

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, June 24, 2020 11:24 AM
To: Joanne
Cc: Judy Johnson; Loryn Clark; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Weaver's Grove Funding approved before Zoning Approval

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Joanne [mailto:joannedvg@aol.com]
Sent: Tuesday, June 23, 2020 8:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weaver's Grove Funding approved before Zoning Approval

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,

I was quite dismayed to see that over a million dollars of the Affordable Housing bond money was granted to Habitat for Humanity (June 10, 2020) to Weavers Grove before the change in zoning has been approved and a developer has been secured. It is hard to believe that the process has been fair to the surrounding neighbors. It is disheartening that our voices have not been heard. Sadly, many neighbors are moving out and giving up. Thanks!

Sincerely,
Joanne DeVeaugh-Geiss

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 15, 2020 9:25 AM
To: julieelaine77
Cc: Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh
Subject: RE: Weaver's Grove

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From: julieelaine77 [mailto:julieelaine77@gmail.com]
Sent: Friday, June 12, 2020 6:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weaver's Grove

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

Good evening,

I am writing in full support of this new development. I am a single mother who lives and works in town. Due to the cost of housing, I am forced to rent and live by the skin of my teeth each month. A development like this, that would provide well priced homes for families such as mine, is desperately needed. Please do not block this development from moving forward! Thank you.

Kind regards,
Julie Sanchirico

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, June 15, 2020 3:48 PM
To: Gerald Marin
Cc: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Weaver's Grove Proposal

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

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Jeanette Coffin



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From: Gerald Marin [mailto:marin@alumni.wfu.edu]
Sent: Monday, June 15, 2020 3:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Weaver's Grove Proposal

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

Dear Mayor and City Council:

Thirty years ago my wife and I built our home in Chandler's Green. We built on a short, quiet street that had woodlands behind the houses on both sides of the street. We did have some concerns about the type of development that would eventually occur around our street, but we learned that the properties were zoned R2 and we were assured that that city council in Chapel Hill had a long history of protecting the environment, of

strictly limiting the number of trees that could be removed in any new development, and of carefully considering the effect that proposed new businesses and developments would have on the nature of life in Chapel Hill. We were moving in from out of state and sometimes heard people refer to Chapel Hill as “the southern part of heaven.”

Thirty years have changed much. Two new housing developments have been built in formerly wooded areas that connected to our development. The wooded area behind the houses across the street was razed and replaced with East Chapel Hill High School. Now we’re surrounded by a great deal of pavement and considerably more traffic noise. I used to jog down Sunrise Road, which intersects the entrance to our development, but, as a senior, I no longer feel safe even walking there – especially at times when people are commuting to work - or students are going to/from the high school.

Now, however, the proposed Weaver’s Grove development will destroy hundreds of trees in the remaining wooded area behind our homes. It will replace wooded area, animal habitat, and natural water management with yet more pavement and the highest density development that we have yet had in the area. We simply cannot believe the current proposal includes 200 or more residences with traffic from an estimated 400 – 500 automobiles. The best that we can tell is that no one truly knows the effects of the water runoff from all the pavement in the development. No one really knows how much the destruction of such a large number of trees will do to air quality or to noise levels. No one seems to care how these will affect the quality of life either of existing residents or the people who will live in Weaver’s Grove.

We definitely see the need for homes for teachers, police officers, firemen (and women) and others who are essential to Chapel Hill’s future. However, the proposed density on this plot requires building homes adjacent to the I-40 corridor which is planned for widening. With the clearing of most of the trees, the noise level will be excessive and perhaps harmful to children and others living there. Therefore, we implore you to please act to reduce the effects on our neighborhood. Please do not allow the Weaver’s Grove development to proceed with the proposed level of density. Please limit it to 50 to 100 homes and protect as much of the existing wooded habitat as is humanly possible.

Sincerely,

Gerald and Kay Marin

3704 Sweeten Creek Road

Amy Harvey

From: Jeanette Coffin
Sent: Friday, June 19, 2020 8:52 AM
To: john kagel
Cc: Judy Johnson; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakeria Vaughan; Tai Huynh
Subject: RE: Question for Zoning Change at Weaver's Grove

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

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Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: john kagel [mailto:john_r_kagel@hotmail.com]
Sent: Thursday, June 18, 2020 9:22 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: john kagel <john_r_kagel@hotmail.com>
Subject: Re: Question for Zoning Change at Weaver's Grove

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Dear All:

What would be a typical time for a response? I know that everybody, including me, is swamped.

Thanks for your consideration.

John Kagel

From: john kagel

Sent: Tuesday, June 9, 2020 9:53 PM

To: mayorandcouncil@townofchapelhill.org <mayorandcouncil@townofchapelhill.org>

Cc: john_r_kagel@hotmail.com <john_r_kagel@hotmail.com>

Subject: Question for Zoning Change at Weaver's Grove

Dear Mayor and Council Members:

As a resident of Chandler's Green, I have followed the efforts to improve the area by adding more affordable housing. I believe that my neighbors are in agreement with me in furthering this objective.

However, many neighbors have some concerns:

1) Several of us have responsibilities for project management and note that this has a feeling of projects that become "too big to fail". The proposal is for a massive project, so can milestones be introduced to allow project truncation before it gets out of hand, rather than find out only at the very end that this has become a disaster that the local citizens will be forced to live with while the developers take their profits and race off, never to be seen or heard from again?

2) Parking in the new development- It looks like there are not enough parking spaces for the residents and guests. Can this be clarified?

3) Traffic flow 1: The developers appear to assume that everyone will be driving to Hillsborough, instead of Chapel Hill, Durham, etc. Those driving to Chapel Hill will be tempted to cut through the Chandler's Green neighborhood to avoid stop lights at Sunrise and by the High School.

4) Traffic flow 2: LUPA Analysis item 4 notes that more population density means more use of public transportation and walking. There might be some increase in usage, but my bet would be on more car traffic instead.

5) LUPA Analysis item 3 describes transitioning and buffering. It already can be quite noisy in this area when the trees lose their leaves. It expect that this development will result in many trees being lost and more noise than proposed currently.

6) Trees: The developers want to keep as many trees as possible, but who will be responsible for maintaining the trees in the new development if they become a problem? When development trees get diseased, which resident will be paying \$1200/tree for removal? If not addressed, the disease eventually could travel downwind to my trees.

In summary, I have followed this aggressive development for a while, and although progress is being made, this still has the feeling of a disaster waiting to happen.

Your responses will be much appreciated.

Thank you for your consideration!!

John Kagel