

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, April 18, 2023 4:21 PM  
**To:** Don Pendergraft  
**Cc:** Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; 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: Support of rezoning for Barbee Chapel Apartments

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

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**From:** Don Pendergraft <donwpendergraft@gmail.com>  
**Sent:** Tuesday, April 18, 2023 4:19 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Ricky Roberson <ricklroberson@gmail.com>  
**Subject:** Support of rezoning for Barbee Chapel Apartments

**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 Members of Chapel Hill Town Council,  
I'm writing in support of the proposed new apartments on Barbee Chapel Road. My family has been here for well over 100 years. We have seen many changes and growth in southern Durham County. The former farming community is now a patchwork of families who have been good citizens and stewards of the land inherited as parcels of the Hancock's/Sparrow farmland. These families and friends have decided to sell the land for Chapel Hill's future expansion.

The process has been a difficult decision for us and we have searched and waited for a buyer who will make the transition.

We fully endorse Toll Brothers and their history of providing affordable housing, which is environmentally sound for the future of Chapel Hill and Durham County.

Thanks for your consideration.

Respectfully submitted,

Don W. Pendergraft

5105 Barbee Chapel Road

Chapel Hill, NC 27517

252-312-4818

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 19, 2023 9:15 AM  
**To:** Ricky Roberson  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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: Barbee Chapel Apartments

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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**From:** Ricky Roberson <[ricklroberson@gmail.com](mailto:ricklroberson@gmail.com)>  
**Sent:** Wednesday, April 19, 2023 7:38 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Barbee Chapel Apartments

**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 Council Members,

My name is Ricky Roberson. I am one of the property owners of the proposed **Barbee Chapel Apartments by Toll Brothers**.

I would like to give you some perspective and history of the people that have lived in this community for many years. Our family has occupied this property for four generations dating back over a hundred years. It started with our great grandparents John and Amanda Hancock. The property was then passed down to their daughter Pearl and her husband, Don Sparrow. Upon their passing, their children, Murray Sparrow, Esther Roberson and her husband Dallas, Ernestine Pendergraft and her husband Elmer became the owners of various parcels within the neighborhood.

Their current children still own and occupy this property. Steve, Don, Sandy Pendergraft, Donna Sayers Roberson, Bruce, Ricky, Alan Roberson and lastly Phil Sparrow. As you can probably imagine, this property means so much to our family and, like our parents, we had the privilege of seeing our children grow up here and become citizens of Chapel Hill. But now this is no longer a rural remote part of Chapel Hill. **We all** feel that now is the time to turn it over to progress.

I tell you this history because we came together as a family, and with our neighbors that own property here, to list our property on the market. We did this because we hoped to find a buyer who could appreciate the land as much as our family has for multiple generations. As Chapel Hill continues to grow and development continues to occur it seemed like now was the most appropriate time. Additionally, our homes were built back in the 50s and 60s and many of the homes could benefit from major renovations. We were incredibly fortunate to find a partner in Toll Brothers who is led by a UNC graduate. **Toll Brothers by far had the best vision for our properties.** They understood the importance of this property and our desire to ensure Chapel Hill had a beautiful housing option that could meet the needs of our growing town. We are 100% supportive of their efforts and ask that you approve their rezoning submission. We are fully confident they have put in the work to build something truly amazing.

Please understand, this was a bittersweet decision for all of us, but this is what we all really want and feel this is best for Chapel Hill. Please consider this when you place your vote for rezoning and we appreciate your consideration.

Thank You,  
Pearl Lane Family and Neighbors

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***Ricky Roberson***

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 19, 2023 12:21 PM  
**To:** Lyn Harwell  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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: Support for Barbee Chapel Apartments by Toll Brothers

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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**From:** Lyn Harwell <blharwell@gmail.com>  
**Sent:** Wednesday, April 19, 2023 10:39 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support for Barbee Chapel Apartments by Toll Brothers

**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 Town Council Members,

My name is Barbara Harwell. My husband, Thomas Bell, and I are the only two partners in Square Wheel Ventures, LLC that owns one of the properties in the proposed Barbee Chapel Apartments development by Toll Brothers. We have owned the house and property for over 40 years, and have seen the many changes in Chapel Hill over that time.

We fully support the rezoning of the property, and are in complete agreement with the message sent to you from Ricky Roberson and the Pearl Lane Family and Neighbors in favor of the Toll Brothers development.

Thank You,  
Barbara Harwell and Thomas Bell  
Square Wheel Ventures, LLC

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 19, 2023 3:43 PM  
**To:** steve pendergraft  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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: Barbee, chapel apartments

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Jeanette Coffin

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

From: steve pendergraft <stevependergraft@hotmail.com>  
Sent: Wednesday, April 19, 2023 3:28 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Cc: Don Pendergraft <donwpendergraft@gmail.com>; Ricky Roberson <ricklroberson@gmail.com>  
Subject: Barbee, chapel apartments

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Dear Mayor and Town Council,  
My name is Steve Pendergraft and I am writing in reference to the Barbee Chapel apartments Toll Brothers is proposing. My family has been on this property for over 150 years. I am a direct descendent of John and Amanda

Hancock. Me, my brothers, and my cousins have watched this property move from a dirt road status considered in the country, to a very sought after and desirable address.

With all the growth that is coming to this part of Chapel Hill, we feel that it is best to get behind Toll Brothers and see this project go through.

Thank you for your consideration.

Best, Steve

Sent from my iPhone



## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, April 19, 2023 3:43 PM  
**To:** Donna Sayers  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; 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: Barbee Chapel Apartments Zoning

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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**From:** Donna Sayers <dsayers03@gmail.com>  
**Sent:** Wednesday, April 19, 2023 3:26 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Barbee Chapel Apartments Zoning

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Good Evening Mayor and Town Council,

My name is Donna Roberson Sayers. In December 1942 I was born in my grandmother's home on the Barbee Chapel Road property that is before you now. Barbee Chapel Road was a dirt road and considered to be rural Durham County. Since that time, I grew up riding school buses one and one-half hours each way to Durham County Schools. I

later married and had children while living on the same property my grandparents originally owned, I still live here. I worked and retired from the Town of Chapel Hill Public Library.

What has changed most was when this property was annexed into Chapel Hill City and became a community identifying as a Chapel Hill community. I feel we are leaving this property in good hands and to positive growth for future citizens of Chapel Hill.

Thank you, Donna Sayers