

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, August 13, 2020 8:44 AM  
**To:** hkrasny@mindspring.com  
**Cc:** Judy Johnson; 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:** FW: REPLY(13): Change Needed In Proposed Land Use Map (N. 15-501)-- Rogers/Chapel Hill  
**Attachments:** N. 15-501 Map as of 3-2020.pdf

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: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Thursday, August 13, 2020 5:19 AM  
To: Alisa Rogers <adrogers@townofchapelhill.org>  
Cc: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: REPLY(13): Change Needed In Proposed Land Use Map (N. 15-501)-- Rogers/Chapel Hill

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

Ms. Rogers-

This Land Use Map (attached) is essentially the SAME proposed Land Use Map that you sent me in 3-05-20 (Rev 2-20-20). However, you have made one little change that you and the Planning Dept apparently did NOT think we would catch. Sub-Area C in the 2-20-20 Map showed it had 4-story structures, which we strenuously opposed since we are part of this neighborhood that includes and is surrounded by 7-subdivisions with 578 homeowners, ALL being 2-3 stories. Now in this new Map dated Mar, 2020 (ENCLOSED) you have slipped in a new change. Instead of 4-Story in your DRAFT Map dated 2-20-20, the new Map dated Mar, 2020 shows our area (in Sub-Area C) with a typical height of "4-6 Stories." Another words-- who's going to notice structures that are 2-3 additional stories in our area?

Whether or not it's less prescriptive as you have said that Town Council has directed you to depict, this area you have depicted (within Sub-Area C) and its adjacent lots (7 neighborhoods totaling 578 TAX PAYING HOMEOWNERS) are ALL 2-3 stories MAXIMUM. PERIOD!

We have told you-- we are NOT a 4-story, we are NOT a 5-story or a 6-story neighborhood. We are 2-3 (MAXIMUM)-story RESIDENTIAL NEIGHBORHOODS. You have mistakenly (or intentionally) grouped Apartments and Office/Institutional buildings in this area (Sub-Area C) with our 2-3 Story Residential buildings. That's false and misleading information, whether now or for the future, unless you believe that ALL of the 2-3 Story Residential properties within this designated area plus the immediately adjacent lots will eventually be leveled at some point in the next 29 years (to 2049) to make room for 4-6-Story structures.

You state (E-M on 8-10-2020): "Regarding the heights, the Typical Height shown is for future development, not current development." PLEASE don't deflect from the real truth here. Respectfully, we've gone over this Land Use issue, vis-à-vis this height issue, multiple times over the last TWO consecutive years. During that time you have tried to depict us as 4-5 story units initially, and due to our push-back it was eventually changed back to be consistent with the present Land Use (2020), its density and design (2-3 stories). I refer you to the past correspondence on 6-03 and 6-07-19.

Is this a game you and the Town are playing with our neighborhood-- "lets see how we can empty out this area by sending a message loud and clear to the present residential homeowners-- your homes will eventually be leveled in the future (by 2049) and will be replaced with high-rise units 4-6 stories?"

Once again as we said (ref E-M on 6-07-19): "a large contingent of Homeowners in these surrounding 7 subdivisions vociferously complained to Town Council at a Concept Review on 10-17-18 about the attempts by a developer to upzone this [5-acre] property and erect 5-story multi-level apartment buildings on this site..."

Once again as we said (ref E-M on 1-24-20): "this is NOT the same product (ie, the Land Use Plan) we as TAX PAYERS previously committed to paying for.

We as a community were presented a format in Apr 2018, subsequently actively sold on and actively promoted by the Town's management. We were further asked to actively participate in its development to help correct errors. I feel like the carpet has been pulled out from under us [once AGAIN]."

I would be happy to forward you and anyone else on this E-mail list the numerous, LENGTHY series of correspondences and discussions you and I have had over the last 2 years (starting May, 2018) re this Land Use Map issue, and how the Town has essentially "flip-flopped" on it. Finally after you and the Town ascended to our requests (NOT 4, 5 or 6 stories in this area), then you all have pulled the rug out from under us and changed it back again to what we have strenuously opposed OVER AND OVER & OVER. We are NOT planning to become 4-6 STORY structures, we do NOT intend for our respective properties and neighborhood to be demolished and eventually replaced with residences 4-6 Stories tall and offices plus commercial and high-rise parking lots (ie, mixed-use), which I believe will be in the image of the Blue Hill Development District. How many times more do we have to repeat ourselves Ms. Rogers?

Again, respectfully your information and depiction of Sub-Area C in the most recent proposed Land Use Plan is INCORRECT, FALSE and MISLEADING. Would you please correct it ASAP BEFORE the Town Council's FINAL review of this proposed Land Use Map on Sept 9, 2020. Our typical height is 2-3 Story Residential Structures. PLEASE DO NOT group

us with 4-6 Story Apartments and Office/Institutional Buildings as you have incorrectly done in this current version of the Land Use Plan dated March, 2020.

Respectfully,  
Harvey Krasny  
Homeowner, Chapel Hill, NC

Enc(1): Proposed 15-501 Land Use Map, ver Mar, 2020.

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

From: Alisa Rogers [mailto:adrogers@townofchapelhill.org]  
Sent: Monday, August 10, 2020 7:48 AM  
To: H. Krasny  
Subject: RE: RESEND: Follow-Up: REPLY(12): Change Needed In Draft Land Use Map (N. 15-501)-- Rogers/Chapel Hill

Dear Dr. Krasny,

We are doing as well as can be expected during this time. Thank you so much for thinking of us. I hope you are also staying safe and healthy. This is such a difficult time.

Regarding the N. 15-501 Focus Area Map, I have attached the latest version. I previously relayed your concerns regarding the lack of specificity with the revised Maps, but to date, Council has chosen to retain this less prescriptive approach.

Regarding the heights, the Typical Height shown is for future development, not current development. In terms of use, the matrix does indicate that the primary, future uses in Sub-Area C should be multi-family residential and townhouses/residences.

I expect to provide this latest round of community comments to Council on September 9, and I will continue to express your concerns.

Regards,  
Alisa  
Alisa Duffey Rogers, AICP  
Land Use Management Ordinance Project Manager, Town Manager's Dept Town of Chapel Hill  
Phone: (919) 969-5011

[Enc(1): 15-501 Land Use Map, Mar, 2020.]

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

From: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Thursday, August 06, 2020 4:01 AM  
To: 'adrogers@townofchapelhill.org'  
Subject: Follow-Up: REPLY(12): Change Needed In Draft Land Use Map (N. 15-501)-- Rogers/Chapel Hill

Greetings Ms. Rogers-

I hope all is well and you are staying safe during this trying time of a pandemic.

Further to our last correspondence in Mar, 2020 (below), I understand that there is recent further discussion re this Draft Land Use Map dated 2-20-20.

I ASK-- has there been any further update and drafts of this Map re North 15-501 in 2049? If so, may I please a more current version (in PDF)?

I reiterate re this 2-20-20 Map:

"It just gives an area overview and is NOT specific, informative and useful as were the previous draft Maps (Sept, 2019 and prior revisions) and prior Land Use Maps (2001 & 2020)."

In this 2-20-20 Draft Map, Sub-Area C is incorrectly marked. It's ALL RESIDENTIAL except for the small office area fronting to Dobbins Dr between 1751 Dobbins Dr (new bldg) and 1775 Dobbins Dr (Sun Trust Bank) Period. FULL STOP.

WRONG: A typical height is NOT 4 STORIES.

Harvey Krasny

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

From: H. Krasny [mailto:hkrasny@mindspring.com]

Sent: Friday, March 06, 2020 2:21 AM

To: adrogers@townofchapelhill.org

Subject: REPLY(12): Change Needed In Draft Land Use Map (N. 15-501)-- Rogers/Chapel Hill

Ms. Rogers-

//

## Amy Harvey

---

**From:** H. Krasny <hkrasny@mindspring.com>  
**Sent:** Sunday, September 06, 2020 12:49 PM  
**To:** Town Council  
**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:** Change Needed In Proposed Land Use Map (N. 15-501)-- Mayor & Council/Chapel Hill  
**Importance:** High

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

Re: Change Needed In the Currently Proposed Land Use Map (N. 15-501).

Dear Mayor & Town Council-

Regarding your review of the currently proposed Land Use Map (version. Mar, 2020), I respectfully request that a change be made in the North 15-501 Focus Area Map. Here follows the reasons for this objection:

1. This current version falsely states that typical heights of structures are "4-6 stories" in "Sub-Area C." We (Summerfield Crossing) occupy a prominent part of that area, and we (140 townhomes) are ALL 2-3 stories in height-- NOT 4-6 stories; AND
2. This current version of the Land Use Map alters the previous 3 versions of the Map (2-04-19, 6-04-19 & 8-13-19) with its "less prescriptive" approach that incorporates (ie, bundles) our subdivision into an area (Sub-Area C) containing MIXED USE with typical building heights of "4-6 stories." This would contradict what is presently there in terms of townhomes homes, 2-3 stories tall, and contradicts the previous Land Use Map (2001) and the present Map (2020).

We and our adjacent ALL RESIDENTIAL neighborhood of 6 other subdivisions (total of 578 homeowners) are NOT going to abandon our homes in the future so the Town can eventually replace them with MORE high-rise apartments, parking lots/decks, and commercial/office uses. We are totally consistent and in harmony with the Land Use of the 6 surrounding subdivisions. We do NOT wish to be overtaken by "Mixed Use," OR become an extension of the Blue Hill District and thereby play a role in this grand scheme of some Planners in this Town to alter or eliminate our ALL RESIDENTIAL neighborhood.

Through our taxes we pay the Town to serve and to protect us, and NOT to disrupt and destroy our investment in it, and degrade our quality of life where we have chosen to live and call home.

Therefore, I respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this March, 2020 version so as to return our subdivision (Summerfield Crossing) and the adjacent 5-Acre undeveloped property (fronting to Erwin Rd) to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height. That is how it has been previously depicted in the prior Land Use Map (2001) and the present Map (2020).

Please don't say that you know better how our neighborhood will be improved with additional structures (Mixed Use and Infill) that have NO connection with or benefit to our community and our quality of life.

Thank you,  
Harvey Krasny  
Homeowner

## Amy Harvey

---

**From:** Wei Jia <jiaw005@gmail.com>  
**Sent:** Monday, September 07, 2020 11:40 PM  
**To:** Town Council; Alisa Rogers; 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:** N 15-501 Focus Area draft map of the Future Land Use Map (FLUM) Sub Area C

**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 Chapel Hill Town Council, and Ms Rogers,

Our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.
2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.
3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Best Regards.

Sincerely,

Wei Jia  
212 Windhover Dr  
Chapel Hill, NC 27514



## Amy Harvey

---

**From:** Jason Liu <jason.liu1967@gmail.com>  
**Sent:** Monday, September 07, 2020 11:58 PM  
**To:** Allen Buansi; Alisa Rogers; Amy Harvey; Amy Ryan; Carolyn Worsley; Flo Miller; Hongbin Gu; Jess Anderson; Jeanne Brown; Karen Stegman; Laura Selmer; Maurice Jones; Mary Jane Nirdlinger; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh  
**Subject:** We do not agree the plan.

**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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Homeowner

## Amy Harvey

---

**From:** Holly Ma <gg44004619@gmail.com>  
**Sent:** Tuesday, September 08, 2020 6:53 AM  
**To:** Allen Buansi; Alisa Rogers; Amy Harvey; Amy Ryan; Carolyn Worsley; Flo Miller; Hongbin Gu; Jess Anderson; Jeanne Brown; Karen Stegman; Laura Selmer; Town Council; Maurice Jones; Mary Jane Nirdlinger; Michael Parker; Pam Hemminger; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Shakera Vaughan; Sabrina Oliver; Tai Huynh  
**Subject:** concerns regarding the latest N 15-501 FLUM

**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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Homeowner

## Amy Harvey

---

**From:** Jihong Wu <jihongwu@hotmail.com>  
**Sent:** Tuesday, September 08, 2020 8:01 AM  
**To:** Town Council; Alisa Rogers; 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:** FLUM program

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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Homeowner Jihong Wu

Sent from my iPhone

## Amy Harvey

---

**From:** qing cheng <qcheng1996@gmail.com>  
**Sent:** Tuesday, September 08, 2020 9:17 AM  
**To:** Allen Buansi; Alisa Rogers; Amy Harvey; Amy Ryan; Carolyn Worsley; Flo Miller; Hongbin Gu; Jess Anderson; Jeanne Brown; Karen Stegman; Laura Selmer; Town Council; Maurice Jones; Mary Jane Nirdlinger; Michael Parker; Pam Hemminger; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Shakeria Vaughan; Sabrina Oliver; Tai Huynh

**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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Qing Cheng

Jie Yu

202 Windhover drive

Chapel hill, NC 27514



## Amy Harvey

---

**From:** yrr.gao@gmail.com  
**Sent:** Tuesday, September 08, 2020 9:47 AM  
**To:** Town Council; Alisa Rogers; 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:** concern over the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM)

**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 Chapel Hill Town Council, and Ms Rogers,

Our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.
2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.
3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and

irreversible.

Sincerely,

Yasheng Gao and Ya Liu

Homeowners of 204 Windhover Dr, Chapel Hill NC  
27514

## Amy Harvey

---

**From:** Liqing Lu <louchielu@yahoo.com>  
**Sent:** Tuesday, September 08, 2020 10:06 AM  
**To:** Town Council; Alisa Rogers; 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:** N15-501 Focus Area Drafte Map of FLUM

**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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.
2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.
3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Louchie L.  
Homeowner at Windhover



## Amy Harvey

---

**From:** Yunjun Mu <yunjun.mu@gmail.com>  
**Sent:** Tuesday, September 08, 2020 10:14 AM  
**To:** Town Council  
**Cc:** Alisa Rogers; 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:** FLUM (N 15-501 Focus Area Sub Area C) goes against the consensus of the residents and Town Council  
**Attachments:** FLUM N. 15-501 March 2020.pdf

**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 Chapel Hill Town Council:

In the midst of the pandemic, many residents are not able to pay close attention to the FLUM, and many other developments in Chapel Hill. We count on our elected leadership to provide good stewardship of our town. This following mistake unfortunately indicates the well-documented consensus and will of the residents and our town council (reached through many rounds of reviews and public hearing) have been totally disregarded. Please read through this email, and the link provided below.

1. The latest N 15-501 Focus Area map designates its Sub Area C for 4-6 stories development. This area consists of or borders subdivisions with mostly 1-2 story single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are all modest residential communities that we call homes, actively maintain, cherish, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

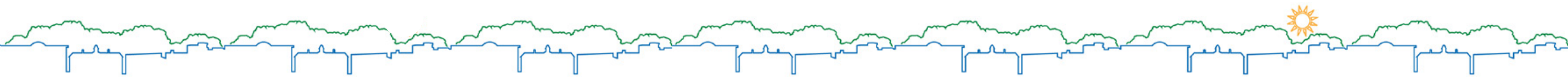
2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality had attempted to upzone this 5+ acre land for a high-rise apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were *unanimously* against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council. Summit Hospitality just purchased the 5+ land in April 2020. We wonder about the timing since it happened after the FLUM draft changed this area to 4-6 stories.

<https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/101-110-erwin-rd>

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. However much of Sub Area C is NOT fronting the N 15-501. To re-designate a R-2 area in the *midst* of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map reverting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height, as in the Aug, 2019 version.

Sincerely,

Yunjun Mu  
Mark Evans  
Xiao Y. Yang  
Residents on E Old Oxford Rd



## North 15-501

### A destination with a mix of higher intensity uses.

The North 15-501 area is envisioned as a dynamic mix of higher-intensity uses, including places to shop and reside. The vision for this area balances its role as a gateway to Town from points east and a destination that draws residents, employees, shoppers, and visitors from elsewhere. The Focus Area promotes active street life that blends the built environment with mature tree canopies and offers wide sidewalks and other multimodal features. Portions of the Focus Area that are currently developed may transition over time to open space.

### Overview of Current Conditions

North 15-501 is one of the town's major retail and commercial centers as well as an important gateway from I-40. Higher density housing, commercial, and mixed-use developments dominate the corridor, which is surrounded by established single-family neighborhoods. Significant flood and stormwater concerns impact a major portion of this area. In 2014, Chapel Hill adopted a form-based code for the Blue Hill District to establish and maintain a consistent and cohesive design aesthetic. Previous planning efforts include Ephesus Church Road/Fordham Boulevard Small Area Planning and Traffic Analysis, Blue Hill District Design Guidelines, and various townwide plans. Planning strategies should reference the concurrent planning process for the UNC Healthcare Eastowne campus.

### Focus Area Principles

#### Connectivity & Mobility

- Parking strategies—such as consolidating parking in strategic locations—should encourage people to park once and walk from one destination to another within in mixed-use activity nodes. Likewise, property owners who have different peak hours of parking demand should share their parking spaces with one another.
- Given the higher density envisioned for this corridor, bicycle and pedestrian mobility within and to the Focus Area should be prioritized.

#### Land Use

- Existing single-use shopping areas should be encouraged to transition over time to mixed-use areas with clear connections to adjacent neighborhoods and developments.
- Special consideration should be given to the transition from higher density and intensity uses along the corridor and near larger proposed transit stops to single-family neighborhoods.
- Housing of various price points should be integrated into mixed-use nodes or located near employment centers.
- Townhomes should be encouraged to provide a transition between higher densities in the Focus Area and the single-family residential neighborhoods on the periphery.
- This Focus Area should include employment centers, whether single user or in a mixed office setting, within proximity to future transit stops.

#### Placemaking, Street Character, and Urban Form

- As a gateway from the northeast, additional attention should be given to the form and function of the corridor. Because the Town is designated as a Tree City USA, significant tree stands at Town entrances,

as appropriate to the location, should be maintained and/or enhanced. For example, when entering Town from the rural buffer, density should build from the edge of the rural buffer toward the more developed portions of Town. In all instances, the entrances to Town should demonstrate the Town's uniqueness.

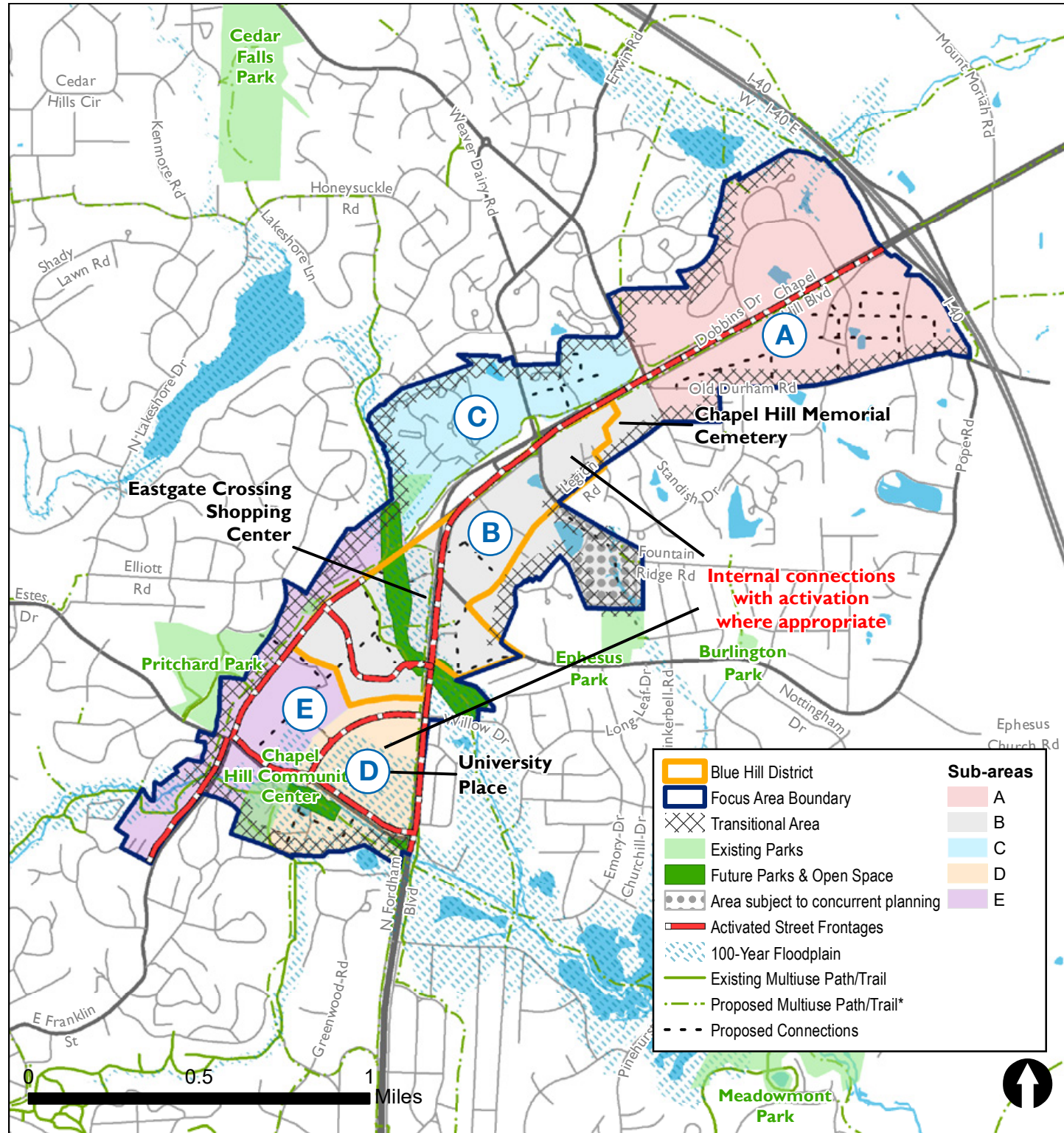
- As single-story retail centers such as University Place and Eastgate are redeveloped into multistory, mixed-use developments, the provision of additional, connected public spaces should be emphasized.
- The Focus Area is characterized by its inviting streetscapes that blend the aesthetics of the built environment with mature tree canopies within the public right-of-way and as part of private development. Maintain this quality by preserving key vegetative areas and implementing new street tree plantings to support this character, shade sidewalks, and help frame the public realm.
- Redevelopment should feature a more compact and connected urban framework by limiting block lengths, thus ensuring a higher number of intersections per square mile.
- Site buildings closer to the street to enhance the walkability within the Focus Area.
- Active frontages are encouraged to create vibrancy and ensure pedestrian activity over time. These frontages should consider the placement of buildings on the site, the location of primary building entrances, streetscapes, and pedestrian-scaled amenities. In some cases, active frontages may mean that retail and services should be allowed on the first floor within the Multi-family Character Type.

#### Density & Intensity

- The mix of uses should vary in scale and intensity based on the different context of the Focus Area.
- Density and intensity should be the highest near larger proposed future transit stops with transitions to adjacent areas. The density and intensity of these areas should be reconsidered if transit is not constructed.

#### Environmental

- The Town should leverage redevelopment as an opportunity to reduce overflows into the Focus Area's historically flood prone locations.
- Redevelopment and new development should enhance how people are connected to and experience the area's natural resources, including Little Creek and Booker Creek. The creeks should be incorporated into site design where appropriate.
- The North 15-501 Focus Area should have a greater contribution to the Town's overall urban tree canopy.
- Some developed properties should partially transition to open space, where possible, which may require intensifying development away from restored open space on these properties.



\* See Mobility Plan for more information about proposed multi-modal improvements

### Character Types and Height in 2049

● Primary (predominate land uses)    ⊙ Secondary (allowed, but not predominate)    ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D	Sub-Area E
Multifamily, Shops & Offices	●	●	⊙	●	●
Multifamily Residential	●	⊙	●	⊙	⊙
Commercial/Office	●	●	⊙	●	●
Parks and Green/Gathering Spaces	●	●	⊙	●	●
Townhouses & Residences	⊙	⊙	●	⊙	⊙
Institutional/Civic	⊙	⊙	⊙	⊙	⊙
Typical Height	4-6 stories	4 stories	4-6 stories	4-6 stories	4-6 stories
Transitional Area Height	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories	Up to 4 stories
Activated Street Frontage Height	6 stories	6 stories	6 stories	6 stories	6 stories

Note: Each story is approximately 12 feet tall, but height may vary based on many factors.

### Definitions

#### Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

#### Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form in order to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. For additional direction, see the Guiding Statements.



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 08, 2020 10:23 AM  
**To:** gmail  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: N15-501 Focus Area Drafe Map of FLUM

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

---

**From:** gmail [mailto:ardinbir@gmail.com]  
**Sent:** Tuesday, September 8, 2020 11:07 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; adrogers <adrogers@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; aryan <aryan@townofchapelhill.org>; hgu <hgu@townofchapelhill.org>; jbrown2 <jbrown2@townofchapelhill.org>; janderson <janderson@townofchapelhill.org>; kstegman <kstegman@townofchapelhill.org>; mparker <mparker@townofchapelhill.org>; phemminger <phemminger@townofchapelhill.org>; sVaughn <sVaughn@townofchapelhill.org>; thuyh <thuyh@townofchapelhill.org>; aharvey <aharvey@townofchapelhill.org>; cworsley <cworsley@townofchapelhill.org>; fmiller <fmiller@townofchapelhill.org>; Iselmer <Iselmer@townofchapelhill.org>; mnirdlinger <mnirdlinger@townofchapelhill.org>; mjones <mjones@townofchapelhill.org>; rbuckley <rbuckley@townofchapelhill.org>; rkarpinos <rkarpinos@townofchapelhill.org>; rnortham <rnortham@townofchapelhill.org>; rtompkins <rtompkins@townofchapelhill.org>; soliver <soliver@townofchapelhill.org>  
**Subject:** N15-501 Focus Area Drafe Map of FLUM

Dear Mayor and Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Jayden J.  
Homeowner

---

gmail(ardinbir)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 08, 2020 10:23 AM  
**To:** yrr.gao@gmail.com  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: concern over the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM)

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

---

**From:** yrr.gao@gmail.com [mailto:yrr.gao@gmail.com]  
**Sent:** Tuesday, September 8, 2020 9:47 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Alisa Rogers <adrogers@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Shakera Vaughan <sVaughn@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Laura Selmer <lSelmer@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ralph Karpinos <rkarpinos@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>  
**Subject:** concern over the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM)

Dear Mayor and Chapel Hill Town Council, and Ms Rogers,

Our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Yasheng Gao and Ya Liu

Homeowners of 204 Windhover Dr, Chapel Hill NC  
27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 08, 2020 10:24 AM  
**To:** qing cheng  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE:

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

---

**From:** qing cheng [mailto:qcheng1996@gmail.com]  
**Sent:** Tuesday, September 8, 2020 9:17 AM  
**To:** Allen Buansi <abuansi@townofchapelhill.org>; Alisa Rogers <adrogers@townofchapelhill.org>; Amy Harvey <aharvey@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Carolyn Worsley <cworsley@townofchapelhill.org>; Flo Miller <fmiller@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Rae Buckley <rbuckley@townofchapelhill.org>; Ralph Karpinos <rkarpinos@townofchapelhill.org>; Ran Northam <rnortham@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>; Shakera Vaughan <sVaughn@townofchapelhill.org>; Sabrina Oliver <soliver@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>  
**Subject:**

Dear Mayor and Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Qing Cheng  
Jie Yu  
202 Windhover drive  
Chapel hill, NC 27514

## Amy Harvey

---

**From:** Jing Jin <crystal.jin21@gmail.com>  
**Sent:** Tuesday, September 08, 2020 11:06 AM  
**To:** Town Council  
**Cc:** Alisa Rogers; 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:** Correction needed for FLUM (N 15-501 Focus Area Sub Area C)

**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 Chapel Hill Town Council:

The latest N 15-501 Focus Area map designates its Sub Area C for 4-6 stories development. The centerpiece and the only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality had attempted to upzone this 5+ acre land for a high-rise apartment complex in 2018. They backed off after The Town Council were *unanimously* against the upzoning at the Concept Review Hearing on 10/17/2018. Summit Hospitality purchased the 5+ land in April 2020, after the FLUM draft in March 2020 changed this area to 4-6 stories. This shows the direct and immediate impact of the FLUM on the future of our town's development.

The grassroots opposition to the upzoning of the centerpiece of the Sub Area C has been strong and clear. There was huge turnout throughout the many rounds of committee hearings and council meetings in 2018. The following post on Nextdoor summarises the mood best when our elected leadership listened and agreed with its residents:

*[Erwin Road Development--The Fat Lady Sang](#). We had a huge turnout at the Council meeting tonight. Even though the developer changed the plan a third time and made the buildings condos instead of apartments, the council unanimously turned down the Erwin Rd plan--but what is even more important- the council has finally gotten the message about stormwater issues and traffic--and the impact of density and scale of development on the character of the town--AND the need to look at the impact on an entire area instead of a single plot of land. That is not to say that that the land there will never be developed but that any new development at that site will be more in keeping with the scale of other developments of the community. Thank you everyone who took the time to come out and to speak. You made all the difference!*



- Home
- Booker Creek
- Map
- Digest
- Neighborhood
- Help Map
- Businesses
- For Sale & Free
- Local Deals
- Events
- Real Estate
- Safety
- Lost & Found
- General
- Groups
- All Groups
- Topics
- All Topics
- Directories
- Neighbors
- Pets
- Public Agencies

**Linda Brown** • Summerfield Crossing • 17 Oct 18

**Erwin Road Development--The Fat Lady Sang.** We had a huge turnout at the Council meeting tonight.

Even though the developer changed the plan a third time and made the buildings condos instead of apartments, the council unanimously turned down the Erwin Rd plan—but what is even more important- the council has finally gotten the message about stormwater issues and traffic—and the impact of density and scale of development on the character of the town--AND the need to look at the impact on an entire area instead of a single plot of land.

That is not to say that that the land there will never be developed but that any new development at that site will be more in keeping with the scale of other developments of the community.

Thank you everyone who took the time to come out and to speak. You made all the difference!

Posted in **General** to **72 neighborhoods**

👍 Thank 🗨️ 42 Comments 😊 52

---

**Mary DeFir** • Summerfield Crossing

I was so impressed and heartened by everyone who spoke tonight. Thanks to everyone for making the effort to take a stand for our quality of life.

18 Oct 18 Thank Reply 😊 3

---

**Killian Manning** • Summerfield Crossing

Thank you so much for your efforts, everyone!

18 Oct 18 Thank Reply 😊 3

---

**Janet Sligh** • Colony Woods

Thank you for attending and representing our opinion!

18 Oct 18 Like Reply 😊 1

---

**Carol Freedman** • Kirkwood

I am over the moon with joy and cannot express my gratitude Linda for your compassion, passion and devotion! I was unable to attend, however, I called Mayor Hemminger's over a month ago and left an exhaustive message highlighting all concerns shared. Equally and specifically, I have had the extreme pleasure of speaking with Councilman, Attorney Alan Buansi (a rising star devoted to Chapel Hill service) and received a wealth of information! Please get to know this brilliant young man with deep roots, having grown up in town. His resume, education and experience supersedes his years! AND IF YOU CALL HIM, HE WILL ACTUALLY TAKE YOUR CALL/RETURN IN A TIMELY MANNER.

18 Oct 18 Thank Reply 😊 4

---

**Kristin Westbrook** • Booker Creek

Thank you to all that attended and took the time to write, call or email in advance! Great to live in an engaged community!

18 Oct 18 Thank Reply 😊 3

---

**Lindsay Garrison** • Kirkwood

I left the chambers after I made my comments but sure wish I'd been able to stay for that vote. Exhilarating outcome! Many articulate, well-informed, and caring Chapel Hill residents spoke up about their concerns . . . a great lesson in civic engagement.

18 Oct 18 Thank Reply 😊 6

In the previous FLUM draft (Aug/2019 version) the area was correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height. This latest draft indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus and will of its residents and the Town Council. Are the many rounds of committee review meetings and hearings, the calls, the emails, and the understanding between the residents and the Town Council all in vain?

We respectfully ask that the Town Council please revert this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

Crystal Jin  
 Chapel Hill Resident

## Amy Harvey

---

**From:** Rouyu Xu <rouyuxu@gmail.com>  
**Sent:** Tuesday, September 08, 2020 11:55 AM  
**To:** Town Council; Alisa Rogers; 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:** Change Request to Future Land Use Map (N 15-501 Focus Area)

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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Homeowner

发自我的iPhone

## Amy Harvey

---

**From:** Yichun Hu <yichunhu@gmail.com>  
**Sent:** Tuesday, September 08, 2020 12:27 PM  
**To:** Town Council; Alisa Rogers; 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:** Change Request to Future Land use map (N15-501 focus Area)

**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 Chapel Hill Town Council, and Ms Rogers,

Our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.
2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.
3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Homeowner

--  
Yichun Hu

## Amy Harvey

---

**From:** Peimin Shao <pshao@rocketmail.com>  
**Sent:** Tuesday, September 08, 2020 10:14 PM  
**To:** Town Council; Alisa Rogers; 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:** My concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM)

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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.

Sincerely,

Peimin Shao  
A Homeowner in the area

## Amy Harvey

---

**From:** Fanghua Yuan <grace.yuan2@gmail.com>  
**Sent:** Tuesday, September 08, 2020 10:17 PM  
**To:** Town Council; Alisa Rogers; 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:** Our concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM)

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 Chapel Hill Town Council, and Ms Rogers,

our neighborhood has grave concerns regarding the latest N 15-501 Focus Area draft map of the Future Land Use Map (FLUM). We respectfully request that a change be made to the Sub Area C in particular.

1. The latest N 15-501 Focus Area map designates the Sub Area C for 4-6 stories development. The area consists of or borders subdivisions with mostly single homes and townhomes (Kirkwood, Summerfield Crossing, Old Oxford, Windhover, and Booker Creek, etc). These are established and actively maintained residential communities that we cherish, call homes, and pay taxes for. The area is zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. In the previous FLUM draft (Aug/2019 version) it was also correctly marked as ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

2. The only undeveloped land in Sub Area C is the 5+ acres west of Erwins Rd and north of Marriott Residence Inn (which is operated by Summit Hospitality). Summit Hospitality just purchased the 5+ land in April 2020. Actually, Summit Hospitality had attempted to upzone this 5+ acre land for an apartment complex in 2018. Our community showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale) through many rounds of reviews and public hearings. The Town Council agreed with us and were unanimously against the upzoning at the Concept Review Hearing on 10/17/2018. However this latest draft land use map indicates a very unfortunate disconnect and miscommunication, totally disregarding the ground reality and the strong consensus among its residents and the Town Council.

3. The new designation of the whole Sub Area C is too broad of a stroke, purely based on its proximity to N 15-501 on the FLUM. To re-designate a R-2 area in the midst of a large connected low-rise residential area to 4-6 stories development is very odd and an anomaly. It directly violates the spirit outlined in the "Place-Making", "Density & Intensity", "Connectivity and Mobility", and "Environmental" principles advocated in the same Land Use Initiative. Therefore, we respectfully ask that the Council please consider in the final version of the 2049 Land Use Map correcting this 5-Acre undeveloped property (fronting to Erwin Rd) and its adjacent residential area to being separately depicted (as in the previous Map's Aug, 2019 version) as being ALL RESIDENTIAL Homes or Townhomes of 2-3 stories in height.

We have witnessed the ever growing traffic congestion on N 15-501, and the unprecedented scale and pace of large commercial and apartment constructions in Chapel Hill in recent years, it's important for the town to recalibrate since the long term impact on Chapel Hill is profound and irreversible.



Sincerely,

Fanghua Yuan  
A homeowner