

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 23, 2018 11:26 AM
To: Jaleh Hagigh
Cc: Ben Hitchings; Loryn Clark; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: Opposition to Active Adult Housing 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.

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: Jaleh Hagigh [mailto:hagigh@elon.edu]
Sent: Tuesday, October 23, 2018 9:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposition to Active Adult Housing project

Dear Mayor and Town Council members:

I write to express my opposition to the Active Adult Housing Project proposed for 2217 Homestead Road (Project #17-096). As a resident of the nearby Homestead Village neighborhood, this project as proposed by Gurlitz Architectural Group is simply too dense for the 17-acre parcel and is not in keeping with the adjoining residential communities. This project would have a significant negative impact on Homestead Village and surrounding neighborhoods, and I strongly urge you to oppose it.

I oppose this project for the following reasons:

1. This project would require a zoning change from R2 to R5, which I don't believe is compatible with the residential character of this section of Homestead Road, which is zoned R2 and includes primarily single-family homes and townhome communities.
2. The Active Adult Housing project calls for a 190-unit, 232,000-square-foot building on a very small parcel of land, which means the developer has to build a taller, more dense building that is incompatible and inappropriate for this area of Homestead Road.

If this level of density sounds familiar, it should. It's close to what several developers tried to build on the site of the current Courtyards community, which sits on about 30 acres. You may remember The Retreat project, which Homestead Village opposed and called for 190-200 apartment units for UNC students on the 30-acre parcel. The density now proposed for the Active Adult Housing project would be on about half that acreage. This is not thoughtful planning.

Homestead Village asked for and supported your efforts to approve a single-family housing community, which is what we have now with the Courtyards development. Now, we're asking for the same kind of intelligent planning and appropriate project for 2217 Homestead. The Gurlitz project is not such a project.

3. There are no plans for the town to widen this section of Homestead Road, which already has a half dozen or more completed or ongoing housing development projects impacting traffic. This dense a project would only further clog this section of Homestead Road and diminish the quality of life for the residents who live nearby. I support increasing the residential and commercial tax base in Chapel Hill because it benefits all of us, as long as it's done intelligently and with proper infrastructure in place.

Those of us in Homestead Village are still waiting for the town to finish extending the sidewalk on Homestead Road and nearby Seawell School Road, which many of us supported at the polls by voting for the bond referendum. I'm told this won't be finished until fall 2019 at the earliest. We are already feeling underserved as residents and voters and now we have yet another ill-advised development project to contend with. Enough is enough!

I urge you to oppose this project as proposed by the Gurlitz Architectural Group.

Jaleh Hagigh

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, October 24, 2018 11:06 AM
To: Aimee Lodge Rector
Cc: Ben Hitchings; Dwight Bassett; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: My family opposes high density development on 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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From: Aimee Lodge Rector [mailto:aimeemlr@hotmail.com]
Sent: Tuesday, October 23, 2018 9:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: My family opposes high density development on Homestead Road

Dear town council members,

I am writing to express my opposition to the Active Adult Housing Project proposed for 2217 Homestead Road (Project #17-096)

My husband and I moved to Chapel Hill 16 years ago and fell in love with this beautiful town. We are active community members; I have taught in the CHCCS school system since 2002 and my husband served on the Chapel Hill Public Library Board. We have stayed in Chapel Hill to raise our 3 children and recently moved to

the lovely neighborhood of Homestead Village so that our children can walk to school and we can all enjoy the proximity to many beautiful trails and quick access to town.

We are dismayed to find out about the proposed Active Adult Housing Project. This is a project that requires zoning change from R2 to R5, which we and other neighbors, don't believe is in keeping with the single-family residential nature of this part of Homestead Road, which is zoned R2. We are especially concerned because there are no plans for the town to widen Homestead Road, which already has many ongoing construction projects impacting traffic. This dense a project will only further clog our roads. This Active Adult Housing project calls for a **190-unit, 232,000-square-foot apartment building on a very small parcel of land**, which means they have to build a taller, more dense building. We are especially concerned that such a dense housing development will not only further clog traffic, it will affect the pedestrian safety of children walking to the schools on Seawell School Road from our neighborhood and other nearby neighborhoods.

Please reconsider this project.

Sincerely,
Aimee Rector