

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 11:52 AM
To: Anna Waller
Cc: Britany Waddell; 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Refuel development at Starpoint

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

From: Anna Waller <wallermarshall1@gmail.com>
Sent: Friday, May 19, 2023 11:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Refuel development at Starpoint

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Dear Mayor and Council members,

As a resident of and homeowner in the Heritage Hills neighborhood, I have followed with interest the hearings and discussion around the redevelopment of the Refuel property at Starpoint, on 15-501 South. I was

dismayed to see in the most recent reporting that apparently inclusion of pedestrian and bicyclist access is still under debate. To Council member Michael Parker, I would say that there are a *surprising* number of pedestrians on Smith Level Road trying to access the Refuel convenience store and Walmart given how unsafe it is to walk or bike along there. If the road is unsafe for pedestrians and cyclists, you are unlikely to see many of them. The time you are looking also makes a difference. Before COVID, I would have agreed that there really didn't seem to be much demand for walking to Starpoint. Now that I work mostly from home and come and go from the neighborhood at different times, I see far more people, often children and adolescents, making that walk. There are also people who walk and cycle that road to get to work at Walmart or further out 15-501 South. It is egregious that our roadways are so unwelcoming to those who are either unable to drive or do not wish to add to the impact of motor vehicles on our environment.

Conscious effort must be made to change the status quo. Chapel Hill has generally been a leader in accessible alternative transportation. Please do not let us down by assuming there is no need for or interest in pedestrian and bicyclist access to the Starpoint area businesses. The Refuel redevelopment is an opportunity to make improvements and provide a safer environment for our residents.

Thank you for your service to our community and your work on this project.

Anna Waller
206 Lexington Road
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 11:53 AM
To: Nancy Park
Cc: Britany Waddell; 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Starpoint redevelopment

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

From: Nancy Park <oaxntp@gmail.com>
Sent: Friday, May 19, 2023 11:19 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Starpoint redevelopment

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Gentlepersons:

I live in Heritage Hills and long to be able to walk out of this very well-walked safe neighborhood for a carton of milk (or a candy bar), but Smith Level is too dangerous for that - it is two lanes with no shoulders to speak of. If you decide to approve redevelopment of Starpoint, please include sidewalks and bike paths in the requirements. The more we can avoid using our cars the better for the environment and the more we walk the healthier we will be.

But before you do that, please be sure that changes in storm-water runoff will not be damaging to our neighborhood. It is already a Very Serious problem that we are working hard to resolve.

Sincerely,

Nancy Park
500 Yorktown Drive
Heritage Hills
Chapel Hill, NC 27516
919 923-8442
Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 1:56 PM
To: Munsie Davis
Cc: Britany Waddell; 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Refuel Development at Starpoint

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(o) 919-968-2743 | (f) 919-969-2063

From: Munsie Davis <missmunsie@gmail.com>
Sent: Friday, May 19, 2023 1:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Refuel Development at Starpoint

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Dear Mayor and Town Council,

I live in the Heritage Hills neighborhood that will be directly affected by this development project. I'd like to voice my opinion on three aspects:

1. Storm Water run off: Even the present development does not handle storm water sufficiently for large rain events. Not only do ditches overflow onto Smith Level Road but the creek behind my home fills up to dangerously high levels and makes it difficult for utility company vehicles to access problems like a downed line for the homes down

stream. Having more hard surface with the new development will only increase the problem. I urge you to make the developer get this part of the project right.

2. Sidewalks and Walkability: I actually walk occasionally to the WalMart on Hwys. 15-501. I especially do this when there is a weather event that causes a utility outage so maybe 4 times a year. I have noticed I'm not the only one that makes the trek. If there were a few retail outlets in the Refuel development, I might walk even more.

3. Public Transportation: The elderly in the community have trouble aging in place because there is no access to Easy Rider for transportation to the doctor's office, etc. If you don't give us sidewalks so we can walk to WalMart, it would be nice if some public transportation could extend their reach to include the Heritage Hills neighborhood.

Thanks for considering these comments,

Munsie Davis
311 Yorktown Drive
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:15 PM
To: Ennis Baker
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Refuel on Smith Level

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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Jeanette Coffin



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From: Ennis Baker <enniscaldwell@gmail.com>
Sent: Friday, May 19, 2023 9:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Refuel on Smith Level

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I am a home owner near the proposed refuel station at Smith Level and 15-501 and we are very concerned about the stormwater impact. The road there floods in heavy rains and our neighborhood is having major water damage including sink holes.

Please do the right thing and protect our homes from more stormwater damage.

Ennis Baker, 103 Lexington Rd., Chapel Hill, 27516