

**Amy Harvey**

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 04, 2018 12:34 PM  
**Cc:** Ben Hitchings; 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; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver  
**Subject:** email...FW: opposition letters to Erwin Rd development plan  
**Attachments:** Erwin Rd - MG Boundy letter 8-31-18.pdf; Erwin Rd - DL Costa letter 8-31-18.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.

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:** dan costa [mailto:costadl@yahoo.com]  
**Sent:** Friday, August 31, 2018 5:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** opposition letters to Erwin Rd development plan

Please find letters from my wife and myself opposing the revised plan for Erwin Rd.  
Thank you

Dan Costa  
311 Avalon Ct

311 Avalon Ct.  
Chapel Hill, NC 27514  
August 31, 2018

Mayor Hemminger, and Chapel Hill Town Council Members Anderson, Bell, Buansi, Gu, Oates, Parker, Shaevitz, and Stegman;

This letter is to inform you of my opposition to the development proposed at 101-111 Erwin Road.

I live in the Lake Forest community and my home is located near this proposed development site. I often transit that area and I am quite familiar with its current state. This letter is to document my opposition to the proposed development, as currently designed, for four essential reasons which I note below:

First, this site was previously designed for 28 townhomes. The currently developer now proposes to add 140 apartments, a 50 room addition to the existing hotel, 266 residential parking spaces, as well as additional hotel parking spaces. The number residences and additional hotel rooms planned makes this development seven times the density of the surrounding communities which is clearly inappropriate given the nature of the surrounding area.

Second, the height of the proposed buildings—5 stories--dwarfs the adjacent and neighboring homes. The four story apartments will be above one story of parking and the additional 50 hotel rooms make the hotel's north wing 5 stories as well. Since when does such urbanization come to represent the core values of Chapel Hill?

Third, the addition of such a large number of residential units will add to already existing traffic congestion at an intersection that—according to current traffic studies—is already over capacity. Furthermore, the slope of Old Oxford Road (climbing up to Erwin Road) and the curve on Erwin Road, makes a left turn from Old Oxford on to Erwin Rd. exceedingly dangerous at during high volume hours. This “back-way” is already taxing the through put of these roads

Fourth, and lastly, the proposed development would also likely erode if not destroy the ecosystem and wildlife area around the existing pond. Again, are we putting economic goals ahead of the quality of Chapel Hill life. I thought we voted much of that mindset out last election.

On this site, previously designed for 28 townhomes, now would see 140 five story apartments, 50 additional hotel rooms, 266 residential parking spaces, and additional hotel parking pushing seven times the density of the surrounding communities, a situation I believe is just too much. The plan is inappropriate for the scale and low density of the surrounding residential communities of one and two story homes and speaks to a distorted vision of Chapel Hill.

Respectfully,



Daniel L. Costa

311 Avalon Ct.  
Chapel Hill, NC 27514  
August 31, 2018

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Respectfully,



Maryanne G. Boundy

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 10, 2018 10:05 AM  
**To:** H. Krasny  
**Cc:** Ben Hitchings; Kumar Neppalli; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaewitz; 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 Proposed Changes At 101-111 Erwin Rd--- Mayor & Town Council

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: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Wednesday, October 10, 2018 8:23 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Opposition to Proposed Changes At 101-111 Erwin Rd--- Mayor & Town Council

Re: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

Mayor & Town Council:

Re Proposed Apartment Complex--

I oppose the proposal to build a 140 unit high-rise residential complex on a undeveloped 5 Acre lot located on 111 Erwin Rd, and zoned R-2 (Low density).

This site is under contract to be purchased by Summit Hospitality Group, the franchisees of the Marriott Residence Inn Hotel located on 101 Erwin Rd, immediately beside this lot at 111 Erwin Rd.

We are a community of 5 subdivisions that surround these 2 properties-- Summerfield Crossing, Windhover, McGregor, Kirkwood, and Cosgrove.

Combined, we have 578 residential units, some self-standing, and some townhome. We are NOT in the Blue Hill District. It is almost exclusively a residential community with the one and ONLY one exception-- a short-stay hotel with several FIRM restrictions (an SUP) wisely imposed by the Town in 2003 to help it fit into this residential environment, and was NOT intended to be altered. FULL STOP

It is grossly unfair to the empty nesters, retirees, new families and first-time homeowners who have moved to and invested their savings in this quiet neighborhood with the clear understanding and expectation of the ZONING, DENSITY, TRAFFIC, NOISE, APPEARANCE (ie, NOT disproportionately tall structures), and SAFETY (by that I mean free from the looming threat of flooding due to stormwater) and QUALITY OF LIFE they would be able to enjoy. Now, they are told that they MUST accept a change in all of these aforementioned factors that went into their decision to purchase their home.

An estimate of the additional vehicles driving into and out of this site daily would be nearly 300. Now, I reference a Town authorized Traffic Study in 2016 when a previous developer (Weekley Homes) was proposing to place 59 units instead of 140 units at this same location. The study states that the Level of Service of the connector road (Dobbins Dr) at Erwin Rd which leads to Sage Rd and onto 15-501N and I-40 would FAIL (E!). That's with half the homes built at this same site. There is no further room to widen this connector Rd or Erwin Rd. Another words, the present roadway infrastructure will NOT support 59 units at this site, and certainly NOT 140 units.

Re Hotel Site--

I further oppose the requested changes in the building now occupied by the Residence Inn short-stay hotel. The hotel owners, Summit Hospitality, wants to change the existing ZONING (R-3C) on the combined properties, which as you know is a TACTIC that can be used to eliminate restrictive stipulations in an SUP that don't suit a developer.

We, the neighbors, in 2003 were able to get fixed limits in an SUP on the size of the hotel complex so it could fit into (AS BEST IT COULD) the residential environment (R-2) that had existed for several decades on all sides of the adjoining neighborhood where Marriott asked to place their short-term stay hotel. No one twisted their arm to enter into this SUP.

They gladly accepted these terms.

YES- a mixture of NO MORE than 20 self-standing homes or townhomes on this 5 acre undeveloped lot (now zoned R-2) instead of a 140-unit high-rise apartment complex would be a proper solution and be consistent with the present zoning of this 5 acre lot which is likewise identified as R-2 in the 2001 & 2020 Land Use Plans recommended.

BUT the hotel should NOT be allowed to renege on and blatantly disregard, their FIRM bargain and commitment with the Town and the neighbors in 2003--a SUP that stipulates a MAXIMUM of 108 lodging units in a 3-story bldg, where NO building could exceed 45 ft in height and there could ONLY be a total of 126 parking spaces on the site, though their northern parking lot must remain reduced to 44 spaces for environmental protection reasons (anticipated STORMWATER runoff from the lot's impervious surface to the neighbor's site).

PLEASE don't let Summit do away with these commitments (SUP) with one-fell swoop by changing the Zoning of the land on which it sits (R-3C) and the additional land it wishes to build on (R-2).

Thank you for listening

Harvey C. Krasny  
Resident  
Summerfield Crossing  
Chapel Hill, NC

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 2:48 PM  
**To:** Samantha Fiske  
**Cc:** Jeanne Brown; 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: Opposition to Proposed Changes At 101-111 Erwin 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

**From:** Samantha Fiske [mailto:samfiske@gmail.com]  
**Sent:** Wednesday, October 17, 2018 2:15 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Opposition to Proposed Changes At 101-111 Erwin Rd.

Dear Mayor and City Council,

I wish to register my opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038)."

While I am pro-development in Chapel Hill, this site and the proposed two developments and parking spaces will put additional environmental and traffic pressure on an already delicate area. Traffic on Erwin and turning on to 15-501 from Franklin is already precarious, the strain of more traffic will surely result in congestion and more dangerous traffic maneuvers (especially the U-turn on 15-501). With the proposed expansion of the hotel, that means even more out of area drivers making dangerous maneuvers on the street where my child walks.

More importantly, I don't believe there has been sufficient attention to the environmental impact of this proposed new construction. During Florence, we already saw the creek and other areas stressed and flooded. I am worried new developments will result in existing properties getting flooded when the inevitable next storms hit us.

Unfortunately I am not able to make it to the meeting tonight to register my objection in person, but I hope you will take the neighborhood concerns into consideration.

Regards,

Samantha Fiske  
316 Kirkwood Drive  
Chapel Hill



## Amy Harvey

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**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:50 PM  
**To:** Amy Harvey  
**Subject:** FW: Opposition to the proposed new development.



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

[Town of Chapel Hill](http://www.chapelhill2020.org)  
405 Martin Luther King Jr Blvd  
Chapel Hill, NC 27514-5705

Phone: (919) 968-2714  
Fax: (919) 969-2063

Help create a new Comprehensive Plan at <http://www.chapelhill2020.org>

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**From:** Jeanette Coffin  
**Sent:** Monday, October 15, 2018 4:53 PM  
**To:** Karen French <karenruthfrench@yahoo.com>  
**Cc:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** RE: Opposition to the proposed new 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](http://www.chapelhill2020.org)  
[405 Martin Luther King Jr. Blvd.](http://www.chapelhill2020.org)  
[Chapel Hill, NC 27514](http://www.chapelhill2020.org)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Karen French [<mailto:karenruthfrench@yahoo.com>]  
**Sent:** Monday, October 15, 2018 4:47 PM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Opposition to the proposed new development.

Sent from [Mail](#) for Windows 10

I am very strongly OPPOSED to the new proposed development on Erwin Road and Old Oxford Road. Also to the proposed addition to the Marriott Hotel.

We had to live thru the construction dust, heavy traffic, and all of the additional noise once before. If the hotel did not plan properly, it is hardly our fault. Also, if I remember correctly, there was originally supposed to be a senior care center there. Now, they want a five story hotel.... As far as the new development that a builder wants to put up, it will be more dirt, dust, construction noise and traffic.

When is enough is enough for the town council. It seems to me that you are doing a great disservice to many of the existing residents of Chapel Hill. Are you all so greedy for tax revenue that you don't mind destroying a lovely town. My suggestion would be to rethink some of the give away programs. For example, charge a very small amount to ride the bus. Possible based on need or age. Many of the kids taking advantage of the free bus have very nice cars in the parking lots of there apartments. Obviously, we don't want all of these kids driving to classes. The traffic would be awful. Many of them would not drive to the University because the they would be charged to park. Case in point, when we go to the hospital or the Doctors office at the hospital we must pay the University to park in their lot.

It really saddens me that all of the members on the town council think so little of the current residents. I know you probably say, well everyone wants to live in Chapel Hill. Well, there is a very simple solution. Not everyone can live here. Go out and driver you car on a road at lunch time. There is so much traffic and poorly maintained roads . The infrastructure of this town can not hand much more traffic and this is only one of the more obvious problems

Thank you very much for reading my letter, and I hope you will give it some thought. Please remember that the quality of life that we have here is in your hands....

Best Regards,  
MsKaren R French  
Dr M O Aboelfotoh  
112 Kirkwood Drive  
Chapel Hill, NC

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 2:49 PM  
**To:** hkrasny@mindspring.com  
**Cc:** Jeanne Brown; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Copies Provided to Council Tonight-- Harvey/Chapel Hill

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

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Again, thank you for your message.

Sincerely,

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

To: H. Krasny <hkrasny@mindspring.com>; Town Council <mayorandcouncil@townofchapelhill.org>  
Cc: Sabrina Oliver <soliver@townofchapelhill.org>  
Subject: RE: Copies Provided to Council Tonight-- Harvey/Chapel Hill

Good afternoon

As requested, below is an excerpt from the March 24, 2003 Town Council Minutes  
[<https://townhall.townofchapelhill.org/records/minutes/2003/4a-Minutes%20of%20March%202024,%202003%20Business%20Meeting.htm>]

COUNCIL MEMBER BATEMAN MOVED, SECONDED BY COUNCIL MEMBER KLEINSCHMIDT, TO ADOPT R-7 WITH STIPULATION NINE CHANGED TO 26 FEET, AS AMENDED TO SAY "NO CERTIFICATE OF OCCUPANCY WOULD BE ISSUED FOR ANY PART OF THIS DEVELOPMENT UNTIL SUPERSTREET IMPROVEMENTS ARE COMPLETED OR UNTIL AUGUST 1,

2006. THE MOTION WAS ADOPTED (5-4) WITH COUNCIL MEMBERS WIGGINS, HARRISON, WARD, EVANS AND BATEMAN VOTING AYE AND KLEINSCHMIDT, FOY, STROM AND VERKERK VOTING NAY.

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT/ PLANNED DEVELOPMENT-MIXED USE FOR THE MARRIOTT RESIDENCE INN HOTEL (2003-03-24/R-7)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Special Use Permit/Planned Development-Mixed Use application proposed by Summit Hospitality Group, Ltd., on property identified as Chapel Hill Township Tax Map 27, Block A, Lot 3 (PIN # 9799-48-0252), if developed according to the site plan dated January 13, 2003, and the conditions listed below, would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance, including all applicable provisions of Articles 3 and 5, the applicable specific standards in the Supplemental Use Regulations (Article 6), and with all other applicable regulations;
3. Be located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Council hereby approves the application for the Special Use Permit/Planned Development-Mixed Use for the Marriott Residence Inn Hotel development in accordance with the plans listed above and with conditions listed below:

#### Stipulations Specific to the Development

1. That construction begin by March 24, 2005 and be completed by August 1, 2006.

2. Land Use: That this Special Use Permit authorizes the construction of a Planned Development – Mixed Use including the following:

A. A three-story hotel building and associated one-story guest check-in building containing no more than 73,120 square feet of floor area, and a maximum of 108 lodging units. Use of the guest check in building shall include a hearth room, meeting room, exercise room, lobby/vestibule, front desk area, administrative offices, limited food service facilities, housekeeping, maintenance and associated employees and utility areas.

B. A two-story building including 3,000 square feet of general office floor area on the ground floor and 3,000 square feet of residential floor area, consisting of four one-bedroom dwelling units on the second floor.

C. Associated recreational amenities including a pool.

D. This approval does not authorize a restaurant.

E. Extended-Stay Facility: The hotel shall be an extended-stay hotel facility containing lodging units which include independent kitchen facilities and which are designed and marketed to the public for occupancy primarily for periods of five nights (one business week) or more. Any change to the use of the hotel facility from an extended-stay facility shall require Town Council approval of a Special Use Permit Modification.

3. Parking: That a maximum of 126 parking spaces shall be provided on the site. All parking lots shall be designed to Town standards.

4. Building Location and Height Limitations: No building shall be placed closer than 175 feet to the joint property line of the Marriott site and Summerfield Crossing, nor closer than 100 feet to any other property line and no building shall exceed 45 feet in height.

5. Taxation: That during any time this property is exempt from ad valorem property taxes, the owner shall make annual payments-in-lieu of property taxes, the amount to be determined based on a valuation determined by the Orange County Tax Supervisor and the applicable year's established city and county tax rate.

#### Required Improvements

6. U.S. Hwy. 15/501: That no Certificate of Occupancy shall be issued for any part of this development until the Superstreet improvements at the intersection of U.S. 15-501 and Europa Drive/Erwin road, being designed and constructed by N.C. Department of Transportation, are completed and open to traffic, or until August 1, 2006, whichever is sooner.

7. Dobbins Drive Relocation and Reconfiguration: That public right-of-way be dedicated along Dobbins Drive to correspond with the North Carolina Department of Transportation's plans for the relocation and reconfiguration of this roadway, and that the width of this right-of-way dedication be approved by NCDOT and the Town Manager, and the right-of-way dedicated, prior to issuance of a Zoning Compliance Permit.

8. Dobbins Drive Right-of-Way Dedication: That a 60-foot public right-of-way, or one-half of a 60-foot public right-of-way as applicable, be dedicated along Dobbins Drive prior to issuance of a Zoning Compliance Permit.

9. Dobbins Drive Realignment and Reconfiguration: That the portion of Dobbins Drive located west of Erwin Road (and along this property's frontage) be realigned/reconfigured to line up with the eastern intersection of Dobbins Drive and Erwin Road. This realigned/reconfigured portion of Dobbins Drive shall be constructed to include 26 feet of

pavement, curb and gutter, and a 5-foot concrete sidewalk along one side of the road. No Certificate of Occupancy would be issued for any part of this development until Superstreet improvements are completed or until August 1, 2006.

10. Dobbins Drive – Existing Portion (No Reconfiguration Needed): That the portion of Dobbins Drive that is not involved in the NCDOT reconfiguration project be improved to include curb and gutter, and a five-foot concrete sidewalk. These improvements shall be constructed prior to the issuance of a Certificate of Occupancy.
11. Bus Stop on Dobbins Drive: That the developer either provide a bus stop including a shelter, bench and 5-foot by 10-foot pad on Dobbins Drive once this road is reconfigured; or, that a payment-in-lieu be provided for this bus stop, at an amount to be approved by the Town Manager, prior to issuance of a Zoning Compliance Permit.
12. Sidewalk from Parking Lot to Dobbins Drive: That a sidewalk be constructed from the southern parking lot to Dobbins Drive, in order to provide a direct pedestrian connection to Dobbins Drive and the required bus stop.
13. Erwin Road Right-of-Way: That one-half of a 110-foot public right-of-way be dedicated along this property’s Erwin Road frontage, and that the location of this right-of-way be approved by the North Carolina Department of Transportation and the Town Manager, and the right-of-way dedicated, prior to issuance of a Zoning Compliance Permit.
14. Erwin Road Improvements: That Erwin Road be improved to provide 44 feet of pavement width along this site’s frontage, including a bicycle lane, a left turn lane, curb and gutter, a three-foot wide planting strip, and a five-foot wide concrete sidewalk. These improvements shall be constructed prior to the issuance of a Certificate of Occupancy.
15. Construction of Road Improvements/Payment In Lieu: That the applicant shall work with North Carolina Department of Transportation and the Town to construct improvements required by the Town and desired by North Carolina Department of Transportation. In the case of the Dobbins Drive realignment and Erwin Road improvements, the applicant shall provide a payment in lieu to the Town for forwarding to North Carolina Department of Transportation for the Town required improvements that exceed the improvements North Carolina Department of Transportation would otherwise make. For the “remainder of Dobbins Drive (the approximately 340 feet of Dobbins Drive not involved in the realignment) the applicant shall either construct the improvements required by the Town or make a payment in lieu should the Town or North Carolina Department of Transportation wish to construct these improvements.
16. Pedestrian Access: Sidewalks connecting the internal sidewalks on the site to external sidewalks on Erwin Road and Dobbins Road will be provided as well as a sidewalk connecting the parking areas on the southern side of the site directly to Dobbins Drive.
17. Bicycle Parking: That bicycle parking, as required by the Town’s Design Manual, will be provided. Three (3) Class I (enclosed) bicycle parking spaces and ten (10) Class II (stationary ‘U’ rack) bicycle parking spaces be provided on this site. Safe bicycle access to and from the hotel site will be provide.

#### Stipulations Related to State or Federal Government Approvals

18. Permits: That any required State permits or encroachment agreements be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

#### Stipulations Related to Landscaping and Architectural Issues

19. Landscape Plan Approval: That a detailed landscape plan, landscape maintenance plan, and lighting plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
20. Landscape Protection Plan: That a Landscape Protection Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit; and that the Plan include Town standard notes and details.

21. Required Buffers: That the following landscape bufferyards be provided; and if any existing vegetation is to be used to satisfy the buffer requirements, the vegetation will be protected by fencing from adjacent construction:

- “ Western Property Line (Summerfield Crossing): Type ‘C’ landscape bufferyard (minimum width 100 feet);
- “ Southern Property Line (Dobbins Drive): Type ‘D’ landscape bufferyard (minimum width 30 feet);
- “ Northern Property Lines: Type ‘C’ landscape bufferyard (minimum width 20 feet); and
- “ Eastern Property Line (along Erwin Road): Type ‘D’ landscape bufferyard (minimum width 50 feet);

Alternative buffers will not be permitted.

22. Tree Protection Fencing: That tree protection fencing shall be installed a minimum of 15 feet from the interior edge of the required western landscape bufferyard to protect the root systems of the landscape bufferyard vegetation, subject to Town Manager approval.

23. Buffer Adjoining Summerfield Crossing: A permanent deed restricted buffer of existing vegetation, a minimum of 100 feet in width, shall be created along the joint property line with Summerfield Crossing.

24. No Paths/Trails: No connector pedestrian paths or trails shall be permitted in the perimeter landscape bufferyard adjacent to Summerfield Crossing.

25. Preservation of 24-inch Cedar: That the 24-inch Cedar tree located in the southwest corner of the site adjacent to the southern detention basin be preserved.

26. Building Elevations: That the Community Design Commission approve building elevations, including the location and screening of all HVAC/Air Handling Units for this project, prior to issuance of a Zoning Compliance Permit.

27. Lighting Plan: That the Community Design Commission approve a lighting plan for this project prior to issuance of a Zoning Compliance Permit.

28. Building Lighting: No building mounted lighting will be placed on the sides or ends of the guest buildings where those facades face Summerfield Crossing.

29. Parking Lot Lighting: Parking lot lighting shall: a) Be designed to provide for the safe movement of hotel guests and employees; b) Use fixtures not greater than 15 feet in height with high pressure sodium lamps; c) Use cut-off or similar shield devices to prevent light spillage away from the parking lots; and d) Be consistent with the Town of Chapel Hill and Duke Power lighting standards.

#### Stipulations Related to Environmental Issues

30. Impervious Surface Limits: That the maximum amount of impervious surface area on the site shall not exceed 20% of the gross land area of the site.

31. Stormwater Flow and Site Disturbance-Northern Drainage Swale: The natural drainage swale passing from west to east across the northern portion of the site (and to the north of all proposed site disturbance shown on the

accompanying Special Use Permit) shall be protected from encroachment during construction by tree protection fencing and other devices as approved by the Town of Chapel Hill.

32. Parking Lot on Northern Portion of Site: That the parking lot proposed to be located on the northern portion of the development be reduced in size or relocated, subject to Town Manager approval, and that the stormwater management plan include special attention to the stormwater run-off from this portion of the site to protect the northern drainage swale in the vicinity.

33. Land Disturbance in the Resource Conservation District: That land disturbance in the Resource Conservation District is prohibited in accordance with the rules and regulations of Article 5 of the Town's Land Use Management Ordinance.

34. Stormwater Management Plan: That a Stormwater Management Plan shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The plan shall be based on the 1-year, 2-year, and 25-year frequency, 24-hour duration storms, where the post-development stormwater run-off rate shall not exceed the pre-development rate and the post-development stormwater runoff volume shall not exceed the pre-development volume for the local 2-year frequency, 24-hour duration storm event. Engineered stormwater facilities shall also remove 85% total suspended solids and treat the first inch of precipitation utilizing NC Division of Water Quality design standards.

Depending on the development site location, size in area and the condition of the existing conveyance system and associated lands, the Manager may waive or change the peak discharge rate criteria in part or in whole if, based on an approved Stormwater Management Plan, it is demonstrated that detention would intensify existing peak discharges or may cause other problems on abutting or downstream properties. In addition, the plans shall show all storm drainage outlets and address any impact the stormwater from these outlets may have on abutting properties.

35. Stormwater Easements: That the final plans and final plat include an easement titled "Reserved Storm Drainageway." That the easement shall be included on all engineered stormwater features located above and below ground including pipes, streams, and ditches that carry water to and from abutting properties. The easement must be recorded prior to issuance of a Zoning Compliance Permit.

That unless specifically designated by the Town as "Public," drainage features and infrastructure, within the "Reserved Storm Drainageway" shall be considered private and the responsibility of the property owner. That drainage easements are not required for drainage structures and conveyance systems that handle internal stormwater runoff within a single lot or parcel. This detail shall be noted on the final plans.

36. Performance Guarantee: That if more than one acre of land is disturbed, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.



37. Erosion Control: That a detailed soil erosion and sedimentation control plan, including provision for a maintenance of facilities and modification of the plan if necessary, be approved by the Orange County Erosion Control Officer, and that a copy of the approval be provided to the Town Manager prior to issuance of a Zoning Compliance Permit.

38. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.

#### Stipulations Related to Utility and Service Issues

39. Heating/Air Conditioning System: That the heating/air conditioning system for the facility be a ductless split system unit with rotary compressor and noise abatement, or the equivalent or better system, subject to Town Manager approval, with dense shrubs planted adjacent to each compressor. The system shall comply with the Chapel Hill Noise Ordinance.

40. OWASA Sewer Connection: The hotel shall be developed so that sanitary sewer service shall not require the clearing of and use of the existing OWASA easement crossing Summerfield Crossing.

41. Utility Plan Approval: That the final utility plan be approved by Orange Water and Sewer Authority (OWASA), Duke Power Company, BellSouth, Public Service Company, Time Warner Cable, and the Town Manager before issuance of a Zoning Compliance Permit.

42. Underground Utilities: That all utility lines, other than 3-phase electric power distribution lines, shall be placed underground.

43. Fire Flow: That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

44. Sprinkler system: That a sprinkler system be provided in the proposed building, and that the Fire Marshal approve the Fire Department's connections to the system prior to issuance of a Zoning Compliance Permit.

45. Fire Prevention: That all Fire Department safeguards and requirements be established and confirmed, and that the Department approve all fire hydrant locations, siamese connections, building evacuation capabilities, and fire truck access to the proposed building, prior to issuance of a Zoning Compliance Permit.

46. Location of Refuse Collection Facilities: That the refuse collection/recycling facility shall be relocated, away from the Summerfield Crossing neighborhood and the northern drainage swale, to a new location on the site subject to Town Manager approval.

47. Refuse Collection Facilities: That a minimum of two bulk refuse dumpsters be provided to service the site; or, alternative refuse collection facilities be proposed and approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

48. Solid Waste Management Plan: That a detailed solid waste management plan, including a recycling plan and a plan for managing and minimizing construction debris, be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

#### Stipulations Related to Recreation Space

49. Recreation Space for Four One-Bedroom Dwelling Units: That residents of the four one-bedroom dwelling units shall have access to the recreational amenities associated with the hotel. That prior to the issuance of a Zoning Compliance Permit, the applicant shall submit to the Town Manager, for review and approval, a proposed deed guaranteeing use of the recreation facility by residents of the dwelling units. Deed shall include a provision allowing use of the recreation facility free of fees or cost to residents of the dwelling units.

#### Affordable Housing Stipulations

50. That the developer shall identify and reserve no fewer than one of the four one-bedroom dwelling units as an "affordable unit," in accordance with the following conditions:

A. If the affordable unit(s) is provide for private ownership, such opportunity shall be provided in accordance with the following conditions:

§ That the affordable unit shall only be available for private ownership and occupancy.

§ That the affordable unit shall be priced so as to be affordable for Qualified Buyers. Qualified Buyers shall be defined as individuals or families with gross incomes equal to 80% or less of the median income for the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area (MSA), as provided by the U.S. Department of Housing and Urban Development (HUD).

§ Each Qualified Buyer shall deliver to the Developer written evidence, acknowledged in writing by the Orange Community Housing Corporation (or alternative organization as approved by the Town Manager), that such buyer has been officially determined to be a Qualified Buyer.

§ That mechanisms shall be established to guarantee that the affordable unit shall be permanently affordable and available to Qualified Buyers, subject to the approval of the Town Manager and the Orange Community Housing Corporation (or alternative organization as approved by the Town Manager), prior to the issuance of a Zoning Compliance permit.

§ That the affordable unit shall be constructed and available for occupancy, prior to issuance of a Certificate of Occupancy for the hotel.

B. Alternatively, if the affordable unit(s) is provided for rental, such opportunity shall be provided in accordance with the following conditions:

§ That eligible renters for affordable dwelling units shall include families earning 80% or less of median 3-person family income for the Raleigh-Durham-Chapel Metropolitan Statistical Area (MSA). Section 8 vouchers will be accepted for these units.

§ That rental rates shall not exceed current Section 8 Fair Market rents (including utilities) as published by the U.S. Department of Housing and Urban Development, according to the number of bedrooms in each unit (e.g. 2002 rate: 2 bedroom unit, \$777/month).

§ That the owner and management company enter into a "good faith" marketing agreement to ensure that the affordable units are rented to eligible low-income renters. The owner shall work with local non-profit low income housing organizations to advertise affordable units and recruit eligible renters. The "good faith" marketing agreement shall be subject to the approval of the Town Manager and the Orange Community Housing Corporation (or alternative organization as approved by the Town Manager) prior to the issuance of a Zoning Compliance Permit.

§ That the recorded deed restrictions shall include a provision that if after working with local non-profits, owner/management company are unable to recruit eligible renters, they may rent such units to other renters without restrictions for up to 12 months, if written authorization is provided in advance for such rental units from Orange Community Housing and Land Trust (or alternative organization as approved by the Town Manager) and approved the Town of Chapel Hill.

C. That the applicant shall record deed restrictions to ensure that the affordable units remain affordable in perpetuity to low income owners or renters, subject to approval by the Town Manager and the Orange Community Housing and Land Trust (or alternative organization as approved by the Town Manager), prior to the issuance of a Zoning Compliance Permit.

D. That the affordable unit(s) be constructed and available for occupancy prior to the issuance of a Certificate of Occupancy for the hotel.

#### Miscellaneous Stipulations

51. Detailed Plans: That final detailed site plan, grading plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), landscape plan and landscape management plan be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Land Use Management Ordinance and the Design Manual.

52. Transportation Management Plan: That prior to issuance of a Zoning Compliance Permit, the applicant prepare a Transportation Management Plan for approval by the Town Manager. The required components of the Transportation Management Plan shall include:

1. Provision for designation of a Transportation Coordinator;
2. Provisions for an annual Transportation Survey and Annual Report to the Town Manager;
3. Quantifiable traffic reduction goals and objectives;
4. Ridesharing incentives;
5. Public transit incentives; and
6. Other measures determined appropriate by the Town Manager.

53. Construction Management Plan: That a Construction Management Plan, indicating how construction vehicle traffic will be managed, shall be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.

54. Construction Sign Required: That the applicant post a construction sign that lists the property owner's representative, with a telephone number; the contractor's representative, with a telephone number; and a telephone number for regulatory information at the time of issuance of a Building Permit. The construction sign may have a maximum of 32 square feet of display area and may not exceed 8 feet in height. The sign shall be non-illuminated, and shall consist of light letters on a dark background.

55. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.

56. Non-severability: That the Council's findings are expressly based on this permit and the approved development being completed in compliance with all of the conditions set out in this permit. Therefore, if any of the above conditions is held to be invalid, approval of this Special Use Permit in its entirety shall be void.

BE IT FURTHER RESOLVED that the Town Council hereby approves the application for a Special Use Permit/Planned Development-Mixed Use for the Marriott Residence Inn Hotel in accordance with the plans and conditions listed above.

This the 24th day of March, 2003.

Amy T. Harvey, CMC  
Deputy Town Clerk  
Communications and Public Affairs  
Town of Chapel Hill  
405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514  
919-969-5013 direct

919-968-2743 main

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Please note, E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law.

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

From: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Wednesday, October 17, 2018 4:55 AM  
To: Amy Harvey <aharvey@townofchapelhill.org>  
Cc: Sabrina Oliver <soliver@townofchapelhill.org>  
Subject: Copies Provided to Council Tonight-- Harvey/Chapel Hill  
Importance: High

Hi Ms. Harvey--

I wonder if you or Ms Oliver have been asked to provide a copy of the existing Marriott SUP (2003-03-24/R-7) to EACH Council member in preparation for the meeting tonight? I was told on Monday that no one had yet provided a copy to the Council member I was talking to.

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT/PLANNED DEVELOPMENT-MIXED USE FOR THE MARRIOTT RESIDENCE INN HOTEL (2003-03-24/R-7).

That's certainly NOT your fault. Planning should have brought it up weeks ago, and also included it in the package on-line, since it's HIGHLY relevant to the discussion tonight. It's still in force.

Can you please consider sending each Council member a copy ASAP. I hope they at least have a chance to peruse it before the meeting.

Thank you so much again.

Best,  
Harvey Krasny

---

**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:50 PM  
**To:** Amy Harvey  
**Subject:** FW: Erwin Road Development - Oct. 17, 2018 Town Council Agenda Item



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

[Town of Chapel Hill](http://www.chapelhill2020.org)  
405 Martin Luther King Jr Blvd  
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---

**From:** Jeanette Coffin  
**Sent:** Tuesday, October 16, 2018 9:54 AM  
**To:** Susan Hale <[janiekid82@gmail.com](mailto:janiekid82@gmail.com)>  
**Cc:** Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>  
**Subject:** RE: Erwin Road Development - Oct. 17, 2018 Town Council Agenda Item

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](http://www.chapelhill2020.org)  
[405 Martin Luther King Jr. Blvd.](http://www.chapelhill2020.org)  
[Chapel Hill, NC 27514](http://www.chapelhill2020.org)  
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**From:** Susan Hale [<mailto:janiekid82@gmail.com>]  
**Sent:** Monday, October 15, 2018 7:58 PM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Erwin Road Development - Oct. 17, 2018 Town Council Agenda Item

I am writing to you because I cannot attend the Town Council Meeting on October 17, 2018 due to unforeseen circumstances. I have carefully studied the original proposal and the revised proposal from Summit Hospitality for development on Erwin Road, which borders my two homes within the Summerfield Crossing neighborhood.

I must disclose that I am a member of Board of Directors for the Summerfield Crossing Homeowners Association. In fact, I am the current President of the Board. However, my concerns about this project are being expressed as the owner of two units. I cannot speak for the other 138 owners/residents within Summerfield Crossing, but I've encouraged them to contact you. I've been an owner since 1995.

Development is going to happen on that vacant property on Erwin Road. However, it needs to be SMART development and fit with the neighboring community. The Marriott Residence Inn is a commercial property. Everything else is residential. If the Town of Chapel Hill allows that commercial property to expand as proposed, what will be next? A ten-story building in the middle of a residential neighborhood?

The maps of the "Blue Hill" district never show Summerfield Crossing as part of that zone. Yet, our quiet, tranquil way of life is being disrupted by additional traffic, high rise buildings, and more of both to come between Legion Road and 15/501.

Please consider the effects of the proposed Marriott Residence Inn hotel expansion and 140 rental units on the Summerfield Crossing community and neighboring residential areas. Again, SMART development, not massive development.

And...thank you for your service to our town and its residents.

Susan Hale  
101 Old Stable Court  
103 Old Stable Court  
Chapel Hill, North Carolina  
(919) 929-1913 or by email: [janiekid82@gmail.com](mailto:janiekid82@gmail.com)

---

**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:50 PM  
**To:** Amy Harvey  
**Subject:** FW: Opposition to the Proposed Changes at 101-111 Erwin Road



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

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---

**From:** Jeanette Coffin  
**Sent:** Monday, October 15, 2018 10:51 AM  
**To:** Alex Wang <[alexwang2k@yahoo.com](mailto:alexwang2k@yahoo.com)>  
**Cc:** Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>  
**Subject:** RE: Opposition to the Proposed Changes at 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.

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](http://www.chapelhill2020.org)  
[405 Martin Luther King Jr. Blvd.](http://www.chapelhill2020.org)  
[Chapel Hill, NC 27514](http://www.chapelhill2020.org)  
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---

**From:** Alex Wang [<mailto:alexwang2k@yahoo.com>]  
**Sent:** Monday, October 15, 2018 9:37 AM



**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Opposition to the Proposed Changes at 101-111 Erwin Road

Hello,

I would like to express my opposition to the planning project #18-038. I moved from Cary to Chapel Hill a few years ago. The main reason is that I liked the environment in Chapel Hill with tree. However, over development is also happening in Chapel Hill as many trees are cut. I hope the town leaders to realize that we should not follow the foot steps of Cary.

In addition, this project brings huge traffic issue around the area. Currently, the U-turn at Fordham Blvd to come around Erwin is a already an issue that hinders the traffic on both directions (U-turn and straight). Fordham is a main road, and this project would make its traffica lot worse.

Alex

---

**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:53 PM  
**To:** Amy Harvey  
**Subject:** FW: Opposition to proposed changes at 101-111 Erwin Rd



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

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---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 9:02 AM  
**To:** Michelle Engle <[mlengle0109@gmail.com](mailto:mlengle0109@gmail.com)>  
**Cc:** Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>  
**Subject:** RE: Opposition to proposed changes at 101-111 Erwin 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

**From:** Michelle Engle [<mailto:mlengle0109@gmail.com>]  
**Sent:** Tuesday, October 16, 2018 6:12 PM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Opposition to proposed changes at 101-111 Erwin Rd

Re: opposition to changes requested by our neighbor, Summit Hospitality, to the existing R-2 zoning of undeveloped property and to the existing R-3C zoning of the hotel/mixed use site next to it, along with construction or significant structural alterations at the respective sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

I object to adding these two new developments (both the 5-story apartment building and the 5-story addition and expansion of the hotel). This area of town has already seen two high-rise buildings being built over the past year, and the economic and environmental impacts of those developments have not yet been measured.

As a resident of the Booker Creek Townhomes off of Erwin Rd, I am extremely concerned about the impact of the current high-rise projects nearing completion on the traffic and environment in our area. The intersection at Erwin Rd and 15-501 is already extremely dangerous with current heavy traffic. The impact of the current high-rise building projects has not been measured, but will likely increase traffic and accidents at this intersection. This area is already very congested during rush hour and very dangerous, and the new apartment complex on 15-501 near the cemetery has not even opened yet. We certainly cannot afford to commit to two additional high-rise buildings before the impact of the current building projects has been measured.

Additionally, I am extremely concerned about the environmental impact that the proposed rezoning changes would have on our area. Booker Creek is already susceptible to flooding, as it did during Hurricane Florence, so removing more trees and adding more concrete as part of these development plans would exacerbate the environmental and economic impacts of future flooding events. The local wildlife population is already being disturbed by the large apartment complex building on 15-501, and the deer have been misplaced and are entering the roadway more often since that construction project began.

For these reasons, the additional proposed construction and rezoning on Erwin Rd is unacceptable.

Thank you for your time.

Sincerely,

Michelle Engle  
2525 Booker Creek Rd  
Apt 3D  
Chapel Hill, NC 27514

---

**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:53 PM  
**To:** Amy Harvey  
**Subject:** FW: Opposition to Proposed Changes At 101-111 Erwin Rd



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

[Town of Chapel Hill](#)  
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---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 9:01 AM  
**To:** Peimin Shao <pshao@rocketmail.com>  
**Cc:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** RE: Opposition to Proposed Changes At 101-111 Erwin 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

---

**From:** Peimin Shao [<mailto:pshao@rocketmail.com>]  
**Sent:** Wednesday, October 17, 2018 12:05 AM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Opposition to Proposed Changes At 101-111 Erwin Rd

Re: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

Dear Sir/Madam:

I may not have time to attend tomorrow's meeting (10/17/18) but I want to let you know that I oppose the proposed changes at 101-111 Erwin Rd. My family likes to maintain our current life style while the project will certainly deteriorate the surrounding environment. More specifically I worry about the increased noise and traffic caused by the resulting dense population.

Please consider our concerns when you make the decision about the proposal.

Sincerely Yours,

Peimin Shao  
110 Windhover Dr.  
Chapel Hill, NC 27514

---

**From:** Jeanne Brown  
**Sent:** Wednesday, October 17, 2018 2:54 PM  
**To:** Amy Harvey  
**Subject:** FW: Opposition to Proposed Changes At 101-111 Erwin Rd



**Jeanne Brown**  
Mayoral Aide  
Mayor's Office

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---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 9:01 AM  
**To:** Fanghua Yuan <[grace.yuan2@gmail.com](mailto:grace.yuan2@gmail.com)>  
**Cc:** Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>  
**Subject:** RE: Opposition to Proposed Changes At 101-111 Erwin 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  
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[405 Martin Luther King Jr. Blvd.](http://www.chapelhill2020.org)  
[Chapel Hill, NC 27514](http://www.chapelhill2020.org)  
(o) 919-968-2743 | (f) 919-969-2063

**From:** Fanghua Yuan [<mailto:grace.yuan2@gmail.com>]  
**Sent:** Wednesday, October 17, 2018 12:35 AM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Opposition to Proposed Changes At 101-111 Erwin Rd

To: City Office

Re: Opposition to Proposed Changes At 101-111 Erwin Rd

Date: 10/16/2018

I am Fanghua Yuan, a resident at Windhover subdivision. I oppose the proposed changes at 101-111 Erwin Rd. I commute and pass the Ewin and 15/501 intersection everyday. This intersection is very special in design which causes slow left turn traffic. During rush hours the traffic there is already quite heavy now. However, the proposed changes will certainly bring in much more traffic around that intersection and would seriously worsen the problem. Therefore it is not a good proposal.

Best Regards,

Fanghua Yuan

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 2:56 PM  
**To:** Mark Smith  
**Cc:** Jeanne Brown; 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: Opposition to Proposed Changes At 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.

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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: Mark Smith [mailto:markvalentinesmith@gmail.com]  
Sent: Wednesday, October 17, 2018 2:53 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Opposition to Proposed Changes At 101-111 Erwin Road

Re: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

The 5 floor 140 unit high-rise apartments, and 5 floor, 50 room addition to the hotel will create an incredible eyesore directly across Old Oxford Road where I live in Kirkwood! I will see these huge structures above the existing treeline!



Also, this will GREATLY increase traffic along Erwin Road, and at the already long lines at the light at Fordham Blvd, and along Dobbins Drive which offers only awkward and congested access to 15/501 heading toward I40.

PLEASE reconsider this proposal. In the very least, none of these buildings should be higher than 3 stories!

Thank You,  
Mark Smith  
Kirkwood  
104 White Oak Way  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 3:23 PM  
**To:** Martha Hauptman  
**Cc:** Jeanne Brown; 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: 101-111 Erwin Road: Opposition to proposed changes

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

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  
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:** Martha Hauptman [<mailto:hauptmanm@att.net>]  
**Sent:** Wednesday, October 17, 2018 2:57 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** 101-111 Erwin Road: Opposition to proposed changes

I live in Kirkwood and would be negatively affected by the change in the existing zoning requested by Summit Hospitality.

I would like to be counted as strongly against this project for it will severely change the density in this neighborhood and would have a detrimental effect on the traffic which has already increased a great deal during my 10 years of living here. As a homeowner and taxpayer, I can see only negative consequences coming from such an ambitious and ill-conceived plan.

Thank you for your consideration.

Martha Hauptman  
100 White Oak Way  
Chapel Hill, NC 27514

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 3:24 PM  
**To:** Raquel Strauss  
**Cc:** Jeanne Brown; 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: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alteration

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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:** Raquel Strauss [mailto:rtql8@aol.com]  
**Sent:** Wednesday, October 17, 2018 3:23 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** hauptmanm@att.net; hucky421@aol.com; Lewraine@gmail.com; matthiascdrake@gmail.com; hmattox@mindspring.com; ameltzer16@gmail.com; karenruthfrench@yahoo.com  
**Subject:** Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations...

Dear Mayor and Town Council,

I am a long-term resident at Kirkwood. I am opposed to this construction on several grounds. The impact on Kirkwood would mean: more noise in a residential neighborhood, more traffic with no control, no buffer between the commercial hotel and a residential neighborhood, the denuding of a

forested area increasing drainage issues, blotting out the skyline of yet another portion of the "Southern part of heaven." Please reconsider carefully: approaching Chapel Hill on 15-501 is already aesthetically ruined by all the construction on both sides of the road. This must stop!

Thank you for your consideration,

Raquel Strauss  
233 Kirkwood Drive  
Chapel Hill, NC 27514  
919-933-8060

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 3:24 PM  
**To:** Waverly Smith  
**Cc:** Jeanne Brown; 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: Opposition to Proposed Changes At 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.

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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: Waverly Smith [mailto:waverlyvalentinesmith@gmail.com]  
Sent: Wednesday, October 17, 2018 2:57 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Opposition to Proposed Changes At 101-111 Erwin Road

Re: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

The 5 floor 140 unit high-rise apartments, and 5 floor, 50 room addition to the hotel will create an incredible eyesore directly across Old Oxford Road where I live in Kirkwood! I will see these huge structures above the existing treeline!

Also, this will GREATLY increase traffic along Erwin Road, and at the already long lines at the light at Fordham Blvd, and along Dobbins Drive which offers only awkward and congested access to 15/501 heading toward I40.

PLEASE reconsider this proposal. In the very least, none of these buildings should be higher than 3 stories!

Thank You,  
Waverly Smith  
Kirkwood  
104 White Oak Way  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, October 17, 2018 3:24 PM  
**To:** Alison Smith  
**Cc:** Jeanne Brown; 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: Opposition to Proposed Changes At 101-111 Erwin Road

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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: Alison Smith [mailto:[alisonvalentinesmith@gmail.com](mailto:alisonvalentinesmith@gmail.com)]  
Sent: Wednesday, October 17, 2018 2:56 PM  
To: Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
Subject: Opposition to Proposed Changes At 101-111 Erwin Road

Re: Opposition To Changes Requested By Our Neighbor, Summit Hospitality to the Existing R-2 Zoning of Undeveloped Property and To the Existing R-3C Zoning Of the Hotel/Mixed Use Site Next To It, Along With Construction Or Significant Structural Alterations At the Respective Sites. (Ref: 101-111 Erwin Rd; Planning Project #18-038).

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PLEASE reconsider this proposal. In the very least, none of these buildings should be higher than 3 stories!

Thank You,  
Alison Smith  
Kirkwood Subdivision  
104 White Oak Way  
Chapel Hill, NC 27514