastic changes in the quality of our home streets – maybe that is the goal, - destruction – at least that's how it looks. It would reverse what we see in Colony Woods for example, where a large number of houses are being upgraded to extend their life – surely a positive for the climate, as new construction is a major source of carbon dioxide. That is without the "benefit" of an HOA.

None of what has happened in the last few years, especially in North-East Chapel Hill seems in the interest of the residents. The apartments are built cheaply for the developers to maximize profit and are literally put on any space they can find, as well as ignoring concerns about flooding and drainage. We are fast becoming developer roadkill in a sea of grits, rather than a pat of butter.

I fail to understand why houses that are members of an HOA are excluded from the zoning change. It seems to me to be discriminatory (and might even be illegal). The policy almost seems like the opposite of gentrification, to be de-gentrification, targeted to older neighborhoods that do not have those restrictive covenants. If you are looking for space to build and develop this kind of housing, the Oaks has probably the biggest lot sizes in Chapel Hill, but you are excluding it by the HOA exception, why? I think that in the spirit of transparency the council members should state who lives in an affected neighborhood, and who does not. I ask for the town manager to supply citizens with that information.

From a safety point of view, most of these older R1 and R2 neighborhoods do not have sidewalks, and the addition of extra residences on existing lots will add yet more cars, parked up and down the streets; this is hazard to children and others in the street, as well as decreasing accessibility for emergency vehicles and buses.

I read on the Triangle blog that our fears for destruction of our neighborhoods might be groundless, that you are just fiddling with the zoning rules. However in that case the town council has done a terrible job (again) of communication and are seen to be rushing to a conclusion without making sure that the citizens have time to understand the situation, almost as if they are hiding something.

I teach courses that include a section on managing negative perceptions of actions, and you are going in the wrong direction. It may be optics, but I implore you to take a step back and explain your intentions properly, and if they are not nefarious then a month or two will not make much difference, and you would gain back the credibility that you are fast losing, especially in NE Chapel Hill.

Ray Shillito

Tinkerbell Road.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 3:57 PM
To: Mimi Hock
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rezoning opinion

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: Mimi Hock <mimighock@gmail.com>
Sent: Wednesday, January 25, 2023 3:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning opinion

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

I just want to be crystal clear the opinion is Jared about the new LUMO rezoning of R1 and R2 zoning is my personal opinion as a town resident and does not reflect opinions or decisions of the Downtown Partnership in any way. Sorry for any confusion

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:00 PM
To: Kathy Clissold
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rezoning of Neighborhoods

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: Kathy Clissold <kclissold@gmail.com>
Sent: Wednesday, January 25, 2023 2:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning of Neighborhoods

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

Considering the number of people who could be affected by the proposed rezoning wording change, it would be important and I think, necessary, for the Town to mail a letter to each single family homeowner in any/all of the vulnerable neighborhoods, describing precisely what the wording for the rezoning would be, how it would impact each homeowner, as well as their neighborhood, and what the results -- good or bad --could be for their neighborhood, and for their of life in Chapel Hill.

It is quite likely that there are a number of people -- living in neighborhoods that could be affected -- who even now know nothing about this proposed change. I feel that it is the Town's responsibility, and indeed, the Town's duty, to inform the people who live in this town as to what may happen to them.

Sincerely,

Kathy Clissold

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:01 PM
To: Marsha and Samuel Horowitz
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: VOTE NO ON ZONING CHANGES

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
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[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: Marsha and Samuel Horowitz <marsam67@yahoo.com>
Sent: Wednesday, January 25, 2023 2:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: VOTE NO ON ZONING CHANGES

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

Mayor and Council

VOTE NO on zoning changes that would allow sweeping introduction of multiple housing units into neighborhoods that are currently zoned for single family homes. These changes, which seem to be recommended by an consultant who does not understand or have a stake in our community, are not in the best interests of residents and taxpayers in impacted neighborhoods.

Does council recognize the impact such a zoning change would have on police, fire, parking, traffic, loss of green canopy, schools, taxes, You can not consider such a consequential change with out a comprehensive study and without the support of residents, voters and taxpayers in impacted neighborhoods.

VOTE NO, slow down and consider the consequences

Sincerely,

Marsha and Samuel Horowitz
100 Huntington Drive

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:01 PM
To: John Rees
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing Choices for a Complete Community

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: John Rees <jreesnc@gmail.com>
Sent: Wednesday, January 25, 2023 2:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choices for a Complete Community

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,

Over the past week, you have received emails in the public email box from a number of long-established homeowners about missing middle housing in Chapel Hill. From my understanding of the initiative, and no doubt what you have learned from the town planning staff, many of the concerns seem to be related to misunderstandings of what the town is attempting to accomplish. It seems as though many of these writers' information has come from places like Nextdoor and not from presentations from the town planning staff.

As you know, Chapel Hill is approximately 70 percent white, young (the median age is 25), and just about half of our residents rent. By contrast, the emails on this topic have come largely from people who moved here decades ago, when the average home was affordable on an assistant professor or school teacher's salary.

Healthy communities are well-rounded, and they support diversity -- of income, of age, and of race

What you're hearing from these residents paints an incomplete picture. We want to point out who you're not hearing from: graduate students, multi-generational households, traveling nurses, school teachers, our excellent hospital and university staff members, our many civil servants with whom you work -- in other words, the people who currently commute long distances to work in Chapel Hill, or the people who are currently searching online in various places looking for a temporary sublet because their landlord just raised their rent.

As you may know, buying a first home in 2023 looks very different than in the 1980s, the decade that several letter writers you've heard from moved here. I know this from my first hand experience, as I purchased my first home in 1987, at the tender age of 27. It is not lost on me that my two daughters, both well beyond that same age, are yet to be able to find a home in town despite both having very successful careers in tech.

Right now, many graduate students and teachers who work in our school district commute over an hour to get to Chapel Hill. Vehicle emissions, time spent in a car -- all are bad for our environment and the health of our neighbors.

We encourage you to think generationally about this decision -- the people who you're hearing from benefitted from moving here decades ago, and their homes have appreciated in value.

--

John Rees

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:03 PM
To: Nancy Duffner
Cc: Sarah Vinas; Atuya Cornwell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing Choices Proposal

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: Nancy Duffner <nduffner@bellsouth.net>
Sent: Wednesday, January 25, 2023 2:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choices Proposal

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,

I am writing to express my total support for the Housing Choices proposal.

Too long I've been embarrassed, dismayed, and discouraged by this community which purports to be progressive but isn't. When 70% of the people who work here can't afford to live here, we should be ashamed.

As you moved on the Legion Road plan, I applaud your bold and courageous efforts to seek solutions that make this community a fair and inclusive one. Thank you for taking on the NIMBYS and for standing up for those who work in our schools, hospitals, public safety, etc.

With unbridled support,
Nancy Duffner

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:03 PM
To: Ben Thompson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please change single-family zoning!

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

From: Ben Thompson <benth85@gmail.com>
Sent: Wednesday, January 25, 2023 1:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please change single-family zoning!

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

Hello,

Thank you for taking the time to read this email! I am a Chapel Hill homeowner and work within the town limits. I am not able to come to council meetings in the evenings because I have small children. I want to encourage the town council to change single-family zoning codes that prevent construction of "missing middle" housing--duplexes, triplexes, etc. I currently live in a single family home but lived in Richmond, VA for years in neighborhoods containing row

homes, garden apartments, duplexes, and quadplexes. These neighborhoods were vibrant and diverse, offering citizens of all backgrounds the opportunity to live affordably in the city where they study or work.

Through my current work I meet people on a daily basis who struggle to find affordable housing in our town and must move further away from their jobs--thus requiring the extra expense of a working car. I hope you can make this a priority for our community and provide lasting change!

Cheers,

Ben Thompson

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:04 PM
To: Rob LaVelle
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Missing middle housing

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: Rob LaVelle <rlavelle@cfsnc.org>
Sent: Wednesday, January 25, 2023 1:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Missing middle housing

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

Dear Town Council,
I strongly support the proposed changes to allow more missing middle housing in Chapel Hill. It is a change that will be vital for the future of our area and allow more people to access the opportunities that Chapel Hill

offers. While I live in Carrboro, I do believe that the decisions that Chapel Hill makes affect our area as a whole. This is a change that is needed and vital. Do not give in to the fear that those opposed are spreading. Thanks for taking this needed and bold step forward.

Sincerely,

Rob LaVelle

--

Rob LaVelle

Carolina Friends School

Upper School, Spanish and Geography

CONFIDENTIALITY NOTICE: This email and any files transmitted with it are the property of Carolina Friends School. The contents of this communication are confidential and may contain information that is privileged and/or exempt from disclosure under applicable law. It is intended solely for use of the individual or entity to whom this email is addressed. If you are not one of the named recipient(s) or otherwise have reason to believe that you have received this message in error, please notify the sender and immediately delete this message and any attachments. Any unauthorized use, retention, dissemination, forwarding, printing, or copying of this email is strictly prohibited.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:07 PM
To: Mimi Hock
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: New Lumo changes to R1 and R2 rezoning

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: Mimi Hock <mimighock@gmail.com>
Sent: Wednesday, January 25, 2023 12:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New Lumo changes to R1 and R2 rezoning

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,

I am writing to express my hesitation in town council voting on residential rezoning changes at tonight's meeting. While I strongly support the need for more affordable housing in our town, and I understand the need for density, I think we need more information before voting on changing R1 and R2 parcels to allow for multiple units.

What measures does the town have to ensure these potential new housing units will not be rented to students for high prices and therefore preventing entry for the missing middle we mean to capture? Has reassessing the rural buffer been considered first? What about lighter changes such as allowing subdivision of lots over a certain size rather than going straight from R1 and R2 to allowing for triplexes and more?

I think we need more information and consideration of public opinion before voting on this matter. I would request a delay in voting on this matter.

Best
Mimi Hock
Local resident
Chair of the DTPT board

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:07 PM
To: trude amick
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Middle Housing in Glen Lennox

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: trude amick <trudejean@gmail.com>
Sent: Wednesday, January 25, 2023 12:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Middle Housing in Glen Lennox

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,

Glen Lennox could be an amazing opportunity for building hundreds of middle housing units in Chapel Hill over the next few years. The Glen Lennox Development Agreement (GL-DA) that was negotiated by the town and Grubb Properties with years of involvement from the adjacent neighborhoods allows for middle housing to be built in this historic area of Chapel Hill. Middle housing in Glen Lennox could be easily approved since the GL-DA sets forth the rules and compliance requests for new development submitted by Grubb only need to be reviewed and approved by the town planning department.

Middle housing is a natural fit for preserving the character of Glen Lennox, which for 7 decades has been home to thousands of people who needed affordable housing in Chapel Hill. Glen Lennox and the adjacent neighborhoods were built after WWI, when the population of the Chapel Hill grew by over 250% from 1940 to 1950. All of this growth caused enormous demand for housing and led to a severe shortage. We are in a similar time and Glen Lennox could again be a neighborhood that meets Chapel Hill's housing need. For a history of Glen Lennox see: <https://www.townofchapelhill.org/Home/ShowDocument?id=7328>

Grubb's business model is building only large multifamily apartments, office buildings, and parking decks. I'm a member of our neighborhood working group and we learned that Grubb is working with EYA, a developer from DC that specializes in luxury town homes and condos. The neighborhood working group met with Grubb and EYA in October 2022 to learn more about EYA and their developments around the DC area. We expected to meet again in January 2023 to learn about what they proposed for Glen Lennox, although that meeting has not yet been scheduled. From our October meeting, it was apparent that Grubb or EYA plan to build only the minimum number of affordable units required under the GL-DA.

I acknowledge that middle housing is not in Grubb's wheelhouse and I'm pretty sure building middle housing in Glen Lennox will not maximize their profits; however Grubb Properties will benefit from rental revenue in Chapel Hill for decades to come--at the 137 Franklin office building downtown and the three large multifamily/mixed use apartment buildings and two large office buildings built or already approved in Glen Lennox. It's not unreasonable for the mayor and town council to ask Grubb to help Chapel Hill meet it's housing needs. I presume there are many points of negotiations between the town and developers and perhaps building middle housing in Glen Lennox can be included as a condition when they want something from the town, like the additional \$9 million for the parking deck on Rosemary. As an aside, I'm not sure who was responsible for not knowing that the parking deck foundation was insufficient for the proposed new structure, but it seems to me that this oversight was avoidable and the town would have known about the increased budget before approving the project.

Middle housing in Glen Lennox could provide affordable homes for several hundreds families in the next few years, fits with the historic character of the existing neighborhood and would be a great transition to adjacent neighborhoods. I respectfully ask that each of you exert pressure on Grubb to build out the remaining areas of the Glen Lennox redevelopment with middle housing. I believe you can make this happen!

Best,

Trude Amick

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:31 PM
To: buckhouse4@nc.rr.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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: buckhouse4@nc.rr.com <buckhouse4@nc.rr.com>
Sent: Wednesday, January 25, 2023 4:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Please do not push the zoning change. It will not impact middle housing and will have detrimental impact on neighborhoods. The majority of the towns people do not want this, it is supported by developers and council who will profit from this. Please listen to the town's citizens and not support zoning changes.
Scott and Lee Ann Buck

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:31 PM
To: Laura Pritchard
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Zoning Changes being considered

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: Laura Pritchard <laurapritchard1@yahoo.com>
Sent: Wednesday, January 25, 2023 4:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Zoning Changes being considered

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Hello Council Members,

I've just recently learned about the possible changes to the zoning density for R1 and R2. I think a change of this magnitude should include MANY more residents comments and considerations. I know many of the people in my neighborhood and my friends around town haven't been informed about this potential vote/change.

Actually, most haven't been informed. I'm curious as to what methods you used to ensure that our residents know about this.

I am urging you to delay in deciding this until the message can be shared more proactively and allow for many more residents to share their concerns. Therefore I am asking the council and mayor to postpone any action on this immediately and undertake a campaign to raise awareness for the residents of the town.

Thank you,

Laura Pritchard - a concerned resident on Oakwood Drive.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:31 PM
To: Martin Johnson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Our Neighborhoods Are Already Changing. Please Support Missing Middle Housing to Help Chapel Hill Adapt to High Land Prices.

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: Martin Johnson <martinlouisjohnson@gmail.com>
Sent: Wednesday, January 25, 2023 4:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Our Neighborhoods Are Already Changing. Please Support Missing Middle Housing to Help Chapel Hill Adapt to High Land Prices.

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Dear Mayor and Council of Chapel Hill,

I am writing in strong support of the "Housing Choices for A Complete Community" text amendment. I live in Westwood, a neighborhood adjacent to campus, which, as I understand it, will likely be impacted by these changes. As you might

imagine, there has been a robust conversation on my neighborhood listserv about these changes, and many are worried that adding more housing will indelibly harm the neighborhood.

What many focus on the harms caused by action, I worry about the harms caused by inaction. Despite its prime location, steps away from thousands of high-paying jobs and a global research university, zoning in my neighborhood has gone basically unchanged since the early 1980s, when Chapel Hill had half as many people. As our population and economy has grown, and people have become richer, our land use has stayed the same. Here are just a few negative consequences:

- * High rents and home prices. The average home price in my neighborhood seems to be creeping to almost \$1,000,000, and landlords are collecting \$1,000 or more in rent per bedroom. (That's \$4,000/month for a 4BR home, or \$48,000 a year). Money in our economy that could be used to support our restaurants and small businesses is instead going toward mortgages and rents.

- * Fewer children in the neighborhood. While many people believe that one of Chapel Hill's appeals is a strong school system, which acts as a lure for families with school-age children, in my neighborhood there are so few children now that the playground in Westwood Park is almost always empty, and the school buses only pick up a handful of kids. Few young families have the ability to pay the high prices in my neighborhood, and there are so few homes that it's rare to see something even come on the market.

- * Seasonally occupied homes. Chapel Hill has long struggled to transition to a year-round economy, with people staying in the summers to support local businesses. But many of the homes in my neighborhood are now seasonally occupied, with longtime residents likely using built-up equity to purchase second homes elsewhere, leaving their primary residence empty during the summer, or even longer.

The proposed text amendment is a modest attempt to address these challenges by making it easier to build more housing in our neighborhoods. I applaud the council and staff for working on this proposal over the past year, and encourage its swift adoption. To delay would be to keep the status quo for yet another election cycle, which will only accelerate some of the changes I have discussed.

Warm regards,

Martin Johnson

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:32 PM
To: Aaron Nelson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Local employers call on Council to support "Housing Choices for a Complete Community"

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: Aaron Nelson <anelson@carolinachamber.org>
Sent: Wednesday, January 25, 2023 4:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sarah Vinas <svinas@townofchapelhill.org>; CHRIS BLUE <CBLUE@townofchapelhill.org>; kloovis <kloovis@carolinachamber.org>; Aury St. Germain <astgermain@carolinachamber.org>; Creighton Blackwell <cblackwell@coastal24.com>; Reagan Greene <Reagan.Greene@bcbsnc.com>; Graves, Vakesia <Vakesia.Graves@duke-energy.com>; Lori Doherty <lori@dohertyhomeinspections.com>; Lehman, Dan <daniel.lehman@unhealth.unc.edu>; betsy.brucker@armacell.com; Jennifer Player <jplayer@orangehabitat.org>; Holly Fraccaro <holly@hbadoc.com>
Subject: Local employers call on Council to support "Housing Choices for a Complete Community"

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Dear Mayor and Council,

On behalf of The Chamber for a Greater Chapel Hill-Carrboro, representing hundreds of local employers that employ tens of thousands of workers, it is my pleasure to share our support for the proposed housing text amendments as a strategy to help build a more complete community.

As you know, attracting and retaining workers is a real challenge for local employers, made more difficult by a shortage of diverse local housing options, especially in the 'missing middle.'

Workers today, including firefighters, teachers, and nurses, want to live *and* work in their community. Measures that diversify available housing types and increase housing supply make it easier for employers to recruit and retain talent, which in turn makes our employers more competitive, our community more diverse, and our economy more vibrant and sustainable.

The Big Bold Ideas Committee on Affordable Housing [identified several strategies to increase housing affordability](#) and address housing gaps, including "making affordable housing easier to build" with recommendations to modify standards related to minimum lot widths, parking and setbacks to increase the number of units per acre; and "increasing availability of affordable housing" with a recommendation to permit duplexes, triplexes, and accessory dwelling units in all residential zones, excluding NCDs.

Chapel Hill has a long way to go to properly address the housing gaps that were created over the last several decades, but these text amendments are important early steps towards creating a more complete and inclusive community.

We applaud staff for the thoughtful proposal and encourage the Town Council to adopt these changes.

In Partnership,

Aaron

cc:
Chamber Hill Interim Manager Chris Blue
Chapel Hill Director of Affordable Housing and Community Connections
Chamber Chair Lori Doherty
Chamber Vice Chair Dan Lehman
Chamber Vice Chair for Government Affairs Betsy Harris
Chamber Immediate Past Chair Vakesia Graves
Chair of the Big Bold Ideas Steering Committee Creighton Blackwell
Vice Chair of the big Bold Ideas Steering Committee Reagan Greene
Chair of the Big Bold Ideas Committee on Affordable Housing Jennifer Player
President of the Home Builders Association of Durham, Orange, and Chatham Counties Holly Fraccaro
Chamber Vice President for Community, Economic, and Workforce Development Katie Loovis
Chamber Director of Communications and Business Development Aury St. Germain



Aaron Nelson, IOM
President and CEO

[The Chamber for a Greater Chapel Hill-Carrboro](#)

104 South Estes Drive, Chapel Hill, NC, 27514

o: 919-967-7075 m: 919-260-0981 | e: anelson@carolinachamber.org

Thank You To Our Community Champions!



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:32 PM
To: Rayann Burnham
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposal to allow density of R-1 and R-2 zones

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: Rayann Burnham <rayannsb@gmail.com>
Sent: Wednesday, January 25, 2023 4:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposal to allow density of R-1 and R-2 zones

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

Regarding: The Town's proposal to increase the allowable density of R-1 and R-2 zones, which currently allow only single-family detached houses. Please mail a letter to each homeowner that is impacted, and allow enough time for people to respond with comments prior to taking a vote.

Respectfully,
R Burnham

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, January 25, 2023 4:58 PM
To: Laurel Hill Neighborhood Association
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Laurel Hill Neighborhood Association - Stop Proposed LUMO Amendments

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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[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: Laurel Hill Neighborhood Association <info@laurelhillneighborhoodassociation.com>
Sent: Wednesday, January 25, 2023 4:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: info@laurelhillneighborhoodassociation.com
Subject: Laurel Hill Neighborhood Association - Stop Proposed LUMO Amendments

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,

The Laurel Hill Neighborhood Association (LHNA) represents 95 households from neighborhoods around Laurel Hill Road in Chapel Hill. The LHNA Board of Directors consists of seven (7) homeowners that are elected and represent the interests of the neighborhood. The LHNA Board of Directors is writing to STRONGLY OPPOSE the major changes to the

Town's Land Use Management Ordinance (LUMO) being contemplated. The LHNA BOD are unanimously against these amendments to the LUMO and an overwhelming majority of the households that we represent support our view.

We have fought hard in the past to keep absentee landlords at bay in our neighborhood. However, these LUMO changes would make it more profitable than ever for absentee landlords to purchase single-family homes in our neighborhood and convert them into Duplexes, Triplexes, or Fourplexes – or, to tear down the single-family homes completely to build new multi-unit structures, which would include townhouses.

All of us are in support of the idea of more affordable housing in Chapel Hill, but the math does not work by the Town making these blanket changes to the LUMO for all neighborhoods zoned R-1 (which ours is).

Any buyer or investor who purchases a property in our neighborhood is not going to be focused on building affordable housing. Only organizations like Habitat for Humanity would be focused on that -- but it is highly unlikely that nonprofits such as Habitat would be able to compete against corporate investors for properties in our neighborhood.

So again, the math does not work. Simply making it possible for buyers and investors to build Duplexes, Triplexes, Fourplexes, and Townhouses in our neighborhood will NOT lead to affordable housing – because that is not what will be built.

Additionally, it will not lead to affordable rental options for neighborhoods like ours – as we have seen in the past when absentee landlords purchase homes in our neighborhoods and turn them into student rentals. The rents that are being charged by these absentee landlords are not rents that would be affordable to most families. The economics only work because of so many unrelated people living in the same home, splitting the rent.

Please do not take these LUMO Amendments to a vote and stop considering this LUMO Amendment altogether, or vote 'NO'. Instead, we ask that you restart community engagement to find a solution that will actually address the issue you are trying to address (affordable housing).

Thank you,

Laurel Hill Neighborhood Association Board of Directors

info@laurelhillneighborhoodassociation.com