

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, September 16, 2022 10:20 AM  
**To:** susannassar energistics.com  
**Cc:** Colleen Willger; Lance Norris; Bergen Watterson; Chris Roberts; 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; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: follow-up to Mayor and Town Council re Sept 14 Stanat Place discussion

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

**From:** susannassar energistics.com <susannassar@energistics.com>  
**Sent:** Thursday, September 15, 2022 5:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Amy Harvey <aharvey@townofchapelhill.org>  
**Subject:** follow-up to Mayor and Town Council re Sept 14 Stanat Place discussion

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Dear Mayor Hemminger and Town Council,

Thank you for your sincere, well-thought out responses last night. But please allow me to counter a few.

- If emergency vehicle access is the real priority, then rubber collapsible bollards at the end of Cabernet meets that need. As far as I know they would neither delay nor impede/damage a fire truck like metal collapsible bollards or traffic calming "bumps" would.
- If inclusiveness is the issue then a paved and guttered street with bollards allows and even ENCOURAGES walking and bicycling. A connection without vehicular traffic is certainly more inviting and neighbor friendly than a thoroughfare, not to mention safe.
- An extension of Cabernet— if cars can even drive up the narrow steep incline with parked cars and vendor trucks and delivery vans and garbage/recycling bins on each side— will not be a happy route. So why even risk the safety factor and quality of life for Vineyard Square residents? Cabernet neighbors already put out their own plastic slow down figures against THEIR OWN Vineyard Square neighbors, some of whom fly up and down the street (and run through stop signs.) Increasing the current traffic by a single car or delivery van is going in the wrong direction.
- I too heard someone on the TCAP opine about how connectivity makes for shorter routes for delivery trucks and school buses. Excuse me? Where are our priorities? It should be on safety, community, and quality of life. NOT on shortcuts for gas (or even electric) vehicles.
- I'd like to add that the school buses on my street— 4 trips a day— BARREL down the street. We have been asking the Town since before Covid to allow us to install a traffic calming device near the playground. We have gotten the required signatures to request a TEST from the Town but ever since have been told they are too short-handed due to Covid or just don't reply at all. THREE YEARS now we have been asking.
- While I (hopefully) have your attention I will add— Weaver Dairy Road Extension is a danger to cross. We have been asking for crosswalks. Traffic will continue to increase with all the development on Homestead Road.... Weaver Dairy proper has a crosswalk and yellow sign/flag at every intersection. We need the same at both ends of horseshoe Sonoma Way. Cars come so quickly that we cross the street when it appears clear and then end up running for our lives. Parents on the Sonoma side of Vineyard Square do not allow their kids to walk alone to Homestead Park for fear of their being hit crossing Weaver Dairy Extension. I think this should be considered as a Connectivity issue.

We will be inviting Town Council members to come visit Cabernet Drive in person next week to see and hopefully better understand why it would be dangerous to open up through-traffic there, and to offer alternatives. I hope those of you who have already visited in the past will come as well.

Thank you for reading, and considering...

With best regards,

Susan Nassar  
Vineyard Square

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 21, 2022 4:23 PM  
**To:** Christy Tate  
**Cc:** Lance Norris; Colleen Willger; Dwight Bassett; 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; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Vineyard Square connectivity

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



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[405 Martin Luther King Jr. Blvd.](#)  
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**From:** Christy Tate <[christytate@charter.net](mailto:christytate@charter.net)>  
**Sent:** Wednesday, September 21, 2022 4:09 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Vineyard Square connectivity

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Dear Mayor Hemminger and CH Town Council,

First, we'd like to express our sincere appreciation for the thoughtful, challenging, and essential work you do for all of us in our community. Thank you for your service.

Our family has been fortunate to live in Vineyard Square (VS) for the past 5 years, and enjoys many aspects of living here, most of all, our neighbors.

Though most of us can agree on the importance of connectivity and working towards undoing many years of discriminatory, divisive housing practices, there are specific and concerning issues regarding making Cabernet Drive more of a thoroughfare, in Vineyard Square, a neighborhood already divided by (increasingly busy) Weaver Dairy.

Of note:

1. We feel it's asking a lot of higher density communities like VS, to accommodate increased traffic from Stanat's Place WITHIN our neighborhood, in addition to the large number of townhomes/apartments already in the works close-by on Homestead adding ever-increasing traffic on all surrounding roads. This is NOT about us not wanting new neighbors, this is about traffic and safety. We already connect with Parkside, without complaint and would be happy to connect with Stanat's Place neighbors - just not the traffic from the Aquatic Center.
2. The builder reviewed plans for 4 parking spaces/unit in Stanat's Place, due to knowledge that many residents use (as in VS) their garages for storage, not cars. The plan for Stanat's includes more additional parking spaces/unit, in addition to those adjacent at Homestead Aquatic. In contrast, not only does VS have very few available parking spots already, by connecting with Stanat's, we would lose some of the very few we have. Vineyard Square residents must park on the street - sometimes on both sides - because we have no alternative, and sidewalk on one side only. Eliminating some of the few parking spots we do have while building a new neighborhood with 4 parking spots/unit seems out of balance.
3. We found it ironic that one of the advisory committee members during an advisory meeting brought up the concern he had about adequate sidewalk and safety of individuals getting from their cars to the dog park at Homestead Park. There was more discussion about this than the EVERY DAY safety of adults, children, and pets in Vineyard Square with increased traffic on a narrow street. We know it won't be only Stanat's residential traffic, but traffic from a commercial site - the Aquatic Center - as well.
4. In eliminating one of the 2 (small) places in our neighborhood where we can gather as a community, it feels as though there is little regard for us in creating/maintaining community, while discussing areas for gathering in Stanat's Place, ie, around a central tree, fire pit, benches, etc. It feels as if we're being told that we should like and live with busy, traffic-filled streets out each of our doors. Maybe that is the vision for CH/Carrboro - one we don't share.

We appreciate the challenges of making decisions for the "greater good" vs for individual or smaller communities, again, particularly in light of historic disparities. We can see the practicality of connectivity with regards to emergency services, school buses, etc. eliminating community barriers, and the obvious affordable housing need, though Stanat's Place falls short on this by not meeting the required percentage. It's also obvious in CH, to see/experience the inequities in decisions made for middle/lower income and higher density housing being squeezed in relation to space and traffic vs areas having larger land area around individual homes/neighborhoods and clubhouses. This has been a LONG time in the making. Hopefully, residents of every neighborhood in CH will be willing to participate in equitable solutions for all.

Thank you,

Christy & Jim Tate

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, October 12, 2022 10:33 AM  
**To:** susannassar energistics.com  
**Cc:** Colleen Willger; Lance Norris; 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; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Considerations for Stanat Place

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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Sincerely,

Jeanette Coffin

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

**From:** susannassar energistics.com <susannassar@energistics.com>  
**Sent:** Tuesday, October 11, 2022 11:57 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Considerations for Stanat Place

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Dear Mayor and Town Council,

I am away and cannot attend the meeting tonight but would like to make a few points.

- We would like to maintain Vineyard Square as a safe, liveable, and highly desirable neighborhood. I think we deserve that as residents of Chapel Hill.

There is no logical reason for making Cabernet a full vehicular connection. Plastic collapsible bollards do not harm fire trucks or any other emergency vehicles.

Keeping Cabernet safe and pedestrian-friendly will also enhance the lives of our new Stanat neighbors, who we will meet as we walk our dogs and bicycle between the two communities. It's a win-win.

- Neighborhoods need ample parking. People have cars and will continue to have cars even as we all move to electric ones.

Our small 2-car garages have room for one car plus our trash and recycling carts. Those of us with more stuff including bicycles and sports/camping equipment do not park in our garages at all.

Our driveways allow us to park 2 cars with just enough room left to walk up the center. But then in order to access our sidewalks leading to our front doors, one of the cars has to be parked so far back it covers part or all of the sidewalk. Children on tricycles and scooters are forced to go out into the street. And it's just all-round inconsiderate of our neighbors to impose on our lovely clean flat sidewalks, which are one of the things that make Vineyard Square a true community and great place to live.

Fortunately we have on-street parking as well as some off-street parking on most streets. Yet still when we entertain or our children have friends over it can be a challenge to park. Not to mention when a homeowner rents his townhome out to 4 graduate students who all have cars plus significant others with cars.

We all have cars. We all have friends and family. So please do not pressure Stanat Place to reduce its number of parking spaces. And please stop trying to force people to take mass transit. We will when and if it's convenient but we will still want and need our cars. That is simply a reality.

Thank you for your consideration in these matters.

Sincerely,

Susan Nassar

Sent from my iPad

*Anne Maddry* 2510 Homestead Road, Chapel Hill, NC 27516 \* annemaddry2017@gmail.com

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October 12, 2022

Town of Chapel Hill  
405 Martin Luther King, Jr Blvd  
Chapel Hill, NC 27514

Dear Chapel Hill Mayor and Town Council:

I am aware that tonight is the closing of the legislative hearing for the approval of the Stanat Place Subdivision located adjacent to my property at Homestead Road.

I and my real estate agent, Thomas Whisnant have been in discussion with the applicant's representative, Eric Chupp in regards to two issues:

1. Since my family homeplace is still not connected to public sewer and is served by a private septic system, access to the OWASA sewer easement located on the adjacent property is extremely important. In the event that my septic system were to fail there is no other way for me to get access to this utility, therefore I feel that it is a potential public health issue for me. I am therefore requesting that a new 30-foot-wide sewer easement to the OWASA line on the Stanat property be shown on the construction drawings before the final plat is recorded. Over the next couple of months, while the construction drawings for the new subdivision are finalized, I will work with a civil engineer, OWASA, and a surveyor to get this layout done. Tom and I will work with Mr. Chupp to handle these details.
2. The Stanat property and mine were originally one parcel. In order for the Stanat's to gain access from Homestead Road when they purchased the property, my family granted an access easement to them. Under the current plans, there is no need for this to be continued as a new access is planned from Aquatic Drive. I have requested that this and any other existing easements to the Stanat property, going across my property at 2510 Homestead Road, be abandoned once the new subdivision plat is recorded.

In conclusion, we have had a positive dialogue with Mr. Chupp in regards to these issues and will continue to work together with him. I fully support the approval of the Stanat Place project but just want to be sure that these two issues are noted in the public record before the hearing is concluded tonight.

Sincerely,

*Anne Maddry*  
Anne Maddry