

**Amy Harvey**

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**From:** Jeanette Coffin  
**Sent:** Tuesday, January 23, 2018 1:52 PM  
**To:** grichman1  
**Cc:** Ben Hitchings; Jackie Thompson; Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Toney Thompson; 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...RE: Family House Expansion SUP

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:** grichman1 [mailto:grichman@nc.rr.com]  
**Sent:** Tuesday, January 23, 2018 1:25 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Gary Richman <grichman@nc.rr.com>; Frank Rexford <freford@gmail.com>; Eddie Kirby <eddieangela@earthlink.net>; Ann Schwab <akschwab4@gmail.com>; Gail Wood <gailw@nc.rr.com>; Paul Neebe <neebetc@gmail.com>; Seth Kingsbury <pazzo@bellsouth.net>; Lex Alexander <3lexalexander@gmail.com>; Ann Alexander <abalexander2@gmail.com>; Scott Brees <misterbrees@gmail.com>; Joe Clancy <jclancy35@msn.com>; Lila Schweins <lschweins@nc.rr.com>; Lisa Bartles <lbartles@icloud.com>; Rex Bartles <rexbartles@icloud.com>; Carol Hadler <hadlerc@bellsouth.net>; F. Reed Johnson <firstenor@gmail.com>; Richard Harrill <richard.harrill@gmail.com>; Fred Hall <blkteach@bellsouth.net>; Kay Johnson <2NDalto@gmail.com>; Katie Jamieson <newyorkjamieson@gmail.com>; Alice Neebe <awneebe@yahoo.com>; Natalia Lebedeva <natalyintas@gmail.com>; Amanda Kingsbury <askingsburync@gmail.com>; Robin Casey <robincaseymd@gmail.com>; Nortin Hadler <nmh@med.unc.edu>; Mary Turner <maryturneroverdrive@gmail.com>; Rainer Blaesius <rblaesius@nc.rr.com>; Ben Duan-Porter <ben.duanporter@gmail.com>; Kendall Brees <kendallsbrees@gmail.com>; Matt Mauck <xumatt03@yahoo.com>; Krista Mauck <khmauck@gmail.com>; Malcolm Forbes <malcolmf7@gmail.com>; Tim Shearer <tjshearer@outlook.com>; Suzy Shearer <susy\_shearer@hotmail.com>; Cameron Williams

<cbw1673@gmail.com>; Katie Williams <kwilliamsDPM@gmail.com>; Denise Duan-Porter <denise.duanporter@gmail.com>; Alexander McLachlan <snazans@gmail.com>; Cassie Rice <cassiemgilbert@gmail.com>; John Rice <johnrice7@gmail.com>

**Subject:** Family House Expansion SUP

Mayor Hemminger and members of the Council

I am writing on behalf of myself and my Highland Woods neighbors. As one of spokespersons for the neighborhood and a direct neighbor of Family House I would prefer to be at the meeting but will be out of town attending to a family medical issue.

We would like to offer our support for the mission of SECU Family House, for having them as a neighbor and to note our general support for the Specific Use Permit under consideration with these specific comments and concerns:

- 1) **Landscape Buffer:** We support the amended northern buffer between Family House and Highland Woods. We have worked with Family House and their landscape architects and support the plan we have worked on together which are detailed in the landscape plan: 128 6’-10’ evergreen trees as a more effective and thorough visual buffer.
- 2) **Lighting:** We have an interest reviewing the “lighting plan with foot-candles; cross sections through the site including Highland Woods, depicting vehicle light screening” noted in the SUP. We have a general interest in light from the site and a particular interest in shielding car headlights from the neighbors abutting the parking area. We believe the ultimate evaluation is not whether the build out adheres to the plan but whether the plan and build out meet the objective of shielding the neighbors from parking lot headlights, etc.

This grows out of our experience - which we have probably cited to the point of tedium, so apologies – with the Ronald McDonald House expansion where what we thought we understood from the plans and what we experienced were significantly different. Whether that was due to our inexperience or inattention or actual variance, we are trying to make sure it does not happen with this project.

- 3) **Construction parking and material storage:** We understand that there will be no construction parking or material storage on Highland Woods Rd for which we are very appreciative.
- 4) **HVAC:** We also appreciate the commitment to have HVAC units meet the town noise ordinance. The SUP says “The units are also proposed to be screened with landscaping” but what we understand from the landscape plan and architect is that the topography, retaining walls and other screening will hide the HVAC units. The same thought as with lighting applies here, if the reality matches the planned objective we will be delighted. If not then we would still want other measures to meet the objective. We understand that noise level and visual screening has to be demonstrated during the Zoning Compliance Permit phase.
- 5) **Trash & Recycling:** We would prefer the location on SE side of property away from the Highland Woods boundary.

Thank you for your consideration of our comments

Gary Richman

Highland Woods Residents Assoc.

919 423 9532