

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, May 05, 2020 12:03 PM  
**To:** Stephanie Yost  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: More info

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Stephanie Yost [mailto:jerseygirlsteph@gmail.com]  
**Sent:** Tuesday, May 5, 2020 11:27 AM  
**To:** Michael Parker <mparker@townofchapelhill.org>  
**Cc:** Maurice Jones <mjones@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Pam Hemminger <phe mminger@townofchapelhill.org>  
**Subject:** Re: More info

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Thanks for your response. Allentown started plans to develop this property in 1986. We moved in June, 1988. The property was annexed to CH late 1987.

The property was not developed until the annexation to CH took place.

The trees and density are our biggest concern with this project Taking down the number of trees they are talking about, to accommodate the proposed high density, will eliminate a significant amount of the natural pumps!! It's still a swamp back there even with the improvements the town made recently to the culvert.

Due to storm water issues, high density projects like this one have been turned down in the past. Concerns for surrounding homeowners and water damage have been on the radar. Proposals for this site have been going on for the last 20 years. We've had at least 4. We are all wondering what's different this time and why the Town would even consider approving such a high density project.

Thanks,

Stephanie and Richard Yost

Sent from my iPhone

On May 5, 2020, at 10:34 AM, Michael Parker <[mparker@townofchapelhill.org](mailto:mparker@townofchapelhill.org)> wrote:

Ms. Yost,

I hope that you and yours are safe and doing as well as can be expected during these difficult times. I wanted to get back to you regarding the Email you sent to Mayor Hemminger in late April. I've spoken with Town staff and done some research so as to be able to provide you with as complete an answer as possible. By way of background, when Chandler's Green was approved and constructed in about 1991, the area had not been annexed by Chapel Hill. Accordingly, its approval and construction were governed by the County regulations then in effect which did not require any stormwater mitigation measures. Thus, none were included in the construction. Since then, of course, that has changed, and both the County and Town have significant requirements for stormwater mitigation, provided at the developer's expense, for new construction. The Town's – which now govern Chandler's Green – require that stormwater runoff from a newly constructed (or significantly renovated) development be no worse after construction than before construction for a 24 hour period for a 1-year, 2-year, and 25-year storm.

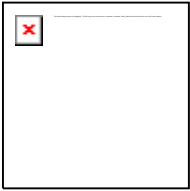
In terms of the current situation, there is an intermittent stream that runs through Chandler's Green, going under Sweeten Creek Rd. and draining to the southeast. According to our Stormwater Dept., two properties – on either side of the stream – have had occasional problems with drainage into their crawl spaces. In March of 2018, in order to help with this issue, the Town improved the entrance to the culvert under Sweeten Creek Rd. Looking toward the future, with particular regard to the proposed Weaver's Grove project, a great deal of attention has been given to stormwater concerns. As I mentioned above, Town regulations require that new developments mitigate stormwater up to a 25-year storm. Habitat for Humanity of Orange County, the developer of Weaver's Grove has voluntarily agreed to mitigate stormwater up to a 100-year storm (at its own cost) which should significantly improve conditions at Chandler's Green. In addition, as part of the project, a culvert under Amesbury Dr., which currently contributes runoff to the intermittent stream, will be routed into a planned stormwater basin in Weaver's Grove, which will also improve conditions in Chandler's Green.

I hope that this information is of help to you. Please know that we take stormwater issues very seriously in Chapel Hill and we are working hard to improve conditions for all affected residents. For example, over the past four years we have conducted (and are continuing to conduct) a number of sub-watershed stormwater studies to identify and prioritize stormwater mitigation measures. As a result of these studies, the Town has already committed over \$2 million to stormwater mitigation projects around Town. If there's anything further that we can do to be helpful or if you have additional questions, I hope that you'll reach out. Take care and stay safe.

Michael Parker

919 883 2063

*The best way to find yourself is to lose yourself in the service of others. Mahatma Gandhi*



**Pam Hemminger**

**Mayor**

[Town of Chapel Hill](#)

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514-5705

Phone: (919) 968-2714

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From: Stephanie Yost <[jerseygirlsteph@gmail.com](mailto:jerseygirlsteph@gmail.com)>

Sent: Thursday, April 23, 2020 7:28 PM

To: Pam Hemminger

Subject: More info

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

Pam we heard that at the town meeting the other night a man said that we cannot hold the current Weaver Grove Developer responsible for the drainage issues created in the past. He said that the Town created the problem by approving the plan 30 years ago.

Thus, will the Town let the problem get worse with out correcting the drainage issue. Someone, the Town, needs to take responsibility and correct the problem. Who will be financially responsible for the drainage remedy? Will the Town just dump the problem on the existing homeowners? I hope that this is not the final decision. We are currently Chapel Hill Residents and we need the "TOWN" to deal with this problem before it gets to be a bigger issue.

Also, this project has been brought to the town council 4 times in the last 20 years. Due to drainage and ecological issues it has been turned down. We are all wondering what has changed. We've had experts from UNC advise us in the past. Can you let us know.

Thanks,  
Stephanie and Rich Yost

Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, May 29, 2020 11:30 AM  
**To:** Bill Starnes  
**Cc:** Judy Johnson; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Weavers Grove Rezoning Application from R-2 to R-6 at 7516 Sunrise Rd.

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

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

From: Bill Starnes [mailto:westarnes@gmail.com]  
Sent: Friday, May 29, 2020 11:14 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Weavers Grove Rezoning Application from R-2 to R-6 at 7516 Sunrise Rd.

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

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

I am writing to you to express several concerns I have with the application for rezoning from R2 to R6 of 7516 Sunrise Rd. I reside in the neighboring community of Chandler's Green. I welcome the idea of an affordable housing project nearby, and look forward to supporting the site plan once certain issues are addressed.

I am very concerned that the plan will cause significant storm water drainage issues to my neighbors in Chandler's Green, and will also have a negative effect on the water quality running into the Jordan Lake watershed. The plan also shows that a housing unit will be built on top of a stream that had been classified as a perennial stream, further risking the proper flow of water in this area. In addition, the ten-year timeframe between the initial clearing and the installation of permanent storm water infrastructure (in itself lacking proper safety measures) merely adds to the water flow risks to my community. We are already experiencing storm water issues in our neighborhood and ask that the new development approvals be contingent on not exacerbating existing problems.

The proposal includes clear-cutting of several acres in the property, including rare trees. This will severely impact the mature tree canopy which supports biodiversity and is critical for the preservation of animal corridors and wildlife habitat. The mature tree canopy also prevents stormwater run-off, diminishes soil erosion, improves water quality, reduces harmful effects of wind and heat, improves air quality and aides in noise reduction. I don't support a plan that requires clear cutting of the trees.

The proximity to I-40 ensures elevated noise levels at all hours. The noise level will likely increase with the planned expansion of I-40.

Mitigation measures may not be effective since other factors (weather, wind, direction of sound waves) influence noise distribution. There are well-known adverse health effects of noise pollution in adults and children, e.g. stress, sleep disturbance, depression, lung and heart disease. The removal of trees and replacement with impervious pavement and building structures will result in greater noise level exposure not only to the Weavers Grove residents but also to residents of Chandler's Green. I don't support a plan that results in raising already unhealthy noise levels in my community, and exposes residents of the new housing development to the same.

Increase in local traffic along Sunrise, Weaver Dairy, and potentially through Sweeten Creek via Amesbury has the potential for speeding and traffic jams at peak work and school hours. With the addition of almost 500 cars in Weavers Grove, this presents undue safety concerns to my community's children and pedestrian traffic in our neighborhoods, therefore I can't support this plan as proposed.

I recommend using flexible bollards at the Amesbury Road access point rather than fully opening the road to automobile traffic, still allowing for emergency vehicle and pedestrian access.

Finally, the plan shows that there are some affordable housing units that are very close to the interstate. We now know that continuous exposure to excess levels of highway noise and fine particulate matter present non-trivial health risks to people of all ages. While people won't be forced to live in these homes, the very act of supporting this development with votes and funding serves as the town council's endorsement of a plan that knowingly puts some of its citizens' health at risk. I find this unacceptable. Instead, require the developer to remove these housing units or move them to where health risks are minimized.

In order to make this plan the successful project that Chapel Hill deserves, I ask the town to require that the developers work more in lockstep with neighboring communities and/or their representatives moving forward. Agreements have been reached in the past, and I know they can be reached again.

I appreciate your consideration of these concerns as you make your decision regarding the plan as submitted. And of course, thank you for your service to our town.

Respectfully,

William E Starnes

3825 Sweeten Creek Rd  
Chapel Hill, NC 27514  
westarnes@gmail.com

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, May 29, 2020 1:10 PM  
**To:** Steven Braker  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Rezoning on Sunrise Road

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Steven Braker [mailto:shbraker@gmail.com]  
**Sent:** Friday, May 29, 2020 12:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Rezoning on Sunrise Road

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

I am writing to you concerning the application for rezoning from R2 to R6 of 7516 Sunrise Road. My family and I live in the nearby community of Chandler's Green. We are receptive to affordable housing nearby. However, we also have concerns that we feel need to be addressed before we can really be supportive of this project.

1. The proposal includes clear-cutting of several acres in the property, including rare trees. This will severely impact the mature tree canopy which supports biodiversity and is critical for the preservation of animal corridors and wildlife habitat. It also prevents stormwater run-off, diminishes soil erosion, improves water quality, reduces harmful effects of wind and heat, improves air quality and aides in noise reduction. I don't support a plan that requires clear cutting of the trees.
2. This ties into my concern about increased noise levels. I am sure you are aware of the increased health problems that arise from noise pollution. I don't support a plan that results in raising already unhealthy noise levels in my community, and exposes residents of the new housing development to the same.
3. I am very concerned that the plan will cause significant storm water drainage issues to my neighbors, and will also have a negative effect on the water quality running into the Jordan Lake watershed. In addition, the timeframe between the initial clearing and the installation of permanent storm water infrastructure (in itself lacking proper safety measures) merely adds to the water flow risks to my community. We are already experiencing storm water issues in our neighborhood and ask that the new development approvals *not exacerbate these problems*.
4. I am concerned about increased local traffic. Some estimates have suggested there could be an additional 500 vehicles from this development. The traffic study meeting I attended at the Library was quite disappointing. It seems that only half of the streets and roads affected were studied. Safety for pedestrian traffic from my neighborhood and the school should also be considered. I heard of a recommendation to put up flexible bollards at the Amesbury Road access point rather than fully opening the road to automobile traffic, still allowing for emergency vehicle and pedestrian access. This sounds like a reasonable proposal.
5. Lastly, while people won't be forced to live in these homes, the very act of supporting this development with votes and funding serves as the town council's endorsement of a plan that knowingly puts some of its citizens' health at risk. I don't find this acceptable for a town as forward thinking as Chapel Hill. In order to make this plan the successful project that our community deserves, I ask the town to require that the developers work more *in lockstep* with neighboring communities and/or their representatives moving forward. Agreements have been reached in the past, and I know they can be reached again.

Thank you for your service to our town. Thank you also for considering these concerns as you make a decision about the plan to rezone on SunriseRoad.

Sincerely,

Steven Braker  
103 Toynbee Place  
Chapel Hill  
[shbraker@gmail.com](mailto:shbraker@gmail.com)



## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, June 01, 2020 9:17 AM  
**To:** Stone, Andy  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Rezoning from R2 to R6 of 7516 Sunrise Rd.

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Stone, Andy [mailto:[andy.stone@ranger.org](mailto:andy.stone@ranger.org)]  
**Sent:** Monday, June 1, 2020 8:24 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Rezoning from R2 to R6 of 7516 Sunrise Rd.

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

I am writing to you to express several concerns I have with the application for rezoning from R2 to R6 of 7516 Sunrise Rd. My family lives in the neighboring community of Chandler's Green. I welcome the idea of an affordable housing project nearby, and look forward to supporting the site plan once certain issues are addressed. However, I cannot support the current plan.

My biggest concern with this project is the increase in local traffic along Sunrise and Weaver Dairy. But I am especially concerned about the possibility of the increase in traffic inside the Chandler's Green neighborhood if Amesbury Road is opened to the new development. The increase in traffic on Amesbury and Sweeten Creek will be a hazard to the numerous young children who live in this area. With the addition of almost 500 cars in Weavers Grove, this presents undue safety concerns to my community's children and pedestrian traffic in our neighborhoods, therefore I can't support this plan as proposed. I recommend using flexible bollards at the Amesbury Road access point rather than fully opening the road to automobile traffic, still allowing for emergency vehicle and pedestrian access.

I am very concerned that the plan will cause significant storm water drainage issues to my neighbors in Chandler's Green, and will also have a negative effect on the water quality running into the Jordan Lake watershed. The plan also shows that a housing unit will be built on top of a stream that had been classified as a perennial stream, further risking the proper flow of water in this area. In addition, the ten-year timeframe between the initial clearing and the installation of permanent storm water infrastructure (in itself lacking proper safety measures) merely adds to the water flow risks to my community. We are already experiencing storm water issues in our neighborhood and ask that the new development approvals *be contingent on not exacerbating existing problems*.

The proximity to I-40 ensures elevated noise levels at all hours. The noise level will likely increase with the planned expansion of I-40. Mitigation measures may not be effective since other factors (weather, wind, direction of sound waves) influence noise distribution. There are well-known adverse health effects of noise pollution in adults and children, e.g. stress, sleep disturbance, depression, lung and heart disease. The removal of trees and replacement with impervious pavement and building structures will result in greater noise level exposure not only to the Weavers Grove residents but also to residents of Chandler's Green. I don't support a plan that results in raising already unhealthy noise levels in my community, and exposes residents of the new housing development to the same.

The proposal includes clear-cutting of several acres in the property, including rare trees. This will severely impact the mature tree canopy which supports biodiversity and is critical for the preservation of animal corridors and wildlife habitat. The mature tree canopy also prevents stormwater run-off, diminishes soil erosion, improves water quality, reduces harmful effects of wind and heat, improves air quality and aides in noise reduction. I don't support a plan that requires clear cutting of the trees.

Finally, the plan shows that there are some affordable housing units that are very close to the interstate. We now know that continuous exposure to excess levels of highway noise and fine particulate matter present non-trivial health risks to people of all ages. While people won't be forced to live in these homes, the very act of supporting this development with votes and funding serves as the town council's endorsement of a plan that knowingly puts some of its citizens' health at risk. I find this unacceptable. Instead, require the developer to remove these housing units or move them to where health risks are minimized.

In order to make this plan the successful project that Chapel Hill deserves, I ask the town to require that the developers work more *in lockstep* with neighboring communities and/or their representatives moving forward. Agreements have been reached in the past, and I know they can be reached again.

I appreciate your consideration of these concerns as you make your decision regarding the plan as submitted. And of course, thank you for your service to our town.

Respectfully,

Andrew Stone  
7704 Amesbury Drive  
Chapel Hill, NC 27514  
[Andy.stone@ranger.org](mailto:Andy.stone@ranger.org)

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*Strengthening relationships among all US Army Rangers – past, present, and future; fostering camaraderie among those who have earned the title, US Army Ranger; and providing an extended community for all US Army Rangers and their families.*

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## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, June 04, 2020 11:31 AM  
**To:** robin greenberg  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weavers grove reasoning

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

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

From: robin greenberg [mailto:rjgreenb@gmail.com]  
Sent: Tuesday, June 2, 2020 6:33 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Weavers grove reasoning

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

Dear Mayor Hemminger,

I have several concerns with the application for rezoning from R2 to R6 of 7516 Sunrise Rd. I live in the neighboring community of Chandler's Green. I welcome the idea of affordable housing nearby, once certain issues are addressed.

First, I'm worried about stormwater drainage issues that will affect my neighbors.

I am also very concerned about clear cutting several acres of property including rare trees. This will contribute to stormwater runoff and soil erosion, among other things.

My biggest concern is traffic along Sunrise and Weaver Dairy, and potentially through Sweeten Creek. I have both traffic and safety concerns about this proposed plan.

To make this plan successful, it's important to be in lockstep with neighboring communities such as mine.

Thanks for your consideration regarding these issues as you make your decisions to move forward.

Respectfully,  
Robin Greenberg  
3912 Sweeten Creek Road  
Chapel Hill, NC 27514  
Rjgreenb@gmail.com

Sent from my iPad

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, June 05, 2020 9:37 AM  
**To:** Kramon, Gordon  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weavers Grove

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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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

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**From:** Kramon, Gordon [mailto:gordon\_kramon@med.unc.edu]  
**Sent:** Friday, June 5, 2020 8:36 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Abby Zarkin (abbyzarkin@gmail.com) <abbyzarkin@gmail.com>  
**Subject:** Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Mayor and Members of the Town Council,

Lessons in aviation often apply to other fields. As a pilot, I have been taught that when you are shooting an approach to land at an airport, you must be "stabilized" at 1000 ft. This means that if everything is not as it should be to complete the landing, at 1000 feet above the runway, you abort the approach and go around. It has been proven way too many

times that if you continue, and try to make corrections below 1000 feet, things usually don't end well. The pilot refuses to accept all of the "cues" that clearly told him not to continue. Five planes before him could not land, he is too fast, too high, and he does not have his landing gear down. **But he needs to get home so he pushes on, and tries to force the landing.** The crash will make the front page of the newspaper, and it will be blamed on pilot error!

The Town of Chapel Hill is at that 1000 foot point on the Weaver Grove project. The "cues" to go around are there. This high density project put before the town five times before was deemed unacceptable. None of the factors have changed to make this time any different. Storm water, impact on the environment, noise, traffic, and the social injustice to put these low income people below an interstate that is about to be made even wider, and within walking distance of nothing, is the reason to "not continue the approach".

But as with that pilot trying to get home, the Town of Chapel Hill **needs low income housing.** Even knowing that they don't even have a partner to fund the infrastructure, they will now go below 1000 feet and try to force it through. Years from now, when what they build turns into an unmitigated disaster, it will make the front page of the newspaper, and it will blame the Chapel Hill Town Council.

Respectfully,

Gordon Kramon  
7620 Justin Place  
Chapel Hill, N.C. 27514  
[gordon\\_kramon@med.unc.edu](mailto:gordon_kramon@med.unc.edu)  
919-699-3416

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 05, 2020 9:39 AM  
**To:** Jenny Hurdle  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weavers Grove Development 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Jenny Hurdle [mailto:jkhurdle@yahoo.com]  
**Sent:** Thursday, June 4, 2020 8:19 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove Development Rezoning

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

I am writing to you to express several concerns I have with the application for rezoning to R6 for the proposed Weavers Grove Development. I live in Chandler's Green which borders the Weavers Grove property and as a



member of the Chandler's Green HOA Board I have a very good understanding of both the property to be developed and the Development itself. I am also an environmental engineer by training and have a very good understanding of hydrology and ecology. In addition, my property is adjacent to the stream that exits the Weavers Grove property so I am particularly concerned about how the Development will impact the stream and the downstream watershed.

Dry Creek does indeed run dry in the hottest and driest portions of the summer. However, it does carry flow the majority of the year and in storms can easily overtop its banks. I have witnessed many times where the culvert under Sweeten Creek Road could not accommodate the flow and the stream pooled up behind it causing flooding upstream. My concern is that once the Weavers Grove property is clear cut and paved over to the extent proposed, this will be a much more common occurrence leading to more flooding, stream erosion, and possible property damage. e

As an environmental engineer I understand how vital a riparian buffer can be and am very concerned about the fact that these buffers will be allowed to be encroached upon under the current Development Plan. Not only does the buffer help reduce the overland flow but it also protects the ecology of the stream by filtering stormwater contaminants. I feel it is very important to protect the required riparian buffers around the streams on the property. This becomes especially important during construction. By the Developer's own estimation the site will take at least a decade to build out. It is very important that the stormwater management structures be in place immediately to protect the streams and wetlands. I also feel that during this time of economic downturn that the Development could take even longer to build out. I would ask that the Developer show proof of finances to complete stormwater management structures prior to clear cuttings and grading of the property.

The other concern I have is with the placement of housing on top of a stream that has previously been classified as a perennial stream. This area of the property is very low and the stream channel is obvious. I feel it has been misclassified and should be protected not only to protect the ecology of the stream but also to ensure the proper flow of water. It has been my experience in working with stream restoration that it is always better to work within the natural system of drainage rather than rely on engineered stormwater structures to manage flow.

I want to close by saying that I am not against the property being developed. I am also a proponent of affordable housing. I'm a supporter of Habitat for Humanity and have volunteered many hours on home construction sites and at a Re-Use Store. I am opposed to the Development in its current state. I know affordable housing is important but I do not feel that it trumps environmental stewardship especially when less than %40 of the proposed units are affordable. Habitat for Humanity should be held to the same standards as any other developer.

I appreciate your consideration of these concerns and others raised by affected citizens in making your decision regarding the proposed Development.

Respectfully,

Jenny Adams

3833 Sweeten Creek Road

[jkhurdle@yahoo.com](mailto:jkhurdle@yahoo.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 05, 2020 10:27 AM  
**To:** Abby Zarkin  
**Cc:** Judy Johnson; Dwight Bassett; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Concerns with Weavers Grove development plan - please do not approve it as is.

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Abby Zarkin [mailto:abbyzarkin@gmail.com]  
**Sent:** Friday, June 5, 2020 10:21 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concerns with Weavers Grove development plan - please do not approve it as is.

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and members of the Town Council,

First let me be clear that I was a strong supporter of Habitat's earlier plans for this property in 2008. That plan ultimately was designed appropriately for this parcel, and didn't present the significant issues I see in this plan.

**The current plan disregards the health of its own residents and the residents of adjacent Chandler's Green.**

How does it do that? It places affordable housing units too close to I-40 exposing citizens to unhealthy levels of noise and fine particulate matter, and it clear-cuts much of the current tree canopy, causing higher noise levels to come through to my neighborhood of Chandlers Green.

Unlike the developments built over 30 years ago, developers and towns today have the benefit of research which unequivocally proves that exposure to [sustained noise beyond certain decibel levels](#), and high levels of [fine particulate matter](#), are harmful to health. Much like second-hand smoke years ago, **we now have to worry about these two risk factors as they're now understood to cause things like arterial hypertension, myocardial infarction, stroke, hearing impairment, lung cancer and cardiopulmonary mortality.**

In other words, by now we know more about these risks and should know better than to prepare, no less approve, a development plan like this - with homes so close to the highway.

With respect to the noise risk, Habitat has offered THREE responses which I consider inadequate:

> First, they plan to construct a berm alongside the highway, which is a first step, yet they have not been willing to commit to complying with any sound standard - and while there are no standards from the town of chapel hill, **there are noise standards for suitable healthy residential land use** developed by HUD, by the EPA, by the NC DOT and others.

A previous Habitat plan, based on acoustic studies, resolved this noise issue with a simple solution, to only clear land up to the 67dB level (consistent with the NC DOT Standard), thus no housing would be exposed to higher noise levels. Today's plan however uses no such guideline. Housing is right along the highway, exposing residents to levels exceeding 70dB. **The science shows unequivocally that these levels are NOT HEALTHY.**

> Second, Habitat claims that many homes are similarly close to I-40, including one in my own neighborhood that sold for over \$700K. What they fail to acknowledge is that it's not the proximity that matters here for noise, it's the decibel level exposure that matters - - the homes they refer to are at different elevations relative to the highway and are not experiencing the high noise levels that residents of Weavers Grove along I-40 will be subjected to, and that's even before two lanes are added to I-40.

> Their third response, and this was the most troubling to me, is that the developer has said, on numerous occasions, that no one will be forced to live there. That people who need affordable housing can always choose to live somewhere else if they find the noise levels objectionable. Okay - lets think about that for a moment. For an organization that is centered around "Advocacy for fair housing policies and eradication of substandard housing" I was really surprised to hear that this health risk is something Habitat seems willing to ignore.

As policy makers, YOU KNOW that citizens look to you for regulating and ensuring safety, knowing, or at least expecting, that you would not be putting them in harms way.

How can any of us claim to be advocates of citizens who need affordable housing when we knowingly support a plan that puts their health at risk? In fact, the homes with the greatest risk in this plan are the *affordable homes*, not the market rate homes. Shall we also talk about equity?

**Before you approve this development, its plan must be modified to move the affordable homes further from the freeway, to reduce their mortality and morbidity risk.** The plan also needs to demonstrate that there will be no worsening of the noise levels to our kids and families in Chandler's Green.

**You each have a choice here. Are each of you willing to go on record, putting your own name behind a development that jeopardizes the health of its residents, or will you require the developer to make these critical changes?** We all know that we need more affordable housing in Chapel Hill, but are you willing to put the number of new affordable homes ahead of the health of it's residents?

Again, I am not against affordable housing or against Habitat. **I am against this specific plan as it's currently written and urge you to not approve it as is.**

In closing, I'd like to offer some comments about issues raised during this process.

1. Q: Don't you have homes in Chandler's Green that are also close to the highway?

A: Yes we do. These homes were built in the late 1980s and 1990s, with some of them prior to the completion of the segment of 1-40 that troubles us now. These homes are burdened with sound levels that we now understand to be unhealthy for all of the reasons we've cited earlier. ***Because of their elevation, the sound levels they experience are lower than the projected sound levels that some of the affordable housing residents will experience in the Weavers Grove development.***

2. Q: Chandler's Green sounds as though they stand against affordable housing in their back yard.

A: On the contrary. Chandler's Green has supported an adjacent Habitat development in the past and had agreed with previous developers on a plan after collaboration and compromises were made on both sides. ***The current development has issues that present safety, health, storm-water and environmental problems not just to us, but to other adjacent communities as well.*** We welcome the opportunity to reach an agreement with habitat for a community that serves us all well, and is suitable for the specific piece of property being developed.

3. Q: It sounds as though you are setting up high bars for the Weavers Grove development regarding sound and particulate matter pollutants that exceed current city ordinances. Doesn't that seem like you're putting obstacles in the way of affordable housing at this site?

A: ***No amount of support for this development diminishes the truth behind health studies, proving the deleterious affects of high sound levels and fine particulate pollution that residents of this development will be subjected to.*** Besides, there comes a time when town policies need to change, to reflect current scientific knowledge, especially when it pertains to the health and welfare of its citizens. Even though construction is taking place elsewhere that ignores these considerations does not make it right for Chapel Hill to continue this practice.

4. Q: Are there other cities that have adopted policies that consider sound and particulate matter in its land use approval process?

A: Chapel Hill would not be the first municipality to adopt considerations like this into their land use approval process. Take [San Jose](#) for example, which considers noise levels exceeding 75 dB unacceptable for residential developments under any circumstances, and levels between 60 and 75dB to be conditionally acceptable (where the developer is required to undertake remediation steps). Furthermore, for new residential developments near freeways, air quality modeling is required as well as implementation of mitigation measures (moving further from the source, or other measures) to minimize exposure to these toxins. ***Imagine a Chapel Hill, boasting so many PhDs, that incorporates scientific knowledge into responsible policies for land use, especially when it comes to health.***

5. Q: Won't the Habitat's promised berm provide adequate protection against these risks?

A: It would be great to know whether it will or won't. So far, the developer has resisted making any commitments to build the berm to any specifications or standards. It's possible it will help, but it's also possible that it will do nothing. The elevation of the highway at that location and the existence of wetlands and streams in that area are among the factors that make this berm's effectiveness challenging. **Let's ask the developer to make commitments that demonstrate that the berm will in fact do what we need it to do.** Show us that the health of Weavers Grove residents, including those living in the affordable homes, is a priority.

6. Q: People aren't required to live in Weavers Grove, they would be choosing to live there. So what's the big deal? People can decide for themselves.

A: Yes, this is true. People can decide for themselves. At the same time, people look to their local governments' policies and actions to demonstrate that they are putting their citizens' well-being first, that they would not be condoning something, no less financing something, that would be hazardous to their health. What signal is the town of Chapel Hill sending by supporting a development whose residents would be living in an unhealthy zone? **If the town approves this plan as is, it's effectively going on record saying that they care more about the numbers of affordable housing units than the health of the individuals occupying them.**

Thank you for your consideration. And, thank you for your service to our town.

Sincerely,

Abby Zarkin

President, Chandler's Green HOA

919-475-6550

[email](#) [linkedin](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 05, 2020 4:15 PM  
**To:** Molly Lewis  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Conditional rezoning for Weaver's Grove, 7516 Sunrise Rd. Chapel Hill, from R-2-R-4

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Molly Lewis [mailto:goodgollymollyl@gmail.com]  
**Sent:** Friday, June 5, 2020 4:13 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Conditional rezoning for Weaver's Grove, 7516 Sunrise Rd. Chapel Hill, from R-2-R-4

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council Members and Town Manager Jones,

As residents/ homeowners in Chandler's Green for 32 years, we are writing to express our concerns re the rezoning of 7516 Sunrise Rd, Chapel Hill ( otherwise referred to as Weaver's Grove) from R-2 to R-6.

While we support affordable housing nearby, if planned and executed in a way that does not create harm to anyone, there are a number of impactful issues associated with the current plans which we believe should be addressed before the project is carried through to fruition.

In its current status, the plan has a number of adverse affects on our neighborhood:

Nearly 25% of the homeowners would be negatively impacted by increased noise, flooding from the stormwater drainage, etc.

The entirety of Chandler's Green, as well as nearby neighborhoods, would have issues with traffic (due to an extra @ 500 vehicles, as well as proximity to the Interstate, which would then lead to potential problems with speeding, delays, and even safety, particularly to the children, walking to school or playing.)

The environmental problems that would be associated with the current plan, would mean a reduction of trees and foliage, thereby causing erosion, and disruption of the preservation of a natural habitat for wildlife.

Both the traffic and environmental issues will undoubtedly cause air pollution, which thereby affects the very safety of our breathable air- hence , health problems increase.

We're not talking about inconvenience- overall, we're looking at several probable personal safety issues which demand attention.

We ask that the developers be required by the town to work in concert with Chandler's Green and our adjacent communities in order to reach a viable solution that will be beneficial to all involved, both current residents and the new residents of Weaver's Grove.

Thank you in advance for your consideration and for your continuing service to Chapel Hill.

Sincerely,

John and Molly Lewis

Sent from my iPhone



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, June 05, 2020 4:23 PM  
**To:** ssauter1@compuserve.com  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** FW: Weaver's Grove Community  
**Attachments:** SVHS. Town council Weaver grove.docx

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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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

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**From:** Ssauter1 [mailto:ssauter1@compuserve.com]  
**Sent:** Friday, June 5, 2020 4:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weaver's Grove Community

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Dear Mayor and Council,

Attached please find my letter to you relating to Weaver's Grove Community. Thank you for reading it and giving my thoughts some consideration.

Suzanne Sauter

Dr. Suzanne VanH. Sauter  
109 Mimosa Drive  
Chapel Hill, NC  
(919) 493-4734 (home)  
(919) 317-2688 (cell)

Dr. Suzanne Van H. Sauter  
109 Mimosa Drive  
Chapel Hill, NC 27514  
e-mail: [ssauter1@compuserve.com](mailto:ssauter1@compuserve.com)

5 June 2020

Dear Mayor, Mayor pro tem, Mayoral aide, and Council Members,

Let me say as an introduction that I do not live in the town limits of Chapel Hill, so I voted for none of you. I live just across the I-40-Sunrise Road bridge off Whitfield Road. This area is considered rural buffer, and we have not been considered at all in the planning for Weaver's Grove. Yet many school buses, and most especially those going to East Chapel Hill High School, use the Sunrise Rd. bridge to get from Whitfield Road to Weaver Dairy Road. I have witnessed several bus-car or bus-van collisions at the intersection of Sunrise Road and Whitfield across from the New Hope Volunteer Fire Department. Sunrise Road cannot handle any more traffic safely. I have lived in my home since 1978, so I am not new to the area. Though this may not be your concern, Whitfield Road has gone from a country farm-to-market road to a busy thoroughfare for folks taking a short-cut to Duke or to Durham, often far exceeding the 45 mph speed limit. Whitfield is now the primary link between north Chapel Hill and NC-86 and Erwin Road.

There are a great many adolescents and adults who walk dog(s) or bicycle along Sunrise. One has to keep a close eye to the side of the road looking for joggers and others who do not seem to be paying attention to the traffic. There are no bike lanes and no sidewalks for those kids walking to school or walking for any reason.

As a low-income senior citizen, I have been reading and studying all the proposals. I used to shop at the greenhouse garden store, the Potted Plant, so I have some sense of the topography of the property. Even when the Potted Plant was open, I was aware of how loud the traffic from I-40 was at the shop. There was much less traffic then, and this was well before the proposed widening of I-40 without the construction of a sound barrier along the section of I-40 where Weaver's Grove is proposed. When I saw that the affordable housing units were to be placed adjacent to I-40, I was outraged. Given the health of many senior citizens, air pollution alone would be dangerous. I have raised the issue of the power lines across the property and have been told that the

Sauter

proposed setbacks meet federal guidelines. Yet there is medical literature to suggest that even that proximity may not be safe for those who have cardiac pacemakers.

As this most recent proposal has come forward for Weaver's Grove Community, <https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/weavers-grove>, I remain stupified by the large number of units proposed for the 32 acres including multi-story condos and townhouses that pose significant mobility barriers to for those with aging knees and hips. What about young families with children? Many serious childhood injuries result from falling down stairs.

The affording, accessible, senior housing seems to be an afterthought to another money-making high-density development. No wonder the Chandler's Green homeowners association keep complaining so loudly.

I do not understand why this project cannot be pared down with an R-3 or at absolutely maximum R-4 zoning. Housing should be one-level (perhaps with an attic and roofs with a 7/12 or 12/12 pitch) 1200 or so sq. ft. single homes, duplexes, and at most triplexes. Parking garages and shelters could be arranged near homes to make access easy, and the cars, trucks, and vans less noticeable. Habitat for Humanity is well versed in building these sorts of homes. These homes could provide 200 units or so of affordable housing for those with low incomes, especially senior citizens.

I have been told that the infrastructure costs of developing the land for Weaver's Grove would not allow such housing. The Town of Chapel Hill has raised bond money to build affordable housing, but the availability of land on which to build or rebuild is a scarce commodity in Chapel Hill. Roads, water, electricity, gas, etc. would have to be built for the development. Provision has to be made for the existing creek and rainwater runoff from the homes and the roads. Space for gardens and walks is going to be needed. These amenities cost money to built. Why cannot the Town of Chapel Hill build the infrastructure since it will receive property tax revenue for these privately owned homes? Chapel Hill is supposed to provide money to support affordable housing. Not all affordable housing needs to be stacked housing!

In general, Habitat of Humanity has built "stick-built" houses in the past. But as I understand it, many components can now be manufactured to high-quality standards that are less expensive than the traditional stick-built from scratch homes. Not all

Sauter

homes need to be wheelchair accessible since canes and walkers are far more common than wheelchairs. The term “universal design” is a better term for what I envisioned since affordable housing will undoubtedly include the able-bodied and children in strollers. Most homes need an open plan with 36-inch width doors and bathroom with higher than usual toilet seats and grab bars and showers with grab bars. Showers need to be large enough to accompany seating, most often 42 in.x 60 in.

I am quite sure that you will receive enough letters complaining about the zoning change request from R-2 to R-6. I am but a single voice and not a Chapel Hill voter. So I will end by summarizing my suggestions, though I could go on and on:

1. R-2 to R-3 or R-4
2. A major reconceptualization of the design of Weaver’s Grove from high density to a lower density project with a mix of single family, duplex and triplex homes located on the southerly side of the 32 acres so that noise and air pollution can be reduced with dense planting and tree groves.
3. Make use of creek and pond to create a more pleasant green setting in keeping with Chapel Hill and the surrounding neighborhood.
4. Keep the size of the homes to about 1200 sq. ft, which is enough to make them open plan and universal design.
5. Keep the setting of the near-by retirement community and make Weaver’s Grove a majority senior citizen community that is in keeping with this area of Chapel Hill.
6. Make the homes appeal to younger families who work in Chapel Hill and who do make less than the median income.

With regards,

*Suzanne Sauter*

Suzanne VanH. Sauter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 9:13 AM  
**To:** DAVID ollis  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Proposed rezoning of Sunrise Road

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** DAVID ollis [mailto:davolli24@gmail.com]  
**Sent:** Sunday, June 7, 2020 8:50 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Proposed rezoning of Sunrise Road

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Council ,

I am writing to express concerns we have with the application for rezoning from R2 to R6 of 7516 Sunrise Road.

Our family lives in the rural buffer on Foxridge Road.

Traffic flow in our area has already become more congested and at times dangerous. Adding a new community with over 200 units will only worsen this problem . Both Sunrise and Whitfield are not well lit, have no bike lanes, and barely any soft shoulder. Substantial upgrades to the roads of Sunrise and Whitfield would need to be completed before such a large community is developed in the area.

The back 17 acres of the Sunrise Road property is the most environmentally sensitive of the acreage there . It is a wetland. The property also has Transmission Lines with 500,000 volts per transmission tower. ALL buildings need to be at least 100 feet from them, preferably 200 feet. The current designs and plans have buildings 5 feet to 20 feet from them . How are you planning to address these concerns ?

Why not seek an Angel Donor to buy the property and grant Triangle Land Conservancy a Conservation Easement ?

We want to be known as a town with accessible green spaces.  
I am sad to say that the character and charm of our town is gone.

Thank you for your consideration and for the work you do for our community .

Respectfully,  
David Ollis

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 9:18 AM  
**To:** Dennis Clements  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: 7516 Sunrise Raod

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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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

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**From:** Dennis Clements [mailto:cleme002@gmail.com]  
**Sent:** Sunday, June 7, 2020 7:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Martha Keels <keels119@gmail.com>; Dennis Clements <cleme002@gmail.com>  
**Subject:** 7516 Sunrise Raod

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Council,

We are writing to express concerns we have with the application for rezoning from R2 to R6 of 7516 Sunrise Road. My family lives on Wisteria Drive and has been here since 1984. The traffic is increasingly dangerous on our 2 lane road – Whitfield. In fact we leave for work at 7:15 to avoid the inevitable congestion when we



turn left on Erwin Road. Adding a new community with over 200 units will only worsen this problem. There are no bike lanes, and barely any soft shoulder and we already have to be careful particularly in the winter with early darkness for bike riders on the road. Substantial upgrades to the roads of Sunrise and Whitfield would need to be completed before such a large community is developed in the area.

The back 17 acres of the Sunrise Road property is the most environmentally sensitive of the acreage there. It is a wetland. The property also has Transmission Lines with 500,000 volts per transmission tower. ALL buildings need to be at least 100 feet from them, preferably 200 feet. The current designs and plans have buildings 5 feet to 20 feet from them. This cannot be accomplished within the present restrictions. I know that the city would like to collect more tax money but at what cost? The new developments on Umstead Road are already adding to the congestion of our roads.

Thank you for your consideration and for the work you do for our community.

Respectfully,

Dennis Clements and Martha Ann Keels  
119 Wisteria Drive  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 9:27 AM  
**To:** Brad Goodwin  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Reassess Sunrise Development

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Brad Goodwin [mailto:bradjoe2750@gmail.com]  
**Sent:** Monday, June 8, 2020 9:26 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Marea Goodwin <marea2750@gmail.com>  
**Subject:** Reassess Sunrise Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Council,

I am writing to you to express concern I have with the application for rezoning from R2 to R6 of [7516 Sunrise Rd.](#) My family lives in the rural buffer off Whitfield Road. Traffic flow in our area has already become more congested and at times dangerous. Sunrise and Whitfield have become busy connections from MLK (86) to

Erwin Rd. Adding a new community with over 200 units will only worsen this problem. Both Sunrise and Whitfield are not well lit, have no bike routes and barely any soft shoulder.

I am concerned there will be more traffic accidents and pedestrian incidents as the areas around these roads continue to be developed. Please postpone any decisions to support this plan until a much broader traffic study of the area is done to include all of Sunrise and Whitefield Rds. Safety is my utmost priority for my family and community. Substantial upgrades to the roads of Sunrise and Whitfield would need to be completed before such a large community is developed in the area. I hope you will consider my concerns before approving the zoning application.

Thank you for your consideration and for the work you do for our community.

Respectfully,

Brad and Marea Goodwin

7 Sweetbriar Lane

919-909-0172

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 10:28 AM  
**To:** Sam Mathias  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weavers Grove Development

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Sam Mathias [mailto:samamathias@gmail.com]  
**Sent:** Saturday, June 6, 2020 4:24 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

I am writing to you to express several concerns I have with the application for rezoning from R2 to R6 of 7516 Sunrise Rd. My family lives in the neighboring community of Chandler's Green. I am very encouraged by the idea of developing affordable housing nearby; however, I would like to see certain issues addressed before supporting the site plan.

In order to make this plan the successful project that Chapel Hill deserves, I ask the town to require that the developers work more in partnership with neighboring communities and/or their representatives moving forward to reach a mutually agreed-upon and beneficial outcome for all parties.

I have three main concerns (see below for further detail on each:

- 1) traffic patterns
- 2) storm water drainage / adverse environmental impact
- 3) noise levels

I appreciate your consideration of these concerns as you make your decision regarding the plan as submitted. And of course, thank you for your service to our town.

### 1. Traffic patterns

The addition of ~500 cars in Weavers Grove presents an unnecessary safety risk to the children and pedestrian traffic in our neighborhoods, which precludes me from supporting this plan as proposed.

The intersection of Amesbury and Sweeten Creek is already moderately trafficked, with many people disregarding the stop signs, so adding that many more cars would create a constant fear for our children's safety.

For that reason, I recommend using flexible bollards at the Amesbury Road access point rather than fully opening the road to automobile traffic, still allowing for emergency vehicle, pedestrian, and bicycle access.

### 2. Storm water drainage / adverse environmental impact

I am very concerned that the plan will cause significant storm water drainage issues to my neighbors in Chandler's Green, and will also have a negative effect on the water quality running into the Jordan Lake watershed.

We are already experiencing storm water issues in our neighborhood and ask that the new development approvals *be contingent on not exacerbating existing problems*.

The plan also shows that a housing unit will be built on top of a stream that had been classified as a perennial stream, further risking the proper flow of water in this area.

In addition, the ten-year timeframe between the initial clearing and the installation of permanent storm water infrastructure (in itself lacking proper safety measures) merely adds to the water flow risks to my community.

The proposal also includes clear-cutting of several acres in the property, including rare trees. This will severely impact the mature tree canopy, which supports biodiversity, prevents stormwater run-off and soil erosion, and aides in noise reduction.

I don't support a plan that requires clear-cutting and ask that developments adhere to more environmentally friendly practices by retaining some of the existing canopy.

### 3. Noise levels

I don't support a plan that results in raising already unhealthy noise levels in my community, and exposes residents of the new housing development to the same.

The proximity to I-40 ensures elevated noise levels all hours of the day and night, and I'm not convinced that the mitigation measures will be fully effective given the factors at play (weather, wind, removal of trees, planned expansion of I-40, etc.).

There are well-known adverse health effects of noise pollution in adults and children (e.g. stress, sleep disturbance, depression, lung and heart disease). The development as proposed would clear-cut the canopy and replace it with pavement and building structures that will result in greater noise level exposure not only to the Weavers Grove residents but also to residents of Chandler's Green.

The plan shows that there are some affordable housing units that are very close to the interstate. While people won't be forced to live in these homes, the very act of supporting this development with votes and funding serves as the town council's endorsement of a plan that knowingly puts some of its more vulnerable citizens' health at risk (from continued exposure to elevated noise and fine particulate matter).

I find this unacceptable and disingenuous. At a minimum, please consider requiring the developer to remove these housing units or relocate such that these health risks are minimized.

Sincerely,

Sam Mathias

3801 Sweeten Creek Rd.  
Chapel Hill, NC 27514

[samamathias@gmail.com](mailto:samamathias@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 1:10 PM  
**To:** Joanne  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Town Council Meeting to review Weavers Grove

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

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

From: Joanne [mailto:joannedvg@mykolab.com]  
Sent: Monday, June 8, 2020 1:01 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Town Council Meeting to review Weavers Grove

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

Dear Mayor and Town Council:

The Habitat for Humanity Website States,

Who we are

“Habitat for Humanity partners with people in your community, and all over the world, to help them build or improve a place they can call home. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. With your support, Habitat homeowners achieve the strength, stability and independence they need to build a better life for themselves and for their families...”

While I have concerns about my neighborhood of Chandler's Green, most of these would be eliminated if my concerns for the Habitat for Humanity Neighborhood were addressed.

I don't believe that the current proposal for Weavers Grove meets the goals of Habitat for Humanity. The planned development has the homes placed in the most undesirable part of the property. The market homes are placed in the most desirable part of the property. This will not be an integrated neighborhood but a neighborhood divided by affordability; people who live in wetlands and near the highway with all of the associated problems that come with that and the neighbors who live furthest away from these problems. Ironically the neighbors who will be most dependent on public transportation will be located furthest away from the bus stop.

I am sure you have already received many emails concerning noise pollution, and air pollution. These are real concerns and will affect the Habitat for Humanity homes if they are placed according to the planned development of Weavers Grove. I am not proud of that. Can Chapel Hill be proud of that? We should treat our community with more respect than that. These are our teachers, UNC workers, and police, and many public servants. They deserve a home that they can go to and relax, not a place that will have mold problems, or noise problems so that they don't even want to go outside.

Imagine going home to a small community that also has a Habitat for Humanity Nature Preserve with wild life and trees protected. Now that is something Chapel Hill can be proud of. Benefactors would probably be proud to sponsor something like this and affordable housing would be accomplished. I don't believe we need more market rate homes in Chapel Hill.

This small community would help to minimize traffic problems, storm water problems, and bring the Habitat community closer to the existing bus stop. The infrastructure needs will be less if the community is kept to a minimum and this would be in line with other Habitat for Humanity projects.

I think the Weavers Grove Development Plan for affordable housing should be reviewed and reconsidered.

Thank you for listening,  
Joanne DeVeugh-Geiss



Dear Members of the Chapel Hill Town Council:

I'm Gary Zarkin. I have lived in Chandler's Green for over 30 years. I strongly support the policy of increasing affordable housing in Chapel Hill. In fact, I supported an earlier proposal developed by Habitat in collaboration with our neighborhood in 2008 to build 63 houses on land that is now proposed as Weaver's Grove (WG) with up to 242 dwellings.

**I do not support the current WG proposal and I urge you to reject the current plan and ask for a revised plan from the applicant.**

How did we get to this point arguing over a proposal that clearly does not fit the limited space of the WG parcel of land that abuts I-40?

Stepping back in time for a moment, **I think we would all agree that more affordable housing should have been incorporated among the explosion of housing units that are being built on 15-501.** After all, these units are within walking distance of shopping, restaurants, and other amenities. Not sure how it happened, but previous Town Councils apparently missed the opportunity to include affordable housing where it made sense. Let's call this strike 1.

Instead, we have a WG proposal that includes land that is in the resource conservation district, is environmentally sensitive with old growth trees that are targeted for clear cutting, has severe water runoff problems that already affect Chandler's Green residents even before this clear cutting, and proposes to place affordable housing literally yards from I-40 exposing residents to noise levels and fine particulate matter that are unsafe and have been shown to increase mortality and morbidity, reducing life expectancy. **I support the need for more affordable housing but trying to fit a square peg in a round hole to make up for past missed opportunities, has too many negatives, diminishing the quality of life for both future residents of WG and also adjacent neighborhoods.** I call this strike 2.

The third strike pains me to mention and discuss with you, my fellow Chapel Hill liberals on the Town Council. If you go ahead and approve the proposal as is, **you are dismissing real equity issues** that should trouble you greatly and **you are not basing your decision on science**, which is incredibly disappointing in a university town.

**Ignoring equity and science sounds like something the Trump administration would do; not the Chapel Hill Town Council.**

**You are ignoring equity** by rubber-stamping the applicant's proposal to place affordable housing too close to the Freeway exposing these residents to the highest exposure of unsafe noise levels and unhealthy fine particulate matter.

**You are ignoring science** because this increased exposure to excess noise and fine particulate matter has a quantifiable effect on morbidity and mortality reducing life expectancy of future residents.

**The good news is that there is another option. Although the applicant and their consultants state that their proposal is the only way forward, I find this claim both self-serving and almost certainly wrong.** Are we really to believe that the only way to develop this parcel is their plan and nothing else?

**Instead, I urge members of the Town Council to reject this plan** and ask the applicant to submit a plan that

- fits the limited space of the WG property,
- reduces the environmental and storm water problems in the current plan, and
- moves the affordable housing units further from the freeway to reduce the negative health impact on future WG residents.

Thank you,

Gary Zarkin

3705 Sweeten Creek Road

Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 2:31 PM  
**To:** Whitney Pencina  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weaver's Grove Development

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Whitney Pencina [mailto:wpencina@gmail.com]  
**Sent:** Monday, June 8, 2020 2:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weaver's Grove Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

First of all, thank you all for your service to our town and community. These last few months have been a challenging time and we appreciate your dedication to the well-being of all citizens of Chapel Hill during the current Covid-19 pandemic and the recent events surrounding the tragic death of George Floyd. It is because of our belief in the inherent dignity of all people that we write with enthusiasm for affordable housing, but with concerns with the rezoning application from R2 to R6 of 7516 Sunrise Road.

Our family of seven (two adults and five young children) have enjoyed living in the neighboring community of Chandler's Green for seven years.

One of the big draws to our current neighborhood and its surroundings is the presence of a beautiful mature tree canopy which provides natural shade, noise reduction, privacy, and supports a beautiful array of wildlife...as a family, we enjoy trying to spot birds in the mornings and evenings and enjoy the shade and naturally cool, quality air that this tree area provides. It also serves as a natural buffer between the pollution and noise of I-40, which we barely notice from our vantage point on Amesbury Drive. The proposed Weaver's Grove development reduces the amount of trees to such an extent that this natural habitat will be destroyed. In addition the mature tree canopy also prevents stormwater run-off, diminishes soil erosion, improves water quality, reduces harmful effects of wind and heat, improves air quality and aides in noise reduction. We do not support the clear cutting of trees in the area.

Similarly, the proximity of the new community to I-40 ensures elevated noise levels at all hours. The noise level will likely increase with the planned expansion of I-40. Mitigation measures may not be effective since other factors (weather, wind, direction of sound waves) influence noise distribution. There are well-known adverse health effects of noise pollution in adults and children, e.g. stress, sleep disturbance, depression, lung and heart disease. The removal of trees and replacement with impervious pavement and building structures will result in greater noise level exposure not only to the Weavers Grove residents but also to residents of Chandler's Green. We don't support a plan that results in raising already unhealthy noise levels in my community, and exposes residents of the new housing development to the same.

Another draw to this neighborhood is the ability for children to walk, bike and scooter \*safely\* around our roads. As one of the two homes adjacent to the outlet of Amesbury Drive (which would potentially connect the developments), we are severely concerned about the increase in traffic along Sunrise, Weaver Dairy, and potentially through Sweeten Creek via our road, Amesbury Drive. With the addition of almost 500 cars in Weavers Grove, this presents huge safety concerns to our children and pedestrian traffic in our neighborhoods, therefore we cannot support this plan as proposed.

We recommend using flexible bollards at the Amesbury Road access point rather than fully opening the road to automobile traffic, still allowing for emergency vehicle and pedestrian access.

Finally, the plan shows that there are some affordable housing units that are very close to the interstate. We now know that continuous exposure to excess levels of highway noise and fine particulate matter present non-trivial health risks to people of all ages. While people won't be forced to live in these homes, the very act of supporting this development with votes and funding serves as the town council's endorsement of a plan that knowingly puts some of its citizens' health at risk. We find this unacceptable. Instead, require the developer to remove these housing units or move them to where health risks are minimized.

In order to make this plan the successful project that Chapel Hill deserves, we ask the town to require that the developers work with neighboring communities and their representatives when moving forward. Agreements have been reached in the past, and we are confident that they can be reached this time.

We appreciate your consideration of these concerns as you make your decision regarding the plan as submitted. We look forward to a resolution that addresses the well-being of all involved!

Sincerely,

Whitney and Michael Pencina

7600 Amesbury Drive

Chapel Hill, NC 27514

[wpencina@gmail.com](mailto:wpencina@gmail.com)

---

Neighbors2 mailing list

[Neighbors2@chandlersgreen.com](mailto:Neighbors2@chandlersgreen.com)

[http://chandlersgreen.com/mailman/listinfo/neighbors2\\_chandlersgreen.com](http://chandlersgreen.com/mailman/listinfo/neighbors2_chandlersgreen.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, June 08, 2020 4:51 PM  
**To:** Stanley B. Levy, MD  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh  
**Subject:** RE: Weaver's Grove Community 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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Stanley B. Levy, MD [mailto:slevy@mindspring.com]  
**Sent:** Monday, June 8, 2020 4:46 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weaver's Grove Community Rezoning

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Council,

I am writing to you to express concern I have with the application for rezoning from R2 to R6 of 7516 Sunrise Rd. My family lives in the rural buffer off Whitfield Road. Traffic flow in our area has already become more congested and at times dangerous. Sunrise and Whitfield have become busy connections from MLK (86) to Erwin Rd and a de facto route for bypassing the narrowing of I-40 from 3 to two lanes at 15-501. Adding a new community with over 200 units will

only worsen this problem. Both Sunrise and Whitfield are not well lit, have no bike routes and barely any soft shoulder. It is already quite dangerous for pedestrians.

I am concerned there will be more traffic accidents and pedestrian incidents as the areas around these roads continue to be developed. Please postpone any decisions to support this plan until a much broader traffic study of the area is done to include all of Sunrise and Whitefield Rds. Safety is my utmost priority for my family and community including East Chapel Hill High School. Substantial upgrades to the roads of Sunrise and Whitfield would need to be completed before such a large community is developed in the area. I hope you will consider my concerns before approving the zoning application.

Thank you for your consideration and for the work you do for our community.

Respectfully,

Stan Levy

*Stanley B. Levy, MD*  
*3500 Cedarwood Court*  
*Chapel Hill, NC 27514*  
*Direct (919) 408-0782*  
*Cell (919) 616-0232*  
[slevy@mindspring.com](mailto:slevy@mindspring.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:48 AM  
**To:** Susan Warwick  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh  
**Subject:** RE: Support for Weavers Grove Mixed-Income Development

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Susan Warwick [mailto:vsusanwarwick@gmail.com]  
**Sent:** Tuesday, June 9, 2020 10:38 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Weavers Grove Mixed-Income Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Council Members,

As a volunteer for Orange County Habitat, I am writing to request your support in the Town Council for the Habitat Orange County's request for approval to proceed with the Weavers Grove housing development. I am sure that you have heard quite a bit about this proposed development in prior Council meetings. Weavers Grove will offer affordable homes to 100 Habitat families in addition to over 200 market rate homes,



playgrounds, picnic areas and community gathering places. It will bring together people from different backgrounds, income levels and experiences to create a diverse and inclusive community.

Thank you for your past strong support for affordable housing. Your “Yes” vote on Weavers Grove will continue this commendable history.

Regards,

Susan Warwick

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:49 AM  
**To:** Rohe, William M  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Support for Weavers Grove development

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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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:** Rohe, William M [mailto:brohe@unc.edu]  
**Sent:** Tuesday, June 9, 2020 10:11 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Weavers Grove development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and members of the CH Town Council:

I am writing in support of the Weavers Grove community proposed by O.C. Habitat for Humanity. As you know, Chapel Hill is in great need of affordable housing for local employees including those who work for the Town, University and the UNC Health Care System. After studying the proposal for Weavers Grove I find it to be an innovative and well-designed plan that adds 100 affordable-**homeownership** opportunities plus additional market-rate units. Mixed-income

developments are exactly what the town needs at this time in its development. The proposal includes several thoughtful elements that will bring the residents of this community together to create a strong sense of community.

In sum, this is an important project, which I urge the Town Council to support.

Bill Rohe

William M. Rohe Ph.D.  
Boshamer Distinguished Professor  
Department of City and Regional Planning CB 3140  
Chapel Hill N.C. 27599  
919-962-3077  
[brohe@unc.edu](mailto:brohe@unc.edu)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:51 AM  
**To:** John Watson  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

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

From: John Watson [mailto:johndwatson54@gmail.com]  
Sent: Tuesday, June 9, 2020 9:40 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Weavers Grove

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

Dear Mayor Hemminger and Members of the Town Council:

I am a resident of Chapel Hill and am writing to express my strong support for the Weavers Grove mixed income housing initiative that is being considered by the Town Council at its meeting on June 10, 2020. The need for affordable housing in our community is enormous. Weavers Grove is a well conceived, responsibly designed project that offers the

possibility of home ownership to about 100 families who would otherwise be unlikely to achieve that goal. It also significantly expands our stock of more affordable housing, albeit at market rates. In this exceptionally fraught time it is very important that the Town Council send a clear signal of support for projects that promote inclusiveness and opportunity for all members of our community, regardless of their income level. At the same time, it is important to send a signal of respect for existing neighborhoods by promoting compatible, non-disruptive housing developments. A strong endorsement of Weavers Grove would send both of these signals.

Many thanks for your consideration.

Very truly yours,

John Watson

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:52 AM  
**To:** Perry C Gaskell  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: HHOC Weavers Grove Development

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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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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---

**From:** Perry C Gaskell [mailto:[pycggl@gmail.com](mailto:pycggl@gmail.com)]  
**Sent:** Tuesday, June 9, 2020 9:38 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** HHOC Weavers Grove Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council Members:

I write to request your support for Orange County Habitat's request for approval to move forward with the Weaver Grove mixed-income development. I realize that this has been a topic of discussion for a number of years and is rising again now as Habitat has made a specific and well considered proposal for development, to be considered tomorrow evening.

I am impressed with the plan for a true mixed-income development, a proposal quite different from other Habitat projects in Chapel Hill, Efland, and Hillsborough. It would provide a neighborhood with mixed housing types and with common areas for the enjoyment of all. I believe that

having such a neighborhood with families of mixed income and backgrounds will be one of social health and understanding. The creation of such a community will increase the stability of our town.

Over the ensuing build out, the development will provide one hundred affordable homes, homes very much needed in the community.

I hope that the council will approve the proposal so that building this new community can begin.

Respectfully,  
P. C. Gaskell  
Chapel Hill, NC  
HHOC Volunteer

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:53 AM  
**To:** Steve Henry Herman  
**Cc:** Judy Johnson; Kumar Neppalli; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers' Grove Traffic impact

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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Sincerely,

Jeanette Coffin



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

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**From:** Steve Henry Herman [mailto:SteveHenry7@nc.rr.com]  
**Sent:** Tuesday, June 9, 2020 7:14 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers' Grove Traffic impact

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

To the Mayor and Council:

I've lived off Sunrise Rd just north of the I-40 Corridor since the 70's and remember when it was a narrow, little-used gravel road. Today it's become something else entirely.



The Town's Traffic Study of Sunrise Road conducted for the Weavers' Grove proposal considered only the short stretch of road between the development access road and Weaver Dairy Rd. The rest of Sunrise Rd—the mile and a half north of the studied section--was completely ignored.

How did this happen?

Apparently, the developer and Traffic analysts considered it irrelevant. Perhaps because the majority of Sunrise Rd is outside the Town boundary. But the Study describes the area north of I-40 as "undeveloped land", and characterizes Sunrise Rd itself as a "minor collection street".

Neither of these descriptions, however, are correct.

- 1- There are over 65 single family dwellings on Sunrise road and the 5 roads that come off it between I-40 and Whitfield Rd. This is comparable to the 78 houses of Chandlers Green. Our section of Sunrise Rd is not undeveloped: it's full of families like mine. We're spread further apart but there's plenty of people and cars and trucks here.
- 2- Sunrise Rd is not just used by locals—it's become a scenic shortcut for daily commuters between Durham County and Chapel Hill: a fast alternative to the congested 15-501 corridor. This shows up in the daily traffic figure for Sunrise Rd cited in the Study: 2900 trips daily. Factor this in with the 4600 daily trips on Whitfield Rd and you can see there are quite a few people using Old Erwin, Whitfield and Sunrise as a route between Chapel Hill and Durham. 2900 is much less than the 13000 daily trips on Weaver Dairy, but still a busy artery carrying more traffic every year.

Clearly, Sunrise Rd in its entirety should be studied before deciding if this is an appropriate location for a 200+ unit residential mini-village.

The following are SIX safety-related features of Sunrise Rd which deserve consideration:

- 1- In its 2 mile length there **are three blind curves and three hills** that limit visibility of the road ahead, All of these occur in the stretch of Sunrise that was omitted from the Traffic Study.
- 2- A hazardous 90 degree turn at the intersection with Oak Hills Drive, where north-bound motorists come to a confusing YIELD TO ONCOMING TRAFFIC sign and south-bound traffic has a STOP sign which we locals refer to as **the "No-Stop Sign"**, because nobody stops for it. You just just slow down and roll on through. NCDOT put signs on both sides of the street—extra tall signs with reflector tape—but still hardly any vehicles stop. This corner is a chronic traffic hazard with no obvious solution.
- 3- Sunrise Rd. north of I-40 is much used by **walkers and joggers**—including the East Chapel Hill HS men's & women's cross country teams heading to and from Duke Forest. It is also a heavily-used **BICYCLE ROUTE**: signage on Sunrise Rd identifies it as a section of County bike route #1. And no sidewalks or bike lanes of course. (Note: the Traffic Study incorrectly states that Sunrise Rd is "not on any bicycle routes".)
- 4- The posted speed limit is 35 but **NOBODY drives 35**, and few keep under 45. It looks and feels like an open stretch of rural road, and a person in an average hurry is probably driving 50 or 55. I do. A road that might be OK at 35 mph is anything but safe at speeds closer to **60**. This is the reality, and it's hard to see how that could be mitigated. Good planning needs to be based on how things are, not how they're supposed to be.

- 5- **The overpass where Sunrise crosses I-40** is unusually narrow, with no bike or pedestrian lane in either direction. Two oncoming vehicles plus a pedestrian or a cyclist would be a very dangerous squeeze. This dangerous overpass is very close to the proposed site. Mitigation would require widening of the overpass—an extremely expensive project that neither the State or County will be willing to undertake.
- 6- Finally, There's **the intersection with Whitfield Road**,--another defacto country speedway. During rush hour there is dangerous traffic stoppage for turning vehicles at this intersection. As more cars are added to the queue on Sunrise Rd and more whizzing by on Whitfield the tendency to take risks increases. In the past year there were at least two collisions involving a turning car at the intersection, and I can recall others in the past.

**These six realities—all overlooked in the Traffic Study—add up to the fact that Sunrise Road is ALREADY a less-than-safe road.** To add substantially more traffic volume can only make it worse. A valid and meaningful traffic study must look at ALL of Sunrise Road before drawing conclusions about neighborhood safety.

The question needs to be asked whether or not Sunrise Road is a suitable location for a high density mini-village of 200+ homes. I believe it is not.

Steve Henry Herman

Steve Henry WoodCraft LLC / TeeTargets™

Office: 919-489-7325  
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[stevehenry7@nc.rr.com](mailto:stevehenry7@nc.rr.com)  
[www.TeeTargets.com](http://www.TeeTargets.com)

Snailmail:  
4 Pine Tree Ln  
Chapel Hill, NC 27514

Workshop:  
620-D Valley Forge Rd  
Hillsborough, NC 27278

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:54 AM  
**To:** Betsy Blackwell  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weaver's Grove

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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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

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**From:** Betsy Blackwell [mailto:watwell@aol.com]  
**Sent:** Tuesday, June 9, 2020 10:52 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weaver's Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Forwarding this to the rest of the town council, with gratitude for all the hard work you do to make Chapel Hill such a great place to live. I grew up in a small town (Davidson, NC) and know from personal experience that it takes time, commitment and leadership to pull all the threads into a true community. Thank you.

Dear Michael,

We've met numerous times at various political and community functions (thank you for your strong support of our community!) I wanted to take a moment and write in support of a project that is very dear to me, Weaver's Grove. With so many people on the streets protesting injustice, we need to be looking for opportunities to reduce economic inequality. The core value the Weaver's Grove project is building a mixed-income in Chapel Hill, with an innovative mix of affordable and market rate housing. The project brings so many benefits to Orange County - safe homes for families, access to great education for children, transit for workers and common green & community space for the entire neighborhood. Our area needs more of this type of development as this county continues to grow and there are few locations available to build them. I'm proud that a proven organization like Habitat has stepped up to develop this unique piece of property and is committing time, talent and resources to make the project happen.

Recent events have only clarified the importance of what Weaver's Grove will mean - in the pandemic, the need for a secure, safe place to shelter and as we watch the growing calls for equity, real solutions to the serious economic and social gaps that exist in our society. This property and Habitat's participation in the project are a unique opportunity for Orange County and Chapel Hill take an important set in addressing these problems.

I am strongly in support of Weaver's Grove. Please feel free to call me if you have any questions or need further clarification.

Betsy Blackwell  
704-816-9446

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 10:58 AM  
**To:** jmfischer@mebtel.net  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove development - we need it!

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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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

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**From:** jmfischer@mebtel.net [mailto:jmfischer@mebtel.net]  
**Sent:** Tuesday, June 9, 2020 12:30 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove development - we need it!

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

There has long been a crying need for low-income housing in Chapel Hill to let people who work there live there. The Weavers Grove mixed-income development is a brilliant way to move forward.

I have been a construction volunteer with Habitat for Humanity of Orange County since 1995. There is no more cost-effective way to build green-certified houses than with this organization's leadership

and team. These homes have proven to raise living standards for working families and to lower area crime rates.

Over the years I have heard the NIMBY (not in my back yard) protesters who imagine that the horrors of inner city projects from the 1970's will appear next door. These fears always fall flat in the face of reality, because the houses are first class and the homeowners are carefully selected from a large pool of applicants to be responsible citizens and good neighbors. Mixing these houses with market-rate construction makes success even more promising.

Help 100 low-income working families get their dream houses and start contributing their property taxes and commerce to Chapel Hill by approving Weavers Grove; it's the right thing to do.

J. Michael Fischer

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:03 AM  
**To:** Ning Sun  
**Cc:** Kumar Neppalli; Lance Norris; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Chandler's Green traffic issue

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

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**From:** Ning Sun [mailto:sunningchina@gmail.com]  
**Sent:** Monday, June 8, 2020 9:32 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Chandler's Green traffic issue

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Greetings,

I've been a resident in Chandler's Green for 2 years. I noticed that, the waiting time of cars from Sweeten Creek Rd to turn left into Sunrise Rd, has been longer than previous. Since there are no traffic lights to control the traffic, it has been getting hard for me to watch and cross when I was

driving, let alone some pedestrians, I think there are potential risks of getting accidents due to the fast speed of cars.

If another community near Chandler's Green is set up, there would be definitely more traffic than present, and also coming the higher risks.

I hope the council of Chapel Hill will consider moving the new site to other places, instead of being adjacent to Chanler's Green.

Best regards,  
Ning



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:04 AM  
**To:** Docjdg  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove development proposal

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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:** Docjdg [mailto:docjdg@aol.com]  
**Sent:** Monday, June 8, 2020 9:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove development proposal

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I am re-sending this because my wife received an acknowledgment of her email but I did not. Therefore, I am unsure that you received it.

Dear Mayor Hemminger, Town Council members, and Town Manager Jones:

I am writing to share some thoughts and concerns about the proposed Habitat for Humanity development project on Sunrise Road.

My thoughts are rather generic but important. Affordable housing is a valuable and necessary component of any diverse and equitable community . I am very supportive of Chapel Hill's past and present commitment to this and will continue to support that effort in the future.

My concerns are twofold. The first is for the quality of life for residents of affordable housing. The second is for the quality of life for the surrounding neighborhoods.

Regarding the quality of life for the residents of the proposed development project, I am concerned that the density of the housing, the proximity to Interstate 40, and the location being distant from essential services will make this a less than an ideal place for affordable housing

My concern for the surrounding neighborhoods is a personal one for me and my neighbors. I am a resident of Chandler's Green which will probably be most affected of all the nearby neighborhoods.

In Chandler's Green we already have issues with flooding from storm water. Several of our properties, including mine, regularly flood after heavy rainfall. Much of the proposed development property drains into our neighborhood. Removing the trees and creating abundant new impervious surface will not improve our situation and most likely will make it worse.

Traffic in the area of Sunrise Road and Weaver Dairy Road is extremely heavy at certain times of day. Adding the traffic from more than 200 new families will make the traffic problem far worse, and, unfortunately, it is obvious to us that the increased traffic on Sunrise Road will find relief by using our neighborhood streets as alternate routes. The proposed connection to Amesbury Drive will provide a convenient bypass to avoid the busy intersection.

Knowing the carelessness that we now see with drivers routinely ignoring stop signs and traveling at high rates of speed between speed tables, we can only forecast genuine safety concerns for our neighborhood with the development as designed.

My request of the Town Council is to please look for alternative designs with lower density and that place the affordable housing units in the portions of the parcel nearest to Sunrise Road, away from the highway. In addition, seek designs that reduce the impervious surface and preserve as many trees as possible to reduce the risk of increased flooding in our neighborhood.

Thank you.

Joseph DeVeough-Geiss  
3817 Sweeten Creek Road  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:12 AM  
**To:** Rae Cho  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Concerns re: Weavers Grove conditional zoning public hearing

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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Sincerely,

Jeanette Coffin



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

---

**From:** Rae Cho [mailto:raecho@yahoo.com]  
**Sent:** Monday, June 8, 2020 5:56 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Karyn Cho <karyncho@gmail.com>  
**Subject:** Concerns re: Weavers Grove conditional zoning public hearing

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger, Town Council members, and Town Manager Jones:

Thank you for your valued service to our town of Chapel Hill!

We are writing because we are extremely concerned about the application for rezoning from R2 to R6 of 7516 Sunrise Rd. My family has lived in Chandler's Green for over 16 years; our lot corners Sunrise and Ginger Road.

To be clear, we welcome the idea of an affordable housing project nearby. It is much needed in our town and we had supported and reached agreements several years ago on such a project, albeit a much different and more reasonable one than that currently proposed. So, our problem is not with the affordable housing per se but with how the current proposal stands including the rezoning for a much higher housing density resulting in the following serious issues, which we strongly insist be addressed for the sake of those who will reside in the affordable homes *and* those of us in Chandler's Green.

1. Exacerbating stormwater drainage issues: The plan stipulates that affordable housing units will be built on top of a stream that is classified as a perennial stream. As such, it will severely tax proper water drainage and increase the likelihood of flooding for those affordable homes and Chandler's Green, exacerbating what are already existing stormwater issues in our neighborhood. Moreover, it will have a negative effect on the water quality running into the Jordan Lake watershed. In addition, the ten-year timeframe between the initial clearing and the installation of a permanent stormwater infrastructure exposes my community to unacceptable water flow risks in the meanwhile. What we want to avoid is the horrible predicament of Camelot Village off Estes Street which unfortunately experiences flooding often due to poor drainage. The developer should therefore be required to leave the stream intact by avoiding any construction over it and we strongly request that the new development approvals *be contingent upon not exacerbating existing drainage problems*.
2. Negative environmental impact: The proposal calls for clearcutting of several acres in the property, including rare trees. This will severely impact the mature tree canopy which supports biodiversity and is critical for the preservation of animal corridors and wildlife habitat. The mature tree canopy also prevents stormwater runoff, diminishes soil erosion, improves water quality, reduces harmful effects of wind and heat, improves air quality and aids in noise reduction. Hence, we don't support a plan that requires such a drastic clearcutting of these environmentally critical trees.
3. Elevated noise: The proximity to I-40 means elevated noise levels at all hours which will most likely only increase with the planned expansion of I-40. There are well-known adverse health effects of noise pollution in adults and children, such as stress, sleep disturbance, depression, etc. The removal of trees and replacement with pavement and building structures will result in exposure to greater noise level not only to the Weavers Grove residents but also to residents of Chandler's Green. We experience significant difference in noise level between spring/summer versus fall/winter because of the foliage and given that our home is not as close as the proposed site of the affordable housing, we can only imagine how much worse the noise issues will be for them. We therefore do not support a plan that results in raising already unhealthy noise levels in my community and exposes residents of the new housing development to the same, or more likely, even worse.
4. Health hazard: In particular, the plan locates some affordable housing units very close to the interstate. Studies show that continuous exposure to excess levels of highway noise and fine particulate matter presents non-trivial health risks to people of all ages. Hence, rather than placing any affordable housing residents in such unacceptable health hazard, the developers should be required to remove or relocate these units.
5. Increased local traffic: The current proposal will increase the local traffic along Sunrise, Weaver Dairy, and potentially through Sweeten Creek via Amesbury such that it has the potential for increased speeding incidents and traffic jams at peak work and school hours. Cars speed on Sunrise Rd making exiting our neighborhood difficult already. With the addition of almost 500 cars in Weavers Grove, this presents undue safety concerns to my community's children and pedestrian traffic in our neighborhoods; therefore, we can't support this plan as proposed

Finally and importantly, in order to make this plan the successful project that Chapel Hill deserves, we plead in the strongest way possible that the town leaders require the developers to work more *in lockstep* with neighboring communities and/or their representatives moving forward, which best ensures cooperative and mutually beneficial agreements as we have reached in the past, and which we know can be reached again.

We appreciate your consideration of these concerns as you make your decision regarding the plan as submitted.

Respectfully,

Rae & Karyn Cho

7613 Justin Place

Chapel Hill 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:13 AM  
**To:** Hoyle Anderson Jr.  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Habitat for Humanity - Weavers Grove Development

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Hoyle Anderson Jr. [mailto:HANDERSON1@nc.rr.com]  
**Sent:** Monday, June 8, 2020 5:43 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Habitat for Humanity - Weavers Grove Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

- Weavers Grove is an innovative approach to building community among mixed-income homeowners and has few comparable developments in our country;
- It is well known that homeownership has a strong positive impact on a family's financial stability, health, education and community life;

- Weaver's Grove will expand HHOC's impact on the affordable housing crisis in Chapel Hill by increasing the number of new homes built each year;
- Chapel Hill and Orange Coounty will gain a stable, diverse and self-reliant group of families in Weavers Grove who will contribute to the vibrant fabric of our area.

E. Hoyle Anderson, Jr.  
223 Severin St.  
Chapel Hill. NC 27516-1511

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:14 AM  
**To:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**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



---

**From:** [info@townofchapelhill.org](mailto:info@townofchapelhill.org) [mailto:[info@townofchapelhill.org](mailto:info@townofchapelhill.org)]  
**Sent:** Monday, June 8, 2020 5:35 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto: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](mailto:reportspam@townofchapelhill.org)

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 06/08/2020 5:35 PM  
**Response #:** 317  
**Submitter ID:** 11211  
**IP address:** 2600:1700:f90:fe30:30f6:a5ad:fc32:c265  
**Time to complete:** 2 min. , 10 sec.

---

**Survey Details**

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Page 1

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Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

Patricia Barnes

**2. Residency\***

I am not a resident of Chapel Hill

**3. Message**

Please show your commitment to affordable housing in our community by voting in favor of the Weavers Groce housing development during Wednesday evening's meeting.

Thank you.

**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 the Vision Content Management System™. Please do not reply directly to this email.**



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 11:14 AM  
**To:** Patricia Barnes  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh  
**Subject:** RE: Support for Weavers Grove housing Development

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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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:** Patricia Barnes [mailto:ptbarnes14@gmail.com]  
**Sent:** Monday, June 8, 2020 5:33 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Weavers Grove housing Development

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council Members:

I am a long-time volunteer with Habitat for Humanity Orange County, writing to you today to request your support in the Town Council for the Habitat Orange County's request for approval to proceed with the Weavers Grove housing development. Below are the major talking points about the need for and benefits of the Weavers Grove development.

- 
- Weavers
- Grove is an innovative approach to housing development that will serve a diverse community of home-owners in Chapel Hill on a 32-acre site off Sunrise Road that Habitat Orange has owned for several years.
- 
- 
- This development will offer affordable homes to 100 Habitat families as well
- as to 236 market-rate homeowners and will include single-family homes, duplexes, townhomes, and condominiums. It will also include family-friendly amenities such as
- playgrounds, a water park, picnic areas, and gathering spaces for neighbors to socialize.
- 
- 
- 
- Weavers
- Grove will bring together people from many different backgrounds, income levels and experiences creating a diverse and inclusive community that will augment the personal, social and cultural development of its residents.
- **This is a particularly significant benefit as our community works through the trauma of recent days.**
- 
- 
- Weavers
- Grove will expand HHOC's impact on the affordable housing crisis in Chapel Hill by increasing the number of new homes built each year from 121 to 20. Current plans are for the construction to begin in 2022 and run for about 5 years
- 
- 
- As
- I have seen in the Habitat communities where I have worked, Chapel Hill and Orange County will gain a stable, diverse and self-reliant group of families in Weavers Grove who will contribute to the vibrant fabric of our area.
- 

Thank you for your ongoing commitment to affordable housing. Your "Yes" vote on Weavers Grove will continue this commendable history.

Sincerely,

Patricia Barnes  
 1725 Mt Carmel Church Rd  
 Chapel Hill, NC 27517

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 12:26 PM  
**To:** Michael McNulty  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Comments on Weaver's Grove

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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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 McNulty [mailto:mcnultymichaelj@gmail.com]  
**Sent:** Tuesday, June 9, 2020 12:24 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Barbara McNulty <barbmcnulty@gmail.com>  
**Subject:** Comments on Weaver's Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

We are again writing out of concern about the Conditional Zoning Plan for the proposed Weavers Grove Community. As residents of Chapel Hill who have lived in the Chandlers Green development (on Justin Place) adjacent to the tract of land in question since 1989, we would be particularly adversely affected by traffic noise, headlights, lack of landscape buffering and overall light pollution. Along with others in neighboring communities, we are also concerned with overall density, traffic, storm water, and other

previously outlined issues. Let us repeat some questions/concerns we raised in July of 2019 when we reviewed the Conditional Zoning Plan.

**Funding:** What will it cost to complete the project as shown in the drawing or as modified with fewer amenities? What is Habitat's plan for securing this funding? How much of the funding does Habitat have now?

**Building Partner:** Project success depends on a partner, but to our knowledge, no partner has been identified. Wouldn't it be better to delay this project until a partner has been identified and is committed publicly?

**Infrastructure:** How can the road and utility infrastructure be built "as shown on the application" while asking flexibility on so many key features of the plan?

**Rear Alleyways and Garages:** The possibility of using rear alleyways and garages based on partner preference is very concerning to us as homeowners on Justin Place (extremely close to Ginger Road), as this change will result in noise and car headlights affecting our quality of life. We note that NO landscape buffer is provided along Ginger Road in the current plan. This is a major concern for us. The project boasts providing buffers along adjacent neighboring properties while not providing a buffer surrounding the closest existing homes on the southern border along Ginger Rd. An earth berm and landscape buffer should be among the first development activities following the closing of Ginger Rd. This would provide time for the buffer to grow and aid in reducing some of the negative impact on neighbors.

**Noise/I40 Buffer:** The removal of most of the trees on the Weaver Grove property will eliminate a valuable noise buffer, and this is very important to us.

**Starting and Completion Dates:** Should the project go ahead, we have concerns over when it will start, end, and again, the role of funding. It seems very possible that, after 8 years, the project may have progressed only to the point of infrastructure completion, and nothing else (from the CZP: "We also want a clarification that the completion date does not pertain to vertical building construction"). At this point, one might envision a clear cut expanse of a previously beautiful tree and wildlife preserve, puddling of water and swampy areas teeming with mosquitos, construction equipment sitting around for long periods of time, partial roads, etc.

It is indisputable that Chapel Hill needs more affordable housing. However, the current plan potentially diminishes significantly the value of contiguous property. Let's work toward a well-planned, mutually agreeable solution.

Sincerely,

Barb and Mike McNulty

7608 Justin Place

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 1:29 PM  
**To:** Mimi Hock  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Habitat for Humanity's Weavers Grove Project

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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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:** Mimi Hock [mailto:mimighock@gmail.com]  
**Sent:** Tuesday, June 9, 2020 1:10 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Habitat for Humanity's Weavers Grove Project

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor & Council Members,

I am writing to express my support of Habitat for Humanity's Weavers Grove Project, and ask that you support this project. As a downtown Chapel Hill resident, landowner, and business owner I believe our town is in jeopardy of losing its vibrancy and ability to be a welcoming, inclusive community. I believe access to affordable housing, located close to where the people who need it work, is a key component. Clearly, the

constituents of Chapel Hill agree, as the Affordable housing bond passed with over 70% of votes. Without affordable, mixed-income housing projects precisely like the Weavers Grove project, Chapel Hill will miss out on the opportunity to be a leader in building inclusiveness and diversity in this community. Our town, with this project, could set a new precedent for affordable housing moving forward.

Leveraging partnerships with an organization such as Habitat, who is not only already working to create affordable housing in our community, but has proven to be an impactful steward of financial sources for over 35 years in this county, is critical to achieving affordable housing. Habitat has been diligently working towards the realization of the Weavers Grove project for over ten years now, and strategically chose a location with access to public transportation, employment, and schools. Your approval of this project is essential to realizing over a decade of hard work towards the goal of all Orange County residents having a safe and affordable place to live.

For many people buying a home in Chapel Hill is unattainable. The people that this project will benefit are the heartbeat of our community- from hospital workers, teachers, government workers, restaurant servers and the like. If these people cannot afford to live here, they will move elsewhere and get jobs elsewhere, risking our town becoming more homogenous and devoid of cultural vibrancy. Furthermore, these people deserve to live here, and send their children to a good school. Research shows that growing up in a mixed income community has a profound difference on the lives of children from lower income families. This is the next generation of people that will be living, working, and contributing to our special community.

Thank you for the consideration of my thoughts. I sincerely hope you make the decision to support this project.

Sincerely,  
Mimi Hock

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 1:42 PM  
**To:** Susan and Franz  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove YES!

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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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:** Susan and Franz [mailto:smlevy87@gmail.com]  
**Sent:** Tuesday, June 9, 2020 1:37 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove YES!

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Members of the Chapel Hill Town Council,

As someone who worked in the affordable housing field in Chapel Hill for over 25 years, I am writing to you in support of Habitat for Humanity's Weavers Grove community, which comes before you on Wednesday evening for your approval. Over a decade of planning has gone into creating this new community of affordable and market rate homes, and now is the time for it to become a reality in Chapel Hill. I am confident that the Town Council recognizes Weavers

Grove as a significant contribution toward making the Town of Chapel Hill a more equitable and inclusive place for all to live. Thank you in advance for your vote to approve it.

Susan Levy

Retired former Executive Director, Habitat for Humanity, Orange County

Sent from [Mail](#) for Windows 10



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 1:44 PM  
**To:** Jane Stein  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove

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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:** Jane Stein [mailto:stein.jane@gmail.com]  
**Sent:** Tuesday, June 9, 2020 1:42 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council members,

I write to you as a resident at Carol Woods, a member for the NAACP's Affordable Housing Committee, and as someone who strongly believes that access to affordable housing and the creation of diverse neighborhoods are critical to the future of Chapel Hill and of our country. You are all aware of the need for affordable housing in our town. You are all aware of how few pieces of property we have that can be used for racially and

economically diverse housing and neighborhoods. Weavers Grove, the Greene Tract, and Legion Road are all on or about to be on your agendas.

I write today about Weavers Grove. The project has been thoroughly vetted by the town and the appropriate committees. I have attended several hearings on the project and have heard the well-organized opposition from neighbors. I have also heard Habitat's responses to their objections. "Neighborhood preservation" has long been the cry that has prevented the creation of diverse neighborhoods. How I wish the neighbors had instead worked with Habitat to help plan this project.

Please vote for the conditional zoning permit. These are troubled times. Our oft-buried problems are ever more visible. Among the most visible and tractable is housing. Take advantage of this wonderful opportunity presented by Habitat for all of Chapel Hill.

Thank you, Jane Stein

---

Jane Stein  
750 Weaver Dairy Road, #1324  
Chapel Hill, NC 27514  
tel: 919.969.4530  
e-m: [stein.jane@gmail.com](mailto:stein.jane@gmail.com)

---

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 2:53 PM  
**To:** Abby Zarkin  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh  
**Subject:** RE: Objection to Staff LUPA recommendation re Weavers Grove

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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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:** Abby Zarkin [mailto:abbyzarkin@gmail.com]  
**Sent:** Tuesday, June 9, 2020 2:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Objection to Staff LUPA recommendation re Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and members of the Town Council,  
I just read the town staff's LUPA Analysis dated June 10 2020, and take issue with their statement of justification #4 which reads as follows (the bold and red highlight is mine):

" **(4) The proposed amendment enhances the public health, safety, and welfare of the town**

• STAFF: The proximity of the I-40 freeway and the major power lines crossing the site could both be causes for concern about the health and safety of future residents. **However, it should be noted that other properties with similar features/locations have been developed for residential purposes in Chapel Hill. In addition, maintaining the 100- ft. wide buffer shown on the Land Use Plan would mitigate negative impacts along I-40.**

• STAFF: **Denser residential development supports increased transit ridership and walking, both of which can improve public health, safety, and welfare."**

The staff seems to ignore the following:

1) Homes with similar proximity to the highway don't necessarily experience the same noise levels that some of the Weavers Grove residents will experience, based largely on the elevation of the similar homes vis a vis the highway. The property elevation relative to I-40 in Weavers Grove causes the higher, unsafe noise levels there. It's not the distance alone that's relevant to noise issues, it's the experienced dB levels.

2) The sounds studies showed, including sound studies done by Habitat's own consultants in 2005, that the 100' buffer does not adequately protect homes from unhealthy noise levels. You must add approximately 85' to that buffer line to denote a safer 67dB level. By the way, you'll need to add another approx 220' distance to that to denote a new 67dB line to accommodate the noisier levels with I40 widening (an estimated 4dB increase, per NCDOT).

3) Just because residences have been built in unhealthy areas previously is no justification to continue the practice now. For example, we have learned, and it's so obvious to us now, that exposure to second hand smoke is dangerous, and we restrict smoking indoors to protect people from those risks. Learning from science needs to be incorporated into smart public policy. Chapel Hill leadership needs to do the right thing now, not repeat the wrong things.

*And finally, why does the staff feel that the residents of Weavers Grove would enjoy greater health due to "increased transit ridership and walking" yet disregards the science that shows that their lifespans would be shortened due to the noise risks?*

*The plan needs to be redesigned to reduce these risks before you approve it.*

Thank you for your consideration, and for your service to our town.

Abby Zarkin

Chandler's Green resident and HOA President

Zarkin Leadership, LLC

919-475-6550

[email](#) [linkedin](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 3:29 PM  
**To:** Tanner Hock  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Habitat for Humanity Weavers Grove

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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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: Tanner Hock [mailto:tannerhock@gmail.com]  
Sent: Tuesday, June 9, 2020 3:26 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Habitat for Humanity Weavers Grove

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

Dear Mayor & Council Members,

I am writing to express my support of Habitat for Humanity's Weavers Grove Project, and ask that you support this project.

My motivations for wanting this project to continue involve the overall well-being of the community on a physical, mental, and economical level. As we are aware, economic disparities are prevalent in today's society. I believe a stable home is at the foundation of making positive change in our communities. If the lower and middle classes are better supported, this will lead to more economic stability and participation in the Downtown Chapel Hill economy. With recent developments in society involving COVID-19, one of the primary outcomes will be the decline of the middle class and further wealth gap acceleration. Habitat for Humanity at Weavers Grove will directly address this concern by providing a floor to arrest the fall of those most vulnerable and allow them to ultimately become happier, more beneficial members of society.

Tanner

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, June 09, 2020 4:03 PM  
**To:** Valleroy, David J  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Vote yes for Habitat Weavers Grove 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Valleroy, David J [mailto:david\_valleroy@unc.edu]  
**Sent:** Tuesday, June 9, 2020 3:55 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote yes for Habitat Weavers Grove community

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I am in favor of a vote of YES for Weavers Grove affordable housing in Chapel hill.  
There is not reason for a NO on this, we need affordable housing in our community.

Thanks  
David Valleroy

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:39 AM  
**To:** Jennifer McFarland  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Please support affordable housing in my neighborhood

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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Sincerely,

Jeanette Coffin



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---

**From:** Jennifer McFarland [mailto:jmcfarland@durhamhabitat.org]  
**Sent:** Tuesday, June 9, 2020 5:14 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please support affordable housing in my neighborhood

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger-

My name is Jennifer McFarland and I work at Durham Habitat for Humanity. **And I live in Chapel Hill.** For over 12 years now, I have seen firsthand the positive impact that homeownership has on families. I have seen mothers and fathers see their dream of providing a secure home for their children come true. And I have seen their children thrive in a safe space where they can do their homework and sleep without fear.



As a Chapel Hill resident, I fully support critically-needed affordable housing in our town and urge you to vote **YES** on the Weavers Grove community. I live a mile away from the proposed neighborhood and welcome a community that continues to enrich one another. It saddens me that some of my neighbors do not feel the same, especially during such an uncertain time in this world.

This is the time.

**Jennifer McFarland**  
Development Officer

215 N. Church Street, Durham NC 27701

[jmcfarland@durhamhabitat.org](mailto:jmcfarland@durhamhabitat.org)

o: 919.682.0516 x116

c: 919.247.8254



[website](#) | [map](#) | [social](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:40 AM  
**To:** Eleanor Kinnaird  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers' Grove

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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Sincerely,

Jeanette Coffin



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

---

**From:** Eleanor Kinnaird [mailto:ekinnaird2@gmail.com]  
**Sent:** Tuesday, June 9, 2020 5:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers' Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Councilors,

Please vote to approve Weavers Grove. I live across from the site and have followed the planning process and public comment. It is a well-planned and attractive project which has been redeveloped to account for the storm water runoff. This housing is badly needed in our community which prides itself on being inclusive and compassionate.

I know that the closest neighborhood has raised objections to it based on increased traffic. However, the largest number of cars are owned and used by the neighborhood itself. Habitat residents very often don't have a car,

much less two cars and one for their children. In addition, public transportation will serve the project for a significant reduction volume of car use.

Thank you for your attention.

Ellie Kinnaird

750 Weaver Dairy Rd. no. 123

Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:40 AM  
**To:** Hale, Mark P Jr  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: please vote Yes for the Weavers Grove project

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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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:** Hale, Mark P Jr [mailto:mark-hale@uiowa.edu]  
**Sent:** Tuesday, June 9, 2020 5:15 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** please vote Yes for the Weavers Grove project

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Council,

I write to urge you to approve the plans for the Weavers Grove project. It would be a major step towards providing access to affordable housing for essential workers such as teachers, public safety, nurses and other service roles vital to our community. One way we can show we value these roles in these difficult times is to

support projects that make it possible for our essential workers to enjoy Chapel Hill, the community they support.

Sincerely,

Mark Hale  
147 S Fields Circle  
Chapel Hill  
319-621-9757

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:41 AM  
**To:** Carolann Willingham  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: YES to Weavers Grove!

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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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:** Carolann Willingham [mailto:willinghams@att.net]  
**Sent:** Tuesday, June 9, 2020 5:14 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** YES to Weavers Grove!

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hello!

Over a decade ago, our family got involved with Habitat of Orange County when our son's UNC fraternity partnered with an amazing family to help build their new home. Just a few months ago, we had a reunion of sorts of the families who had been involved in 2009-2010 in helping our sons to honor the memory of their

friend Courtland Benjamin Smith in whose name a lovely home was built on Gracie Circle and a beautiful neighborhood playground was also constructed.

As we were walking through the neighborhood during that weekend this past March, delighting at how inviting and well-kept it still was, a high school aged young man walked nearby and I (who had not been back to the neighborhood since 2010) stopped in my tracks and said to my son “Don’t you think that is the little boy from the Wei family?” Lo and behold, as we introduced ourselves and chatted about the occasion for our group being there, Eh Wei’s face lit up and he confirmed that, indeed, he was the winsome little boy with the broken arm who loved cake and ice cream that we all remembered from 10 years ago!

He and his family still live in their home on Gracie Circle and now he is a high school student and a member of the wrestling team. We shared pictures and memories of his home taking shape when he was just a little child and we all were so thrilled to have had that beautiful serendipitous moment!

Then (2010) and now photos below.

This is why affordable housing matters to me and I urge you to please vote YES to support Weavers Grove. Thank you.







Respectfully,  
Carol Connor Willingham

919-971-0543

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:52 AM  
**To:** Joan McAllister  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove

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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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

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**From:** Joan McAllister [mailto:joanmcallister72@gmail.com]  
**Sent:** Tuesday, June 9, 2020 5:13 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I would like to lend my support to the approval of Weavers Grove. I am a Chapel Hill native, having grown up in the 40's and 50's, leaving after graduating college and UNC School of Social Work. I loved Chapel Hill, and in these times remember the warm, beautiful, accepting community I experienced as a little white girl with middle class parents. Especially now I urge the town council to do the right thing and to stand up for opportunities for those who may not have had it as easy as a lot of us. We are much stronger when we include everyone!

I am sure that the "neighbors" who object to Weavers Grove being in their neighborhood would be aghast that anyone would suspect that their reasons for objecting are much deeper than what they are expressing- such as traffic, crime, etc. People who qualify for Habitat homes are the best kinds of neighbors to have- they are investing their time and energy to assure that they and their neighbors have their own safe homes!

Again. DO THE RIGHT THING. It may not be the most expedient thing, but you'll be proud of your actions when you sleep at night.

Joan McAllister

resident of 19 Davie Circle September 1944 through September 1962 and September 1968 through June 1970. Graduate, Chapel Hill High School 1962.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:52 AM  
**To:** david yeowell  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove

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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:** david yeowell [mailto:yeowelld@msn.com]  
**Sent:** Tuesday, June 9, 2020 5:11 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Jennifer Player <jplayer@orangehabitat.org>; Alice Jacoby Habitat for Humanity of Orange County <development@orangehabitat.org>; heather yeowell <yeowellh@msn.com>  
**Subject:** Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Chapel Hill Mayor and Town Council Members:

We have been residents of Chapel Hill for 50years and have seen many changes from when we were called a village and people of most income levels could live locally. With our expansion over time, we have not seen

the corresponding increase in accommodation for everyone, especially with those at the lower economic level being squeezed out. Back in 1983 David co-founded the Chapel Hill/Carrborough Public School Foundation to provide funds to our school system that would help students and staff achieve more. It became obvious to us that a stable home was most important to help students really achieve their goals, so we have supported the local branch of Habitat to help provide these homes and are now firm believers in and supporters of the Weavers Grove Community proposal as a means of providing homes for a range of mixed income families, not least to provide essential workers for our local institutions that barely pay a living wage. We therefore fully urge you to vote "Yes" on Habitat's Weavers Grove proposal.

Sincerely yours,

David and Heather Yeowell

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:54 AM  
**To:** McCraw, Dana  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weaver Grove 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.

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

---

**From:** McCraw, Dana [mailto:[danam624@live.unc.edu](mailto:danam624@live.unc.edu)]  
**Sent:** Tuesday, June 9, 2020 5:06 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Weaver Grove Community

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hi,

My name is Dana McCraw, a Chapel Hill resident. I am writing today to voice my support for affordable housing in Chapel Hill. Particularly, I call on you to vote YES on Habitat for Humanity's Weavers Grove community. Given the increasing problem of gentrification and homelessness throughout Chapel Hill, coupled with the impacts of COVID-19, it is my opinion that this housing is more essential than ever.

Again, I hope that you will vote yes on Habitat's Weavers Grove community to help the many residents who would benefit from this more significantly than it would impact those who are against it.

Sincerely,  
Dana McCraw

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:54 AM  
**To:** Wyndham Robertson  
**Cc:** Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Weavers Grove

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Sincerely,

Jeanette Coffin



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

---

**From:** Wyndham Robertson [mailto:wyndhamr@aol.com]  
**Sent:** Tuesday, June 9, 2020 5:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

To the Mayor and Town Council: I pray you will enable the Weavers Grove project to go forward. It has been many years in the planning, and it is innovative and the right thing for our town. Other cities would die for the opportunity to do what Habitat is offering: low-income housing in a community with market-rate homes. Chapel Hill has a chance, one that won't come again in my lifetime, to be a model for community support of low-cost housing. Do the right thing. And thanks for your service to the town. Wyndham Robertson

Wyndham Robertson  
205 Cedar Berry Lane



Chapel Hill, NC 27517  
919-259-7323

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:55 AM  
**To:** William Neville  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Affordable 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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Sincerely,

Jeanette Coffin



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

---

**From:** William Neville [mailto:wneville1@me.com]  
**Sent:** Tuesday, June 9, 2020 5:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Affordable Housing

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

**Att. Mayor Hemminger and Chapel Hill Town Council**

**“I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat’s Weavers Grove community.”**

**My wife and I support the work of Habitat in creating much needed affordable housing in Chapel Hill. Well integrated social structures are the implicit question of our time and the Governments actions need to address this project, as part of the solution to necessary affordable housing for Chapel Hill.**

**Sincerely,  
William Neville, Elizabeth Haskin  
700 Market Street, Chapel Hill, NC.**

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 8:55 AM  
**To:** Kiersten Little  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: I Support Weavers Grove

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Sincerely,

Jeanette Coffin



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

---

**From:** Kiersten Little [mailto:kpaul90@gmail.com]  
**Sent:** Tuesday, June 9, 2020 5:03 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I Support Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Chapel Hill Town Council,

I am emailing you to tell you I strongly support the Weavers Grove initiative. Affordable housing is critically needed in Chapel Hill, and I call on you to vote YES to Habitat's Weavers Grove Community.

I grew up in Chapel Hill and continue to call it home today. I am a social work and public health graduate student at UNC-Chapel Hill and am passionate about dismantling systemic racism and other systems of oppression that push out marginalized communities. Affordable housing is an incredibly important issue to me. By voting YES to this measure, Chapel Hill would be demonstrating that the town is committed to equity and the well-being of all its residents.

Chapel Hill has continually put up “luxury” condos and apartments, and has attempted to relocate, close, or push out trailer park communities and other low income neighborhoods. The town must take a step in the right direction by supporting this affordable housing initiative. We need more initiatives like this in Chapel Hill so all residents will feel welcome and able to live here.

Thank you for your time and I hope you will vote yes.

Sincerely,

Kiersten Little  
MPH-MSW Candidate 2020  
Gillings School of Global Public Health | UNC School of Social Work

--

**Kiersten Little** (Kiersten Paul)  
MPH-MSW Candidate 2020 | Department of Maternal and Child Health  
Gillings School of Global Public Health | UNC School of Social Work  
[kspaul@email.unc.edu](mailto:kspaul@email.unc.edu) | 919.923.1789

## Amy Harvey

---

**From:** Patrick Smythe <patrick409@hotmail.com>  
**Sent:** Tuesday, June 09, 2020 5:06 PM  
**To:** Amy Harvey; Town Council; Bill Starnes; Nancy Corke Smythe; Joanne DeVeough-Geiss; Joseph DeVeough-Geiss; Michael Conway; CGHOA Board Members; McNulty, Barbara; Daniel Benjamin Jr, M.D., Ph.D.; Doyce Strong, James  
**Subject:** Written Statement for the Record, Agenda Items 8 and 15, file numbers 20-0419 and 20-0426, June 10, 2020 Meeting

**External email: Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)**

Town of Chapel Hill Mayor and Council

This statement was submitted to the Planning Commission on August 18, 2004, 16 years ago. Since then we have attended over 40 meetings on this subject. Nothing has changed in those 16 years. This project is too big for Habitat. It is too big for Chapel Hill, and it is most definitely too big for Chandler's Green. As nothing has changed, I resubmit this 16 year old statement for the record, for the Town Meeting to rezone for high-density development scheduled for June 10, 2020. Please grant us relief.

My name is Patrick Smythe and I live at 3820 Sweeten Creek Road with my wife and two children. We share a border with the proposed high-density Habitat development on Sunrise Road. We are adamantly opposed to this project as designed for a myriad of reasons but mostly because it is simply too dense. This project is too dense to be in keeping with the surrounding neighborhoods. It is too dense to be safe for our children and those who will have to live in it. This project is too dense for the number of cars which it will generate on Sunrise road and on the streets of the project itself. It is too dense for our already overcrowded schools, too dense for the sensitive environment in which it is sited and too dense for the developer to manage now and in the future.

We opponents have been accused of many evils, especially NIMBYism. That argument is ridiculous in Chapel Hill which prides itself on the strict zoning and coding and regulations designed to protect us all from undesirable projects. The Town doesn't want a nuclear facility or a private landfill or a big box commercial enterprise in our "back yard". We neighbors do not want a high-density, low-income housing project in our back yard, especially when it is admittedly a new "experiment" for Habitat. My family does not want this project in our back yard either.

We have attended dozens of meetings and studied volumes of material on this project and yet have never been afforded an opportunity by Habitat to have meaningful input into what could be reasonably built on this parcel. The design charrette was indeed a charade. I was "assigned" to a table and given the task of designing at least 50 dwellings when I knew this was not realistic. I wanted to use our time to design a community of 20 to 22 single-family homes with driveways which would make their owners proud. My public objections and suggestions were overruled by Habitat representatives clearly intent on generating maximum density projects.

The high-density design which Habitat's people generated was not shared first with its Board and the neighbors as Habitat states but was released to the Press hours before the public meeting. This was presumably an attempt to blunt the obvious dismay of neighbors and put maximum public spin on the high-density of the design which they know we do not support. Orange County Habitat has been especially effective at using the good will and reputation of its national parent in the local media to portray us neighbors as evil and uncaring. I care about my family, my neighbors, Chandlers Green and my Town and I know this project is far too dense.

Habitat does not have experience with projects of this size. Smaller projects have been undertaken in more rural areas and these still have many problems. Wake County's Habitat does not support developments on this scale

because of issues of crime and quality of life for residents and surrounding neighbors. Habitat does not have the experience or the budget to provide the enormous support that will be required to be a good steward to this development in the future. Such stewardship is key to protecting this development and the surrounding neighborhoods. Yet we do not know what Habitat's plans are for continuing stewardship.

We (and you) also do not know what Habitat's plans are for the actual ownership and occupancy of the proposed units. Habitat requires "sweat equity" hours of its clients but not necessarily work on this exact project. Presumably hours could be accumulated for clerical work in Habitat's offices. We simply do not know. Orange County Housing Authority will control some of these buildings and they do not have such requirements. Their clients may simply move in. Who will actually own the land and who will maintain the common areas? What legal arrangements will protect the sale and transfer of these units? Please ask Habitat specifically how many units they will control and how many hours a potential owner must work on their actual unit. Will there really be the pride of ownership that traditional Habitat clients exhibit? We think not. Habitat has been particularly evasive about these issues in past public meetings and I challenge you to try to clarify these concerns.

On a more personal note, I would like to ask you to specifically address a concern I have about potential trespassing. My lot transits the entire Duke Power right of way. We must give access to employees and agents of Duke Power only. Many people erroneously believe such ROW's are public. We work hard to maintain this property and it is sometimes damaged by quad vehicles, motorbikes and others unlawfully trespassing. Duke Power does not permit erection of permanent fences and because this space is open and attractive, people will use it as a throughway or recreational or gathering area. This is just human nature. I would ask that any development by Habitat include specific measures designed to discourage such uses. These measures might include fences, signs, plantings or other barriers to access. Potential residents should be carefully educated about the legal status of transiting this corridor. We do not wish to be put in the uncomfortable position of regularly summoning police to address these problems.

I know you work hard and get involved in very complex and sometimes minute details of development. I know that your very task is to prevent many undesirable things from happening or being built in our backyards. We ask that you treat this project the same as any other development. Do not give Habitat a pass just because they are Habitat. Please help us protect the beauty, safety, health, integrity, environment and very nature of our wonderful neighborhood. Send this plan back to the drawing board. It has many, many problems but mostly it is just too dense.

Thank you,

The Smythe Family  
3820 Sweeten Creek Road

## Amy Harvey

---

**From:** Heather B <brutzh@gmail.com>  
**Sent:** Wednesday, June 10, 2020 11:10 AM  
**To:** All Agenda Materials  
**Subject:** I would like to speak at tonight's public hearing  
**Attachments:** Weavers Grove statement June 2020.pdf

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

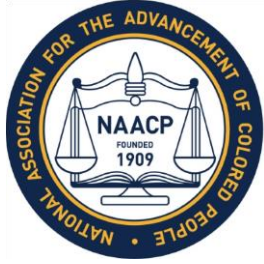
Hello,

I would like to sign up to speak at tonight's public hearing on the topic of the Weavers Grove conditional zoning.

I will be speaking on behalf of the Chapel Hill-Carrboro NAACP and my statement is attached.

Heather





## NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

CHAPEL HILL -CARRBORO Branch #5689. P.O. Box 1236 Carrboro, N.C. 27510

June 10, 2020

### Officers

Anna L. Richards  
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James E. Williams, Jr.  
1st Vice President

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Malcolm Tye Hunter  
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Assistant Treasurer

Members At Large:

Minister Robert Campbell  
Jesse Gibson  
Dianne Jackson

Dear Mayor Hemminger and Town Council members,

The Chapel Hill- Carrboro NAACP is writing in support of the conditional zoning for the Weavers Grove development. There is incredible need for more affordable housing in Chapel Hill. Only 35% of housing units in Chapel Hill are affordable to people earning below 80% of the area median income (FY20 Q2 Chapel Hill Affordable Housing Quarterly Report). In Orange County in total, there are 8,759 households where people spend more than 30% of their income on housing and 5,300 households where people spend more than 50% of their income (Orange County HOME Consortium Consolidated Plan, 2020-2025)

The Weavers Grove development would provide 100 new affordable housing units through Habitat for Humanity. These units would be affordable to people earning between 30% and 80% of the Area Median Income. The remaining half of the units would be available at market rates, which both provides funding for the project and creates a mixed-income neighborhood. The development also includes amenities that would benefit all residents, including a dog park and play areas for children. There is very little land available in Chapel Hill that could support a development this size.

This development helps fill a vital need for affordable housing in Chapel Hill and the Chapel Hill-Carrboro NAACP supports granting conditional zoning to allow this development to move forward. This development would help support racial and socio-economic diversity in Chapel Hill and provide affordable, quality housing to members of our community.

Sincerely,

Heather Brutz  
Co-chair, Chapel Hill- Carrboro NAACP Housing Committee

Delores Bailey  
Co-chair, Chapel Hill-Carrboro NAACP Housing Committee

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 12:26 PM  
**To:** Kaylene Peets  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Habitat's Weavers Grove 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.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Kaylene Peets [mailto:outlook\_2A327A2385909171@outlook.com]  
**Sent:** Wednesday, June 10, 2020 12:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Habitat's Weavers Grove Community

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Hi!

I support Habitat's Weavers Grove Community and would like you to vote yes. Economic diversity is a value I believe in. Providing affordable housing is a value I believe in.

Thanks!

Kaylene Peets

Sent from [Mail](#) for Windows 10

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 12:52 PM  
**To:** caystratton@gmail.com  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Affordable 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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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

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**From:** caystratton@gmail.com [mailto:caystratton@gmail.com]  
**Sent:** Wednesday, June 10, 2020 12:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** 'Popkin, Barry M' <popkin@unc.edu>  
**Subject:** Affordable Housing

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemmings

I moved to Chapel Hill because I believed it to be a town with values and care for people of all incomes and races. There can be no better time to hold to those values and signal Chapel Hill's commitment to providing opportunity to low

income people - -not just the developers' dreams for more posh living. Please support Habitat for Humanity's proposal for the Sunrise road community which will expand the town's affordable housing in the best possible way.

Cay Stratton, 104 Mill Run Drive, Chapel Hill 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:05 PM  
**To:** NCS  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: WEAVER'S GROVE -- WHAT YOU SAID

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** NCS [mailto:ncsmythe@nc.rr.com]  
**Sent:** Wednesday, June 10, 2020 1:04 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** WEAVER'S GROVE -- WHAT YOU SAID

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## WHAT YOU SAID – COMMUNICATON BETWEEN HABITAT AND NEIGHBORING COMMUNITIES

This is the first in a series of comments you've made on topics of major concern to surrounding neighborhoods. Please note there has been a DEARTH of communication the past 1.5 years except for the notices we have received on meetings!

## **MAYOR AND TOWN COUNCIL**

November 14, 1918 Town Council Comments verbatim or paraphrased from recording  
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**MS. ANDERSON** – I guess I would say first of all that I appreciate the neighbors coming and giving the perspective of those who live nearby. We can continue to hear more from the neighbors and figure out how this is going to work. Supportive of proposal and for **continuing to work with the neighbors** and make this an amazing community.

**MR. PARKER** – Encourage folks to make sure that **beyond the website** (*Habitat TOLD US was GOING to be created*), which I think is a great idea, **there be in person, face-to-face meetings on an ongoing basis** ...where people can really as (one of the women from the Sunrise Coalition said) building communities, coming face to face together, talking it through is really important. I don't know where that will lead but I think having that conversation and continuing that conversation will be very important. I am confident that working together with the town, with the community, with the employees, with two of the best non-profits we have in Orange County we can make this a really terrific project.

**MS. GU** – I do hear the concerns from the community and I think there are serious concerns, and from the earlier presentation of the plan, there are questions that remain, have not been answered. **I'm hoping that the development team will have a closer engagement with the community in trying to find those solutions and have those concerns adequately addressed.** It's a good project that the town needed, but I am hoping that there is closer collaborative relationship between the Habitat, Carol Woods and the developer and work with the community. Brought up Municipal Services Project.

**MS. SHAVITZ** – agree with what's been said before. I'm glad Council Member Gu brought up the Municipal Service Ctr process because **there is a lot we have learned from that and what can be accomplished when we are engaging often, and regularly, and meaningfully with the community that is abutting or adjoining a potential development site.** It was wonderful to see what was able to be achieved in that case and **I fully hope we will be able to do the same with this one.**

**MR. BUANSI** – I appreciate the residents coming out and I do think it is important to have them to the greatest extent possible incorporate meaningful input from the surrounding neighborhoods. **I encourage a process that will engage well with the community to the greatest extent possible, have their input in mind.**

**MAYOR HEMMINGER** – One of the reasons the council is preferring the development agreement or conditional zoning is **we could continue to have dialogue with the community.** When we go through an SUP process, we are not allowed to communicate with anyone during that process which makes it really hard, **We feel we have a better outcome when we can all work together and have conversations** that's why we would like to recommend that it be something different than SUP.

A lot of value in using tools other than SUP. **A great deal to be gained by having more community meetings and talking thru these concerns.**

Play with all options and talk with community.



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:05 PM  
**To:** Lindsey Smith  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Support for Weavers Grove

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Lindsey Smith [mailto:lindseypsmith@gmail.com]  
**Sent:** Wednesday, June 10, 2020 12:45 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Weavers Grove

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Chapel Hill Town Council,

I'm writing today to express my support for the planned Habitat community of Weavers Grove. Equitable housing in Chapel Hill is more important now than ever, especially in light of the current recession and hardships wrought by COVID-19. Moreover, economically diverse neighborhoods benefit all of us, not just those who live in them.

In addition, Mayor Hemminger, you recently issued a statement saying that our city would look at underlying issues and make policy changes to eliminate racial bias and racism. Because of our history of racism, Black families are more likely to be economically disadvantaged. Creating more affordable housing is one important way we can work towards rectifying the injustices of our history and current system.

Finally, I have volunteered with Habitat for Humanity in the past and can say firsthand what an amazing asset their organization and the homes they build are for our community.

Affordable housing in Chapel Hill is a critical need, and I urge you to vote YES on developing Weavers Grove.

Sincerely,  
Lindsey Smith Taillie, PhD  
418 Ridgefield Rd  
Chapel Hill 27517

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:06 PM  
**To:** Budds, Hannah Frances  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Vote YES on Habitat's Weavers Grove 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.

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Sincerely,

Jeanette Coffin



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

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**From:** Budds, Hannah Frances [mailto:hanbudds@live.unc.edu]  
**Sent:** Wednesday, June 10, 2020 12:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote YES on Habitat's Weavers Grove Community

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Mayor Hemminger and Town Council,

My name is Hannah Budds and I am currently a rising senior at UNC Chapel Hill. I am writing to you today to declare my support for critically needed affordable housing in Chapel Hill and to urge you to vote YES on Habitat for Humanity's Weavers Grove community.

Throughout my time at UNC Chapel Hill, I have interacted with Habitat for Humanity within the volunteering I have done for a community service organization I am involved with on campus. Every experience I have had with this organization has informed me of the need to create better access to more affordable housing developments and has empowered me to serve the community I live in, regardless of the duration of my stay.

I fully support this Habitat initiative of the Weavers Grove community and hope that you too will stand behind this vital step in building more affordable housing within the Chapel Hill community.

Thank you for your time,  
Hannah Budds

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:08 PM  
**To:** Hannah Blackburn  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Vote YES to Habitat's Weaver Grove 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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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

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**From:** Hannah Blackburn [mailto:hannah.h.blackburn@gmail.com]  
**Sent:** Wednesday, June 10, 2020 1:07 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote YES to Habitat's Weaver Grove housing

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor Hemminger and Town Council,

I support critically needed affordable housing in Chapel Hill. Please vote yes to the proposed Weaver Grove development.

Thank you,

Hannah Blackburn

--



**Hannah Blackburn**  
**Research Associate, UCSD**  
US: +1 919-932-0885  
[hannah-blackburn.com](http://hannah-blackburn.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:09 PM  
**To:** NCS  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: DON'T REZONE OVER THE PHONE!!!

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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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

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**From:** NCS [mailto:ncsmyme@nc.rr.com]  
**Sent:** Wednesday, June 10, 2020 12:35 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>  
**Subject:** DON'T REZONE OVER THE PHONE!!!  
**Importance:** High

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

PLEASE immediately postpone all virtual meetings on the Weavers Grove proposal until the PUBLIC can be present in person for all future PUBLIC meetings.

It is not fair to the neighbors to hold a Virtual meeting given the DEARTH OF COMMUNICATION from the developer...despite Council's and every commissions encouragement for continued engagement.

Yes, government should continue to address any urgent or emergency issues during the pandemic, however, this is neither of those.

This development has the possibility of having a devastating effect on the surround community. OUR VOICES SHOULD BE HEARD AND IN PERSON!

Nancy Smythe  
3820 Sweeten Creek Road



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 10, 2020 1:25 PM  
**To:** Agnoli, Tricia  
**Cc:** Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** RE: Support of Habitat's Weavers Grove Community

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[Chapel Hill, NC 27514](#)  
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---

**From:** Agnoli, Tricia [mailto:Tricia.Agnoli@unchealth.unc.edu]  
**Sent:** Tuesday, June 9, 2020 4:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support of Habitat's Weavers Grove Community

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Mayor Hemminger and Chapel Hill Town Council,

I support critically needed affordable housing in Chapel Hill and call on you to vote YES on Habitat's Weavers Grove community. This issue is important to me as I have been involved with Habitat for many years, including Racing for Ramps and Habitat builds and have seen first-hand the benefits they provide to our community.

At UNC, we work with so many community members that would benefit from access to more affordable housing without having to leave Chapel Hill. Families should have access to safe housing and the ability to enjoy the beauty of Chapel Hill, regardless of where they work or how much wealth they can access. In our current climate, we are realizing more and more that we should invest and support more of these initiatives. Economically and culturally diverse neighborhoods benefit all of us, not just the people that live in them. Chapel Hill is a fantastic community that will be all that much more enriched by supporting this initiative.

Thank you,

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