

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Thursday, February 23, 2023 10:52 AM  
**To:** Sallie Shuping Russell  
**Cc:** Brian Litchfield; Caroline Dwyer; Britany Waddell; Diedra Whittenburg-McEntyre; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Resolution Endorsing Shaping Our Future: A Transportation and Land Use Initiative and Call a Legislative Hearing to Consider Updating the Town's Comprehensive Plan to Include Shaping Our Future: A Transportation and Land Use Initiative on April 19, 20

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  
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**From:** Sallie Shuping Russell <blueheaven02@aol.com>  
**Sent:** Wednesday, February 22, 2023 5:21 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Pam Hemminger <phemminger@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Adam Searing <asearing@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>  
**Subject:** Resolution Endorsing Shaping Our Future: A Transportation and Land Use Initiative and Call a Legislative Hearing to Consider Updating the Town's Comprehensive Plan to Include Shaping Our Future: A Transportation and Land Use Initiative on April 19, 2023.

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Town Councilpeople:

On tonight's agenda is action for the following: "Consider a Resolution Endorsing Shaping Our Future: A Transportation and Land Use Initiative and Call a Legislative Hearing to Consider Updating the Town's Comprehensive Plan to Include Shaping Our Future: A Transportation and Land Use Initiative on April 19, 2023." In reading over this plan I want to point out two provisions for your consideration:

**First**, This plan endorses the "by-Right Gentle Density in Neighborhoods" (p 81), which hasn't been approved on its own and has been pulled by the staff for revisions after talking to citizens. If this Plan is endorsed tonight with this provision in it it seems that Council will have by-passed an important fact, that the concept presented on "gentle density" is still being developed. I ask that you consider taking this paragraph out of the Shaping our Future document tonight until it is further developed by the Town. This would entail removing the following language on p. 81:

"By-Right Gentle Density in Neighborhoods

A substantial part of Chapel Hill's developed land area is zoned exclusively for single-family housing. The Town has legalized accessory dwelling units (ADUs) in these areas. Introducing additional "gentle density" into these neighborhoods—in the form of duplexes, triplexes, or small multifamily buildings—can gradually increase density over a longer period. These units would not be legally restricted as affordable but have historically served as a form of naturally occurring affordable rental housing and could offer homeownership at a lower price to many households by reducing a buyer's land costs. Many communities around the country, including Durham, have recently begun to allow duplexes and other moderate-density housing in districts previously zoned exclusively for single family housing. The Town of Chapel Hill is reviewing in 2023. Adoption is recommended."

**Second**, when looking at the areas outlined to be included in the TODs, the MLK South and Downtown districts include sections of the Historic Districts. Since a TOD overlay will reduce parking provisions as well as allow higher density development, by including sections of the Historic Districts you are adding to a problem of overcrowding with cars and students that already exists and we generally want to avoid. So please look at the boundary lines in this two districts and draw them so they do not include the Historic Districts. This is primarily the McCauley-Cameron district and the Franklin-Rosemary District.

Thank you very much for your consideration. I hope this gets to you in time for tonight's meeting and apologize for getting it to you late.

Sincerely,  
Sallie Shuping Russell