

Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 30, 2021 9:37 AM
To: Michael Hoppe
Cc: Colleen Willger; Chelsea Laws; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Michael Hoppe [mailto:mheinzhoppe@gmail.com]
Sent: Monday, August 30, 2021 8:23 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group

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

Dear Mayor Hemminger, dear Members of the Chapel Hill Town Council!

You know my and my neighbors' opposition on many grounds to past attempts and the current proposal (e.g., please see most current petition by the Windhover homeowners) to the Summit Hospitality Group's development proposal for the land on 101-111 Erwin Road. I am all for developing that piece of land in a responsible way and in harmony with the character of the surrounding neighborhoods ---but the current

proposal is a far cry from that! So, please allow me to address three broader issues with the Summit Hospitality Group's approach.

1. The Bait & Switch Tactic: In the early days, they received a SUP from the town by proposing a Senior Assistant Living facility, then they proposed a hotel, now an even larger hotel plus 52 townhouses (on a smaller piece of land due to the Christ Community Church project). *As individuals and as a Council you are too smart to fall for that.* Please hold them to the existing SUP for a desirable Chapel Hill.
2. The Affordable Townhouse Tactic: Some of you seem to look at townhouses as a more affordable alternative to single family homes for the property in question. Well, when you look at current prices of Chapel Hill 2 BR and 3BR townhouses, their average price per square footage, and the proposed size of the 45 townhouses (excluding seven so-called affordable units), you end up with prices per townhouse around \$400,000. If you, then, look at the definition of "affordability" (not more than 30% of a household's income for housing) and consider Chapel Hill's medium household income (which was \$61,159 in 2019), you quickly come to the conclusion that affordability of the proposed townhouses is a pipedream, in fact, is a ruse. *As individuals and as a Council you are too smart to fall for that.* Please hold them to a development that fulfills the definition of affordability (if they insist on that tactic).
3. The Profitability Tactic: Yes, I want developers to make a profit by being smart and efficient. At the same time, I expect the Council to make sure that the needs and wants of developers do NOT outweigh the needs and the desire for a livable Chapel Hill of all its other constituents. This is a difficult balance to strike. *As individuals and as a Council you work hard enough and are plenty smart to find that balance.* Please do ---and require the Summit Hospitality Group to do better.

Respectfully submitted,

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

Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 30, 2021 9:43 AM
To: rebeccacastorsmith@gmail.com
Cc: Colleen Willger; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Petition for mayor and town council concerning item #15 on 9/1/21 agenda
Attachments: Petition to town council - 8-27-21 (9 scanned pages).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Agenda Packet Process

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

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

From: Rebecca Smith [mailto:rebeccacastorsmith@gmail.com]
Sent: Saturday, August 28, 2021 11:22 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Petition for mayor and town council concerning item #15 on 9/1/21 agenda

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

Dear Mayor and Town council members

I am submitting the attached petition from homeowners in the Windhover subdivision who are asking you to deny approval for the proposed changes to the zoning outlined in project #20-082. Our reasons are outlined on the attached petition.

On the 9 pages of the attached petition, you will find 50 signatures from our neighborhood..

Sincerely,
Rebecca Smith
207 Windhover Dr.
Windhover Property Owners Association president

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

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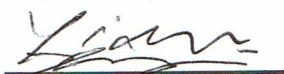

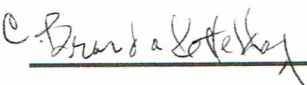


<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Rebecca Smith</u>	Rebecca Smith	207 Windhover Dr.	rebecacast smith@ gmail. com
<u>Carol Hoppe</u>	Carol Hoppe	205 Windhover Dr	(919) 929-7009
<u>Michael Hoppe</u>	Michael Hoppe	" "	" "
<u>Yan Ma</u>	Yan Ma	203 Windhover Dr.	(908) 720-4111
<u>Vincent Chen</u>	Vincent Chen	203 Windhover Dr.	999-344-9050
<u>Emily Junson</u>	Emily Junson	201 Windhover Drive	617-752-4500

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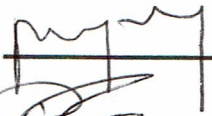

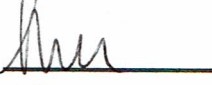
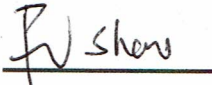
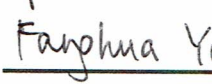
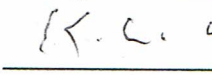
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Tyler M Johnson	201 Windhover Dr	tmjohns7@gmail.com
	Yichen Ma Xen Ma	109 Windhover Dr.	yichenma@gmail.com
	Jianping Shen Jue Li	105 Windhover Dr.	jpshen67@yahoo.com
	C. B. Kettelkamp	103 Windhover St	919 968 0310
	D. Kettelkamp	103 Windhover Dr	919 968 0310
	G SMITH	101 WINDHOVER DR	919 768 376

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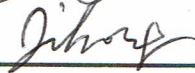

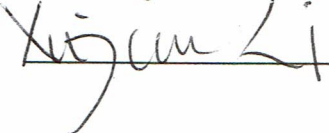
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	STEPHEN W SMITH	101 WINDHOVER DR	9193085195
	DOREEN ROSS	108 Windhover DR	919-967-2300
	Howard K Ross	108 Windhover Dr.	Howard Kross @ gmail
	Peimin Shao	110 Windhover Dr	919-593-1706
	Fanghua Yuan	110 Windhover Dr	919-357-3503
	K.C. Wong	200 Windhover Dr	919-428-9589

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<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Qing Cheng	202 Windhover Dr.	919-932-1819
	Jie Guo	204 Windhover Dr.	571-489-3448
	Jing Qiu	206 Windhover Dr.	919-260-8650
	Jihong Wu	210 Windhover Dr.	919-619-6500
	Xilong Zhao	"	919-357-1540
	Xu Jun Li	212 Windhover Dr.	919 923 926

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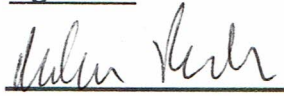

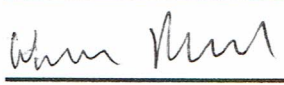
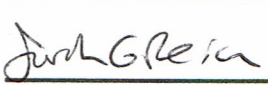

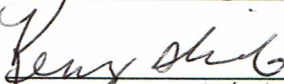
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Wei Jia</u>	<u>Wei JIA</u>	<u>712 Windhover Dr.</u>	<u>919 923 9296</u>
<u>Junjie Liu</u>	<u>Junjie Liu</u>	<u>102 Windhover Pl</u>	<u>6462558295</u>
<u>Yuyang Tang</u>	<u>Yuyang Tang</u>	<u>213 Windhover Dr.</u>	<u>530-902-5998</u>
<u>Xin Zhang</u>	<u>Jing Shao</u>	<u>106 Windhover Pl.</u>	<u>571-338-3234</u>
<u>Qi An Sun</u>	<u>Qi-An Sun</u>	<u>109 Windhover PL</u>	<u>919-923-5472</u>
<u>Shuang Li</u>	<u>ShuangLi</u>	<u>109 Windhover PL</u>	<u>919-309-2688</u>

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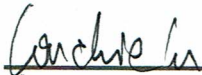
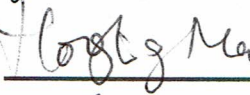


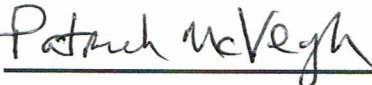
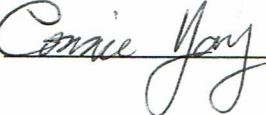
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Nadeem Ramadan	101 Windhover Place, Chapel Hill, NC	
	Ghada Ouri-Ramadan		919-902-0563
	Walid Ramadan		919-902-0563
	Jordan Reich	104 Windhover Pl.	704-458-9379
	Tara Reich	104 Windhover Pl.	704-458-9363
	Kew Bhirdo	105 Windhover Pl	919-295-1
	kew@bhirdo.net		

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<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	LINGLING LU	101 Windhover Place	919-903-3960
	Hongling Ma	Chapel Hill, NC 27514 209 Windhover Dr.	215-983-8398
	Xiaoxin Chen	203 Windhover Dr.	908-720-5125
	MARIE McDONALD	104 Windhover Dr	919 967 4390
	Patrick McVeigh	" "	" "
	Connie Yang	208 Windhover Dr.	919 599-0303

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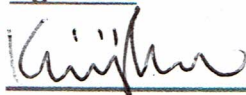
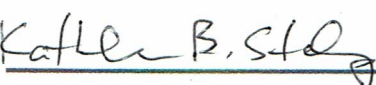
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Yuan Shih Liang</u>	Yuan Shih Liang	208 Windhover Dr	919 929-7599
<u>Stanley Onuoha</u>	stanley Onuoha	220 Windhover Dr	910 318 8645
<u>Victoria Onuoha</u>	Victoria Onuoha	220 Windhover Dr	910 318 8665
<u>Donya Rose</u>	Donya Rose	108 Windhover A	919.824.8441
<u>Vincentius Martin</u>	Vincentius Martin	112 Windhover Dr	904-777-0151
<u>Rouyu Xu</u>	Rouyu Xu	102 Windhover Dr.	rayuxu@gmail.com

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Jihee Kim	Windhover Dr	919 403 8846
	Kathleen B. Stallings	107 W. Dr.	919-215-018

Amy Harvey

From: Rebecca Smith <rebeccacastorsmith@gmail.com>
Sent: Saturday, August 28, 2021 12:10 PM
To: MayorandCouncil@townofchapelhill.org
Subject: Opposition to project #20-082

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

August 28, 2021

Dear Mayor and Chapel Hill council members,

I am writing to you as a resident living in the Windhover subdivision off of Erwin Road. I am strongly opposed to the council approving the change in zoning as indicated in the proposed development project #20-082 on 101-111 Erwin Road. The Summit Hospitality group built the existing hotel after agreeing to the constraints of the existing SUP (special use permit) zoning. These restrictions have clear protections for the neighborhoods around the hotel property. To change this zoning is to do harm to the surrounding homeowners affecting drainage, noise, traffic levels and property values that the SUP designation protects.

Rather than allowing the Summit Hospitality group to be allowed to build a 4-story hotel building in the place of the current 2 story building, hotel buildings should stay at 2 stories. All of the neighboring developments are one and two stories tall so this planned building will be out of character with the existing communities.

I am also opposed to the 52 townhomes (3 stories tall) that are planned to be built on approximately 5 acres of land between the existing hotel properties and the pending church being built on the corner of Old Oxford Road, Erwin Road and across from Windhover Dr. I am not opposed to townhomes in general, just the number of units. The number of units is too dense and will increase traffic to a standstill on Erwin Road and will exacerbate stormwater runoff to neighbors adjacent to this property downhill. As already stated, the three stories of the proposed townhomes are too tall for the neighborhood.

Sincerely,

Rebecca Smith

President, Windhover Property Owners Association

207 Windhover Dr.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, August 30, 2021 1:28 PM
To: Jihong Wu
Cc: Colleen Willger; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: About Project #20-082

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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: Jihong Wu [mailto:jihongwu@hotmail.com]
Sent: Monday, August 30, 2021 1:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: About Project #20-082

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

Dear Mayor and Chapel Hill council members,

I am writing to you as a resident living in the Windhoversubdivision off of Erwin Road. I am strongly opposed to the council approving the change in zoning as indicated in the proposed development project #20-082 on 101-111 Erwin Road. The Summit Hospitality group built the

existing hotel after agreeing to the constraints of the existing SUP (special use permit) zoning. These restrictions have clear protections for the neighborhoods around the hotel property. To change this zoning is to do harm to the surrounding homeowners affecting drainage, noise, traffic levels and property values that the SUP designation protects.

Rather than allowing the Summit Hospitality group to be allowed to build a 4-story hotel building in the place of the current 2 story building, hotel buildings should stay at 2 stories. All of the neighboring developments are one and two stories tall so this planned building will be out of character with the existing communities.

I am also opposed to the 52 townhomes (3 stories tall) that are planned to be built on approximately 5 acres of land between the existing hotel properties and the pending church being built on the corner of Old Oxford Road, Erwin Road and across from Windhover Dr. I am not opposed to townhomes in general, just the number of units. The number of units is too dense and will increase traffic to a standstill on Erwin Road and will exacerbate stormwater runoff to neighbors adjacent to this property downhill. As already stated, the three stories of the proposed townhomes are too tall for the neighborhood.

Sincerely,

Jihong Wu

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, August 31, 2021 9:39 AM
To: Wei Jia
Cc: Colleen Willger; Chelsea Laws; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: against the project #20-082 on 101-111 Erwin Road

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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: Wei Jia [mailto:jiaw005@gmail.com]
Sent: Tuesday, August 31, 2021 8:09 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: against the project #20-082 on 101-111 Erwin Road

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

August 31st, 2021

Dear Mayor and Chapel Hill council members,

I am writing to you as a resident living in the Windhover subdivision off of Erwin Road. I am strongly opposed to the council approving the change in zoning as indicated in the proposed development project #20-082 on 101-111 Erwin Road. The Summit Hospitality group built the existing hotel after agreeing to the constraints of the existing SUP (special use permit) zoning. These restrictions have clear protections for the neighborhoods around the hotel property. To change this zoning is to do harm to the surrounding homeowners affecting drainage, noise, traffic levels and property values that the SUP designation protects.

Rather than allowing the Summit Hospitality group to be allowed to build a 4-story hotel building in the place of the current 2 story building, hotel buildings should stay at 2 stories. All of the neighboring developments are one and two stories tall so this planned building will be out of character with the existing communities.

I am also opposed to the 52 townhomes (3 stories tall) that are planned to be built on approximately 5 acres of land between the existing hotel properties and the pending church being built on the corner of Old Oxford Road, Erwin Road and across from Windhover Dr. I am not opposed to townhomes in general, just the number of units. The number of units is too dense and will increase traffic to a standstill on Erwin Road and will exacerbate stormwater runoff to neighbors adjacent to this property downhill. As already stated, the three stories of the proposed townhomes are too tall for the neighborhood.

I really appreciate your consideration.

Best.

Sincerely,

Wei Jia

212 Windhover Dr

Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, August 31, 2021 9:40 AM
To: padraigmcveigh@aim.com
Cc: Colleen Willger; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Input for September 1 Town council meeting
Attachments: Patrick McVeigh - Letter to Mayor and Council members.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.

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: Patrick McVeigh [mailto:padraigmcveigh@aim.com]
Sent: Tuesday, August 31, 2021 12:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Input for September 1 Town council meeting

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

Good evening,

Please find attached input regarding item #15 "On-going Legislative Hearing for Conditional Zoning - Residence Inn and Summit Place Townhomes, 101-111 Erwin Road, Mixed Use-Village-Conditional Zoning District." on the agenda for the Wednesday, September 1 Town council meeting.

Best Regards,

Patrick McVeigh

August 30th 2021

From:

Patrick McVeigh
104 Windhover Dr.

Good evening Mayor and Members of Chapel Hill Council,

I am writing to you as a 20+ year resident of the Windhover subdivision to express my opposition to

1. The proposed changes in zoning indicated in proposed development project 20-082 on 101-111 Erwin Rd.

And

2. The proposed townhome development planned for the lands between the existing hotel and the corner of Old Oxford Road and Erwin Road

The existing hotel was permitted based on agreement with the constraints of the existing special use permit (SUP). The constraints were necessary and are still necessary to protect the neighborhoods close to the hotel by for example:

- not exacerbating the long standing drainage issues.
- not increasing the already high noise levels.
- not adding to the traffic volume which would lead to increased safety risk for both drivers and pedestrians, young and old.
- not negatively affecting property values.

Building a 4 story hotel and 52 3 story town homes will negatively affect all the issues mentioned above. In addition it will change the character of the area which is predominately 2 story buildings set in an at least somewhat "wooded" area. I also feel strongly that there is an environmental issue as well. Green areas are vital to people's wellbeing in so many ways. We should as a community be striving to increase the amount of green areas, not contributing to the destruction of the little that remains.

Best Regards,

Patrick McVeigh

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 01, 2021 9:04 AM
To: Qi-An Sun
Cc: Colleen Willger; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Against development project #20-082 on 101-111 Erwin Road

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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: Qi-An Sun [mailto:qasun01@gmail.com]
Sent: Tuesday, August 31, 2021 10:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Against development project #20-082 on 101-111 Erwin Road

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

Dear Sir/Madam,

I am writing this letter to express my strong objections to the proposed development project #20-082 on 101-111 Erwin road by the Summit Hospitality Group. I have participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you against a related project. I have talked to my neighbours and found everyone against it although not everyone has time to participate in the meeting or write a letter.

I urge the Council to hold the Summit Hospitality Group to the SUP(special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, I strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of planned 52 three story townhomes on the much too small area between the existing hotel and pending church development.

Any development proposal needs to be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods. Also, the proposal should effectively protect neighbors below the property from anticipated increased stormwater issues and traffic issues.

I hope that my voice will be heard and be seen as constructive towards building a livable Chapel Hill.

Thank you for your attention!

Qi-An Sun
109 Windhover Place
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 01, 2021 9:04 AM
To: Emily Johnson
Cc: Colleen Willger; Tom DiBenedetto; Adam Searing; Allen Buansi; Amy Ryan; Andrew Creech; Camille Berry; Hongbin Gu; Jeanne Brown; Jeffrey Hoagland; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Robert Beasley; Tai Huynh; Vimala Rajendran; Zachary Boyce; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 21-0663 Zoning Atlas amendment -- Town Council meeting 9/1/2021

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: Emily Johnson [mailto:johnsonemilyann@gmail.com]
Sent: Tuesday, August 31, 2021 9:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 21-0663 Zoning Atlas amendment -- Town Council meeting 9/1/2021

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

Dear Mayor and Chapel Hill council members,
I am writing to you as a resident living in the Windhover subdivision off of Erwin Road. I am strongly opposed to the council approving the change in zoning as indicated in the proposed development project on 101-111 Erwin Road. The Summit Hospitality group built the existing hotel after agreeing to the constraints of the existing SUP (special use permit) zoning. These restrictions have clear protections for the neighborhoods around the hotel property. To change this zoning is to do harm to the surrounding homeowners affecting drainage, noise, traffic levels and property values that the SUP designation protects.

Traffic Density at Capacity

Traffic at the junction of Erwin Road & 15-501 Fordham Boulevard has now returned to pre-pandemic levels and flashing road sign trailers are frequently parked on that junction warning road users that this stretch of road is a high crash area. Traffic on 15-501 N is frequently at a standstill from 3pm to 5pm on weekdays at this junction. Turning traffic on 15-501 N performing the left U-turn to access Erwin Road requires more than one traffic light rotation.

A Draft Traffic Impact study in 2017 for the Wegman's development indicated that, at that time 4 years ago, the intersection at Sage Road and 15-501 N (next junction up from Europa Drive) was already over capacity and failing. This traffic backlog backs up the traffic at 15-501 N Europa Drive / Erwin Road. On weekday afternoons on 15-501 N, it is dangerous to try to switch left from the lane coming from Ephesus Road junction and move across the lane coming from Franklin Street, to get into the left U-turn lane to U-turn onto Erwin Road.

Erwin Road and 15-501 is very heavily developed, especially in recent years and if further traffic is added to this junction from a development project such as this, especially during the morning and evening commutes, this junction will become dangerous to maneuver with the sheer volume of traffic using it.

Storm-water runoff from the pond on site

The Town of Chapel Hill retained WK Dickson to complete a Sub-watershed Study and Plan for the Lower Booker Creek sub-watershed in 2018. This study included a process to assess how storm-water is currently managed within the sub-watershed, evaluate the impact of future development on the conveyance infrastructure, and to develop recommendations for improving the management of storm-water including the identification of capital projects.

The pond on this site is part of the Lower Booker Creek sub-watershed. The proposed development seeks to remove this pond completely and direct storm-water into a storm-water control measure instead.

The development of a riparian buffer was recommended by the study between the pond and Berry Patch Lane (page 68), but this riparian buffer is not indicated specifically in the development plans for this project.

The study does not indicate that the pond should be removed to manage the storm-water in Lower Booker Creek. It is a shame that part of this Booker Creek sub-watershed will be destroyed to make way for tightly packed town homes.

Why is so much density necessary? Density of housing? Density of traffic? And at what price to our ecosystem and our environment?

Please do not approve the change in zoning as indicated in the proposed development project on 101-111 Erwin Road.

Many thanks for considering these objections.

Sincerely,

Emily Johnson

201 Windhover Drive

Chapel Hill

<http://bookercreekplan.org/lower-booker-creek/>

<http://bookercreekplan.org/?download=746>