

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, April 19, 2021 11:17 AM  
**To:** lynn wells  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Project at 2200 Homestead Road

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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:** lynn wells [mailto:wllslynn@yahoo.com]  
**Sent:** Sunday, April 18, 2021 12:04 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Project at 2200 Homestead 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)

2021

April 18.

To the Mayor and Town Council:

I am writing to you concerning the project proposed at 2200 Homestead Road. While I commend you for providing much needed affordable housing, I think some changes should be considered to the current plan.

1. Please remove the basketball court. The families on the east side of the basketball court in Vineyard Square would be subject to a lot of noise as well as visual of basketball playing as there is very little tree break between the backyards of Sonoma Way and the proposed court. ( and that is assuming the court would not be lighted. If lit, that would increase the intrusion into the Sonoma Way homes.) There is no need for this court. There are courts at Homestead Park which is not far.

2. It is proposed to remove most of the trees north of the storm pond to the community garden . Much of this is listed as for POSSIBLE future garden use. Why is an area of trees being clear cut on a maybe? Why can't the trees be left until such time as there is a need for an expanded community garden? It may never be needed and you will have permitted the destruction of a decent size natural area.

3. I noticed that the developers have made some attempt to protect part of the wetland in the area. They original said 20% would be disturbed. They were not clear in 3/23 meeting on 20% actually being developed – which would disturb more than 20% as development proceeds or less than 20% being built on and total of 20% being disturbed. I find any development in a protected site to be disturbing. What does protected mean if you can just turn around and “unprotect” . At the least the developers should be held accountable to disturb as little as possible.

Please consider these changes to the 2200 Homestead project. Thank you for your consideration.

Linda Wells

107 Sonoma Way

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

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, April 19, 2021 11:18 AM  
**To:** Mike Nicholson  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Proposed 2200 Homestead Road Development plan

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

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

---

**From:** Mike Nicholson [mailto:miami.mikey@gmail.com]  
**Sent:** Monday, April 19, 2021 10:44 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Tina Vaughn Nicholson <tina.v.nicholson@gmail.com>; Susan Nassar <susannassar@energistics.com>; ksanchez@communityhometruster.org; Felicia Stroud <fstroud@communityhometruster.org>  
**Subject:** Proposed 2200 Homestead Road Development plan

**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

My name is Michael Nicholson. I live at 325 Sonoma Way in Chapel Hill - land immediately adjacent to the proposed site for development. My wife and I attended the recent planning committee virtual meeting with the developer to discuss and ultimately sign off on the zoning for this parcel. My wife and I, along with many of our neighbors are aware of the plan's inclusion of the placement of a

basketball court smack in the middle of what could be considered "our back yard" - this beautiful forested sliver of land on the northwest edge of the 2200 plat between the pond and the future community garden, between our residences and the railroad tracks. While we are very much in support of more affordable housing units in our county and while we don't object to the developer's detailed plans for more of this housing, we do object to the less than strategic plan for a basketball court where it is sited. It would be a loud and intrusive nuisance to us who live in such close proximity. Respectfully, I would ask that the Mayor and fellow council members, or even representatives among you please come visit our street, Sonoma Way during either morning, day or night and park, step out of your cars and onto the sidewalk here and just listen. These woods behind us offer a vital tranquility and quiet. You will hear this quiet. The trees here are a blessing to us, offering fresh air, wildlife refuge and noise buffering from the operative coal train and I 40 traffic. Please leave us - we the residents along Sonoma Way, the future tenants of the new 2200 Homestead site, the future community gardeners and too, the animals of the forest ( including barred owls, deer, many bird species, squirrels, and more ) - please leave us with this northern sliver of precious woodland. Please delete this basketball court from the proposed plan. There is already an existing basketball court very close by, within walking distance of us in the Homestead Park on Aquatic Drive. Furthermore, please consider how property values here could well be negatively impacted by the loss of trees and the inclusion of a noisy basketball court.

My wife Hestine Nicholson is a member of the HOA here and has circulated a petition among our neighbors in the stretch of Community Home Trust affordable homes along Sonoma Way. The Mayor and Council will be receiving a scan of this signed petition and will see the numerous signatures of our neighbors who are in solidarity with our request for the removal of the proposed basketball court from the plan and preservation of the woodlands behind us.

Thank you in advance Madam Mayor and Council for your review and thoughtful consideration of these requests and petition.

Respectfully,  
Michael Nicholson  
325 Sonoma Way  
Chapel Hill, NC 27516  
(919)928-2531

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, April 19, 2021 1:00 PM  
**To:** tina.v.nicholson@gmail.com  
**Cc:** Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Petition Regarding 2200 Homestead Road Development  
**Attachments:** 2200 Homestead Petition page 1.pdf; 2200 Homestead Petition page 2.pdf; 2200 Homestead Petition page 3.pdf

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Tina Vaughn Nicholson [mailto:tina.v.nicholson@gmail.com]  
**Sent:** Monday, April 19, 2021 12:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** ksanchez@communityhometruster.org  
**Subject:** Petition Regarding 2200 Homestead Road 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 Town Council members,

I'm a Community Home Trust (CHT) homeowner on Sonoma Way in Vineyard Square who sent you an email 4/17 about the above proposed development. I have also circulated the attached petition among my fellow CHT neighbors to inform them about the development, and give them an opportunity to express their concerns regarding the basketball court and woodlands in that portion of the tract behind us. As you can see, a number of them would like to see these changes made to the plans.

The body of the petition is on page 1, and signatures on pages 2 and 3.

We are presenting this petition for your consideration as you prepare for the Council meeting this Wednesday. We hope it is reaching you in a timely manner.

Many thanks in advance for your time.

Sincerely,  
Hestine V. Nicholson  
325 Sonoma Way  
Chapel Hill 27516

PETITION TO THE CHAPEL HILL MAYOR & TOWN COUNCIL  
REGARDING THE  
PROPOSED 2200 HOMESTEAD ROAD  
DEVELOPMENT

We are Community Home Trust homeowners on Sonoma Way in Vineyard Square. As such, we recognize the need for affordable housing in the Town of Chapel Hill, and greatly appreciate that we are beneficiaries of such housing.

We have learned that there is an affordable housing development proposed on the 2200 Homestead Road tract of land, the northern sliver of which is bordered on the west by the railroad tracks and on the east by our townhomes. We are surprised that this narrow strip of land will not be left natural.

While we agree that such a development is needed and desirable, we nonetheless have suggestions for a couple of modifications.

First, we respectfully ask the Mayor & Council to omit the proposed basketball court from the plans. We are concerned about the inescapable noise this would create, heard not only in our yards but also heard inside our homes. And we would like to point out that there is already a basketball court at Homestead Park, within walking distance.

Second, we ask the Council to ensure that the whole northern strip be left natural between the storm pond and the Community Garden. This would benefit not only us, but also the residents of the proposed development, as well as the wildlife that live in these woods. Trees are healthy for us all.

We believe that the above proposals will help maintain an enjoyable quality of life for all affordable housing residents, both those of the 2200 Homestead development and ourselves. Thank you very much for your consideration.

(continued on page 2)

Respectfully,

Curtis & Carla Gray 125 Sonoma Way *Curtis E Gray 4/16/21 Carla Gray 4/16/21*

Harlyn Skinner 127 Sonoma Way *Harlyn Skinner 4/16/21*

Luzma Mariela 129 Sonoma Way *Luzma Mariela 4/16/21*

Jennifer Runder 1131 Sonoma Way *Jennifer Runder 4/17/2021*

Susan Barboza 301 Sonoma Way

Zin Aung & Tin Moe Wai 303 Sonoma Way *Zin Win Aung 4-16-21*

Irma Davis 305 Sonoma Way *Irma Davis 4/16/2021*

*Cordeiro*  
Chris Cordiero 307 Sonoma Way *Chris Cordiero 4-16-21*

Kyong Sook Maxwell 309 Sonoma Way *Kyong Maxwell 4-16-2021*

Soyinia Hargraves 311 Sonoma Way *(UNREACHABLE) 4-16-21*

Whit & Katie Baker 313 Sonoma Way *Katie Baker 4-16-21*

Julea Steiner 315 Sonoma Way *Julea Steiner 4-18-21*

Hongjun Wang & Shuming Sun 317 Sonoma Way *Hongjun Wang 4/17/2021*

Pedro Garcia & Olga Baza 319 Sonoma Way *Pedro Garcia Olga A. Baza 4/16/21*

Philip Austin & Marla Barnes 321 Sonoma Way *Marla Barnes 4/16/2021*

Lah Pwe & Kyaw Toe 323 Sonoma Way *Lah Pwe 4/16/2021*

Michael & Hestine Nicholson 325 Sonoma Way *Michael Nicholson, Hestine Nicholson 4/16/21*

Michele Cizmazia 327 Sonoma Way *Michele Cizmazia 4/16/2021*

Respectfully,

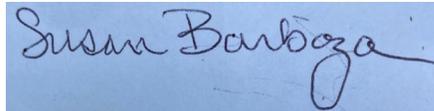
Curtis & Carla Gray 125 Sonoma Way

Harlyn Skinner 127 Sonoma Way

Luzma Mariela 129 Sonoma Way

Jennifer Runde 131 Sonoma Way

Susan Barboza 301 Sonoma Way



Zin Aung & Tin Moe Wai 303 Sonoma Way

Irma Davis 305 Sonoma Way

Chris Cordiero 307 Sonoma Way

Kyong Sook Maxwell 309 Sonoma Way

Soyinia Hargraves 311 Sonoma Way

Whit & Katie Baker 313 Sonoma Way

Julea Steiner 315 Sonoma Way

Hongjun Wang & Shuming Sun 317 Sonoma Way

Pedro Garcia & Olga Baza 319 Sonoma Way

Philip Austin & Marla Bames 321 Sonoma Way

Lah Pwe & Kyaw Toe 323 Sonoma Way

Michael & Hestine Nicholson 325 Sonoma Way

Michele Cizmazia 327 Sonoma Way

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, April 19, 2021 3:44 PM  
**To:** susannassar energistics.com; Judy Johnson  
**Cc:** Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: 2200 Homestead Road - 2 items for consideration

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** susannassar energistics.com [<mailto:susannassar@energistics.com>]  
**Sent:** Monday, April 19, 2021 3:43 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** 2200 Homestead Road - 2 items for consideration

**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 congratulate the Town on this impressive plan. We will happily welcome our new neighbors.

Several years ago we granted a sewer easement through Vineyard for a residential development to the west of us, because it was the neighborly thing to do. Now we hope to receive similar consideration.

There is a narrow strip of land to the north of the future storm pond that is bordered on the west by the railroad track and proposed greenway trail, and bordered on the east by Vineyard Square townhomes' small back yards. It seems reasonable and desirable that this narrow strip be left natural all the way up to the new community garden location at the far north end to preserve the few trees and natural habitat that will eventually be left in this part of Chapel Hill.

Most importantly, a basketball court would be inappropriate for this tight area, as it would make a good number of Vineyard Square homes on Sonoma Way unlivable both in our small private outdoor spaces in the rear AND inside the homes themselves. We all know how far the sound of a bouncing basketball carries, and how it penetrates walls. For this reason our HOA does not allow homeowners to have basket ball hoops at Vineyard Square. We advise neighbors to use the court at adjacent Homestead Park instead.

(Please note that the northernmost residents in this proposed neighborhood could also be affected.)

Homestead Park is a pleasant walk from 2200 Homestead— via the sidewalk on Homestead Road OR via the greenway and community garden lot, crossing Weaver Dairy Extension, and cutting through the east side of Vineyard Square.

In terms of required recreation area to satisfy Town requirements, I believe the applicant has included the greenway, playground, unpaved nature trails, community garden, shelter and grills, and of course the basketball court. I suggest that once removing the basketball court *all* woodlands— not just the paths— be considered passive recreational area adjacent to the greenway trail.

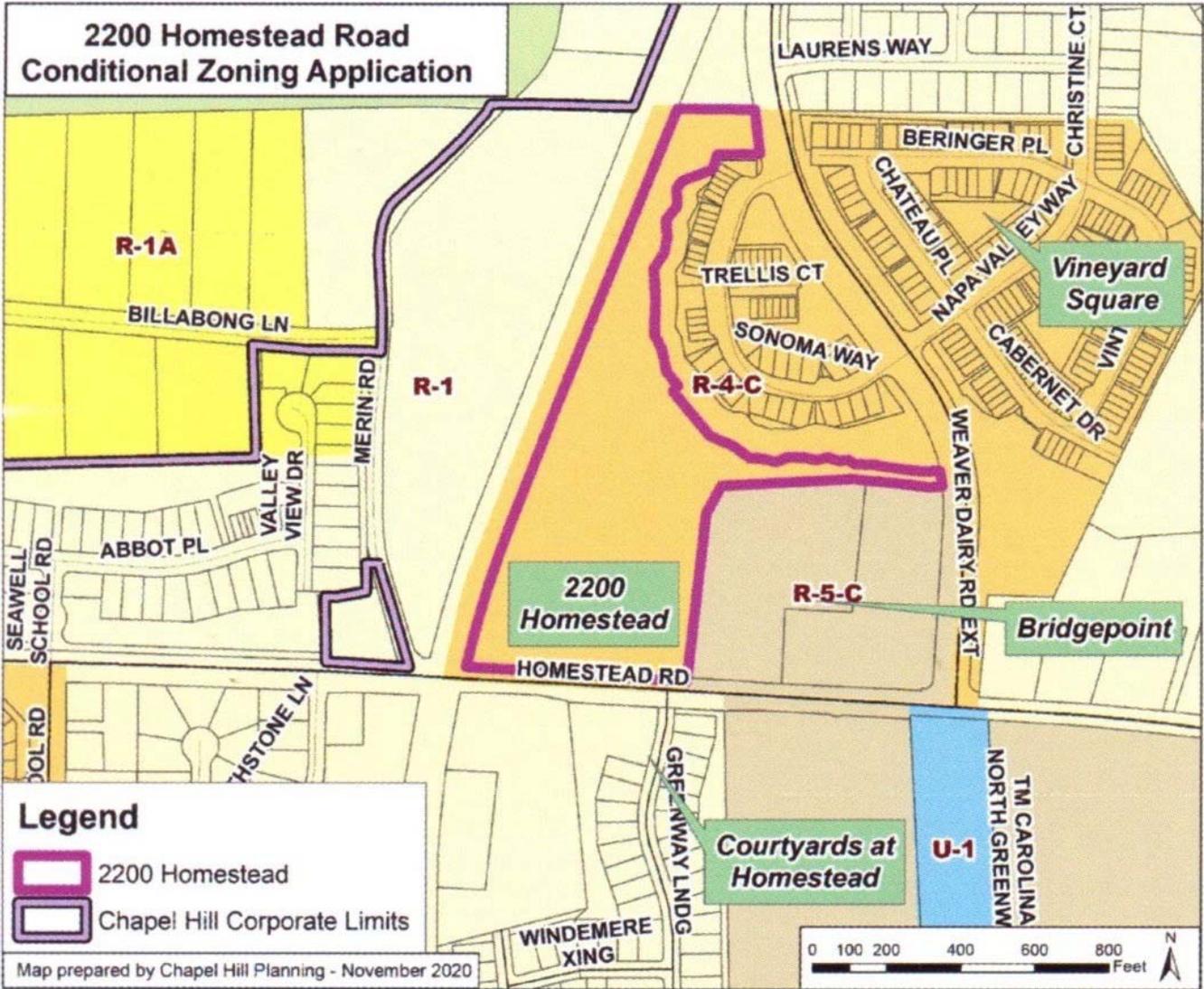
One final argument against the basketball court is that it violates The Comprehensive Plan's goal to...

*Protect neighborhoods from the impact of development such as stormwater runoff, light and **noise pollution**, and traffic (Goal: Nurture Our Community.8)*

Thank you for your consideration of my requests.

Susan Nassar, Vineyard Square resident and HOA president  
109 Sonoma Way  
Vineyard Square

att: 3 maps







## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, April 20, 2021 9:37 AM  
**To:** Tianshu He  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Proposed 2200 Homestead Road Development plan

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Tianshu He [mailto:tianshu.he@duke.edu]  
**Sent:** Tuesday, April 20, 2021 12:14 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Proposed 2200 Homestead Road Development plan

**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,

We are Tianshu He and Mingyi Chou, who live with our two kids at 123 Sonoma Way. We're writing to you concerning the project proposed at 2200 Homestead Road. While we are aware of the development plan's inclusion of the placement of a basketball court smack in the middle of the forest on the northwest edge of the 2200 plat between our residences and the railroad tracks, we think some changes should be considered to the current plan.

1. Please remove the basketball court. The original forest helps to reduce the noises from the railroad tracks, which is the necessary solution to reduce noise for railroad area in the U.S. A basketball court, on the contrary, will ruin the original city plan. The families on the east side of the basketball court in Vineyard Square would be subject to a lot of noise as well as visual of basketball playing as there is very little tree break between the backyards of Sonoma Way and the proposed court. ( and that is assuming the court would not be lighted. If lit, that would increase the intrusion into the Sonoma Way homes.) In addition, there is no need for this court. There are courts at Homestead Park which is very close. Fortunately we also have quite a few public parks and a community center with nice basketball court in Chapel Hill.

2. It is proposed to remove most of the trees north of the storm pond to the community garden . Much of this is listed as for POSSIBLE future garden use. Why is an area of trees being clear cut on a maybe? Why can't the trees be left until such time as there is a need for an expanded community garden? It may never be needed and you will have permitted the destruction of a decent size natural area.

3. We've heard that the developers have made some attempt to protect part of the wetland in the area. They original said 20% would be disturbed. They were not clear in 3/23 meeting on 20% actually being developed – which would disturb more than 20% as development proceeds or less than 20% being built on and total of 20% being disturbed. We find any development in a protected site to be disturbing. What does protected mean if you can just turn around and “unprotect” . At the least the developers should be held accountable to disturb as little as possible.

Please consider these changes to the 2200 Homestead project. Thank you for your consideration.

Tianshu He and Mingyi Chou

123 Sonoma Way

[htianshu@duke.edu](mailto:htianshu@duke.edu)

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 21, 2021 1:52 PM  
**To:** Mary Ann Barnett  
**Cc:** Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: 2200 Homestead Project-Homeowner Comment

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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:** Mary Ann Barnett [mailto:barnettm45@gmail.com]  
**Sent:** Wednesday, April 21, 2021 12:30 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 2200 Homestead Project-Homeowner Comment

**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 Members,

I am writing about Agenda item #15 for the Wednesday, April 21 meeting.

I thank you in advance for working on affordable housing projects and improving the public spaces of Chapel Hill. As a homeowner on Sonoma Way, I enjoy the many green areas in the vicinity to include Carolina Woods, Homestead Park and my own backyard.

Briefly, I want to support the project, but ask for considerations to the homeowners and the placement, in particular, of the *basketball court*. My family uses the courts at Homestead and would see something behind the house on Sonoma as a serious noise intrusion for the neighborhood. *Please consider their placement at another location*. Homestead Park has several areas that could accommodate a second court.

Furthermore, using the space behind Sonoma more for nature trail use would accommodate the existing homeowners and create a peaceful environment for all to enjoy.

Thank you in advance for your consideration.

Kind regards,  
Mary Ann (& Jeff) Barnett  
111 Sonoma Way  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, April 22, 2021 10:52 AM  
**To:** mheath1@nc.rr.com  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Message from Website

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

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Sincerely,

Jeanette Coffin



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

---

**From:** info@townofchapelhill.org [mailto:info@townofchapelhill.org]  
**Sent:** Wednesday, April 21, 2021 5:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 04/21/2021 5:17 PM  
**Response #:** 421  
**Submitter ID:** 13127  
**IP address:** [24.211.226.145](#)

Time to complete: 6 min. , 39 sec.

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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**

Margaret Heath

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

To the Mayor and Council Members:

Re: 2200 Homestead Rd: Environmental concerns

I'm writing to object to the proposal to exceed the allowable land disturbance and impervious surface areas in the Resource Conservation District at 2200 Homestead Road. It concerns me to learn that the Council may now be in a pattern of disregarding once-established environmental protections, as in this case should you allow the applicant to encroach into the RCD.

If you do approve the applicant's plan, can you offset damages to the RCD as well as the loss of trees? How might that be done on this site and/or in the vicinity? Please think about that. You might also consider a monetary or other contribution to help make up for the damages and the losses.

For future projects that propose an RCD incursion, can the Stormwater Advisory Board weigh in routinely and in a timely fashion, to make design recommendations early in the review process? Developers would benefit from this, along with the rest of us.

The RCD, perennial and intermittent streams, trees and natural areas with native plants are such a valuable part of Chapel Hill. Please don't let them be disregarded.

Thank you for your consideration.

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

[mheath1@nc.rr.com](mailto:mheath1@nc.rr.com)

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
Town of Chapel Hill, NC

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

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, April 22, 2021 3:49 PM  
**To:** lynn wells  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: 2200 homestead road

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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](#)  
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**From:** lynn wells [mailto:wllslynn@yahoo.com]  
**Sent:** Thursday, April 22, 2021 3:18 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 2200 homestead 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)

As a follow up to the council discussion of 2200 Homestead I would like to thank Mr. Buansi for realizing how the basketball court would impact the Vineyard Square homeowners and offering a solution. Could you also look at rotating the court 90 degrees so that the long end is parallel to the railroad tracts. This would permit more trees to be saved on the eastern side of the basketball court to be a better barrier between the court and Vineyard Square to help with sound and to block seeing the court. 120 feet from the Vineyard Square house to the court is less than half a football field and 60 feet of trees is minimal. Then to the north of the court extend the tree save area and save a few more trees.

Please also re-look at taking out all the trees in the area labeled “community garden area future expansion”. You are destroying natural area on a “maybe” we will use it. Take it out later when needed but not now. Leave some natural area behind the Vineyard Square homes.

I would also like say I was discouraged by the remark that was made that the council had asked for the court and could not now say do not do it. I was under the impression that community input was so the council could see possible negative aspects to a project that had not been foreseen and could possibly take steps to remedy the situation . Nothing would be set in stone until the project was started. I also personally found the remarks made by two members that North Carolina is a basketball state and so the project needed a court to be disrespectful of the real concerns voiced by the residents of Vineyard Square that signed the petition to not build the court.

Please re-think the court one more time or at the least find every way possible to negate the noise and visual for those in Vineyard Square who will have the court “ in their backyard” . Thank you.

Linda Wells

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, April 23, 2021 8:48 AM  
**To:** Joseph Tsai  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Comment on 2200 Homestead Road project proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Joseph Tsai [mailto:jt@myfastmail.com]  
Sent: Thursday, April 22, 2021 6:05 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Comment on 2200 Homestead Road project proposal

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Hi Mayor Hemminger and Town Council,

I am a resident of Chapel Hill, living in the Vineyard Square neighborhood that is adjacent to the proposed 2200 Homestead Road project. I provide a comment following the Town Council meeting held on Wednesday, April 21, 2021.

I wish to express my enthusiastic support for the 2200 Homestead Road project, in full as proposed. And specifically, I wish to speak to the objections raised about the planned basketball court for older children and young adults.

It is my understanding that the basketball court will be separated from the existing properties on Sonoma Way by a distance of 150 feet (half of a football field) of wooded area and will not be lit. This clearly addresses concerns about noise and lighting.

The concerns about a basketball court are not rooted in reality, and instead are a reflection of racist and classist attitudes and stereotypes about the people that basketball courts "attract", e.g. children, young adults, and people of color, and lower-income working families and single families that middle- and upper-income white families have repeatedly, and successfully, sought to segregate, including in Chapel Hill.

Furthermore, comments along the lines of "why can't they just go to the basketball courts at Homestead Park?" reflect an ignorance of the fact that people of color move through, and experience the world, profoundly differently and with a different level of safety than white people. And, practically, it also does not account for the fact that an increase in the number of residents in the area also requires an increase in recreational facilities, as well as infrastructure, to support them.

The recreation areas in fact support a sense of unity and community, through intentionally created physical spaces. It is clear that the architects, designers, and conceivers of the 2200 Homestead Road project understand this very well, and the proposal reflects the intentions to create safe and inclusive spaces and housing, and thereby a community, that serve the chronically underserved.

For these reasons, I believe that the objections do not serve the greater community but rather the interests of a few, and I strongly support the proposed basketball court as an essential element of the plan, and hope that you will consider these comments in your deliberations.

Best regards,  
Joseph Tsai

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, April 23, 2021 8:48 AM  
**To:** julbe.00@gmail.com  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Message from Website

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** info@townofchapelhill.org [mailto:info@townofchapelhill.org]  
**Sent:** Thursday, April 22, 2021 6:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 04/22/2021 6:26 PM  
**Response #:** 424  
**Submitter ID:** 13134  
**IP address:** [99.173.134.147](#)

Survey Details

Page 1

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

1. Name

Julie

2. Residency\*

I am a resident of Chapel Hill

3. Message

I am a resident of Vineyard Square and I am writing with concerns about the destruction of the natural area behind the CHT homes on Sonoma Way as part of the 2200 Homestead development. Research has shown that regular access to nature (including natural landscaping around homes and workplaces) is critical to health and well being. As an early resident of Sonoma Way, I can attest that the enjoyment of the natural area between Sonoma Way has contributed greatly to my quality of life and sense of well being for many years. Natural areas are also proven to help reduce noise from railroads and nearby traffic. I work from home (even during non-COVID times) and many of my neighbors also work remotely or are retired and at home during the day. The noise related to the removal of trees (and unnecessary addition of a basketball court) would be particularly problematic for residents who are home all day, especially those who are trying to work.

I was unable to attend the meeting last night but I was disappointed to learn that you are approving the destruction of the natural area for a "possible" community garden. I also found the comments about North Carolina being a basketball state to justify the inclusion of the court disrespectful to the residents who were stating their valid concerns. I urge you to reconsider the unnecessary destruction of the natural area (especially given that a community garden is not a certainty) and find a better, less disruptive location for the basketball courts which will be placed directly behind some of my neighbors (also basketball courts are available at Homestead Park which is just a short walk away). Access to the natural barrier between the two neighborhoods will benefit the residents of 2200 Homestead as well. Thank you in advance for considering the health, well being and productivity of current residents of Vineyard Square.

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

[julbe.00@gmail.com](mailto:julbe.00@gmail.com)

**Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.**

Thank you,  
Town of Chapel Hill, NC

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

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, April 23, 2021 8:46 AM  
**To:** susannassar energistics.com  
**Cc:** Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: 2200 Homestead Road followup to last night's 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.

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:** susannassar energistics.com [mailto:susannassar@energistics.com]  
**Sent:** Thursday, April 22, 2021 7:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 2200 Homestead Road followup to last night's 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 and Town Council,

As an adjacent Vineyard Square neighbor to this development, it seems obvious that all I can hope for at this point is that the town would spend all that it takes that this proposed Mercedes Benz of basketball courts also has the maximum sound proofing and optimal orientation in respect of the Vineyard Square neighbors.

It is thanks to Mr. Buansi that I even have this little bit of hope left, as he mentioned that there are ways to insulate the sound of a basketball court.

The rest of you underestimated the noise intrusion and resulting loss of quality of life and let's don't even mention trying to sell your home when a prospective buyer is in the kitchen or master bedroom hearing the boom boom boom.

I can totally understand why you are so enthusiastic about the idea of a basketball court, but let's get real.

The idea that you even considered it would be lighted horrifies me. Not only light pollution but 24/7 usage.

And it won't be used only by kids and adults from 2200 Homestead— There will be the residents of the 54 townhomes at Bridgepoint, plus people from other neighborhood all around. If this court is going to be as great as you say, **THEY WILL COME.**

I'd be all for that if it were not within hearing distance of Sonoma Way homes. Which leads me to suggest: Why not put this state-of-the-art basketball court— maybe two— on the Greene Tract next door?

I know you are hot to get this thing approved and move on, but if you are really serious about respecting The Comprehensive Plan Goal #8 *Nurture Our Community... Protect neighborhoods from the impact of development such as stormwater runoff, light and **noise pollution**, and traffic...* then I ask you to be more considerate of us. And give us due respect.

I'd like to point out that WE paid for this 2200 Homestead land. When Centex bought the land for Vineyard Square it included the Bridgepoint land and the 2200 Homestead Road land. As is normal for a developer, Centex (since bought by Pulte) had profit goals for Vineyard Square. In order to meet those goals, those of us in market priced homes paid for the profit lost from Hometruster homes and the land given to the Town.

I personally have no problem with that. Plus I believe in paying taxes when I can afford it and of course I believe in their being SPENT (unlike the Republicans.) And I don't mind paying taxes every year that go to the Home Trust Fund. I feel that is the responsible thing to do when we are lucky enough to have the means in this life.

But I do feel that in return that my quality of life and home value should be considered. As you would want yours.

Based on the Town Council meeting last night, most of you have totally underestimated...

- 1) The disruption the basketball court will cause for us in our daily lives
- 2) and the destruction to our home values.

Can we not be good loving neighbors without paying that price? I have been worried for years about what will happen to our trailer park inhabitants when those lots get developed. I care. Don't I deserve some consideration in return?

Susan Nassar  
109 Sonoma Way