

## Amy Harvey

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**From:** Town Council  
**Sent:** Monday, August 26, 2024 4:02 PM  
**To:** realestate@davidbellin.com  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown; Britany Waddell; Corey Liles  
**Subject:** RE: Public Input re: 860 Weaver Dairy Road (Previously Known as "Lullwater") for 9/11/2024 Council hearing

Hello David,

Thanks for your email. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens



**Shay C. Stevens** | She/Her  
Community Relations Manager  
**Manager's Office**  
[Town of Chapel Hill](https://www.townofchapelhill.org)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Phone: (919) 968-2833

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**From:** David Bellin Real Estate <realestate@davidbellin.com>  
**Sent:** Tuesday, August 20, 2024 3:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Corey Liles <cliles@townofchapelhill.org>  
**Subject:** Public Input re: 860 Weaver Dairy Road (Previously Known as "Lullwater") for 9/11/2024 Council hearing

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Dear Members of the Town Council:

Having had conversations with residents of Coventry Subdivision (immediately to the east) and with residents of Carol Woods (next to Coventry), I would like to summarize some of what I have gleaned relevant to the details of this proposal for 860 Weaver Dairy Road.

It is worth pointing out to you that Carol Woods residents are 100% seniors, and immediately to the east the Coventry subdivision is owned and occupied by 90% seniors, approximately 2/3 of whom are

also Carol Woods residents. Thus, safety when in community, and when walking biking and driving down Weaver Dairy, are major concerns.

#### Concerns and Requests for Modifications:

- **Buffers:** Request a type B buffer to the East (Coventry side) with a 6 foot height solid (vented brick) fence, and also same to the North side of Coventry. 20 foot width. This fence would address substantial public safety concerns of the abutting seniors.
- **Public Safety:** proposed new street west of Coventry should be ONE WAY, IN-ONLY to ameliorate concerns for pedestrian and bicyclist safety on Weaver Dairy Rd. Egress (exits) to the west end of the development, will feed into existing traffic patterns with less community disruption.
- **Public Safety & Esthetics:** proposed new street parallel to Essex Drive should be further west, and the homes placed on the East (Coventry) side. So that backyards of Coventry face backyards, not a street, and to minimize traffic conflicts with Essex Drive.
- **Density:** number of townhomes along proposed new street near Essex Drive should be substantially reduced.
- **Zoning:** current zoning was established during town comprehensive planning processes with substantive citizen input. These present zoning and densities should remain in place per the comprehensive plan.
- **Stormwater:** current rises and washes during rain events on eastern side, running south between coventry and carol woods. See detailed commentary given to the Stormwater Advisory Board regarding the previous "Lullwater" proposals.
- **Resource Conservation District and Recreation Area waivers** should NOT be granted.
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Thank you for your attention, and consideration,

*David Bellin   Project Management and Cohousing Assistance  
NC RE Broker - NC Licensed Contractor*

## Amy Harvey

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**From:** Phyllis Pomerantz <pomerantzphyllis@yahoo.com>  
**Sent:** Wednesday, August 28, 2024 2:52 PM  
**To:** Town Council  
**Subject:** Concept Plan for 860 Weaver Dairy Road  
**Attachments:** Concept Plan Weaver Dairy Letter to Council.docx

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Please see the attached letter for your consideration at your September 11 meeting.

Thank you.

Phyllis Pomerantz

[pomerantzphyllis@yahoo.com](mailto:pomerantzphyllis@yahoo.com)

108 Cross Creek Drive

Chapel Hill, NC 27514

August 28, 2024

Chapel Hill Town Council

Via Email

Dear Mayor and Council Members:

Re: Concept Plan for 860 Weaver Dairy Road

I write to you regarding the proposed concept plan you will be reviewing for 860 Weaver Dairy Road at your meeting on September 11, 2024. I would have liked to attend in person, but I will be out of town.

Like a bad penny, this particular development plan keeps resurfacing from time to time during the almost 19 years I have lived in Chapel Hill. It is a bad development plan with harmful environmental, health, safety, and financial impacts. The proposed 950 units is far too dense development given the specific characteristics of the plot. Residents will be subject to unacceptable noise levels from I-40 (measured above US government standards for part of the development in a previous iteration of this plan before the current I-40 widening project) as well as the accompanying pollution. Existing townhouse owners will be harmed. All the neighborhoods on either side of Weaver Dairy Road will be negatively impacted. In addition to increased noise and pollution, there are serious concerns about drainage, extremely important given nearby areas subject to flooding and the large increase in impervious surfaces. A new traffic management plan would also be necessary; at peak hours, it is already difficult to make either right or left turns out of streets and driveways located on Weaver Dairy Road from Timberlyne Road to the traffic light at the entrance to Carol Woods.

As someone who has been an international development specialist for over forty years (including managing major infrastructure and urban projects), I urge you to ensure, at a minimum, that this concept plan undergoes in-depth scrutiny and serious study by a range of planning specialists. I would also refer you to the recommendations of the Northern Area Task Force (more than a decade ago) that argued for only light development, if any, and explicitly rejected dense residential development on the plot in question. In the end, I believe the proposed plan should be soundly rejected.

In short, this is a bad development plan with elements of substandard housing and harmful impacts on nearby neighborhoods and the town as a whole. This is not in keeping with the future vision we have for our town. It is just the type of development that is likely to have unintended and adverse public and private financial, environmental, health, and social consequences.

Thank you for your consideration.

Sincerely,

*Phyllis Pomerantz*

Phyllis Pomerantz

## Amy Harvey

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**From:** Peggy Schaeffer <heypeggy99@gmail.com>  
**Sent:** Wednesday, August 28, 2024 10:04 AM  
**To:** Town Council; Corey Liles  
**Cc:** David Schaeffer  
**Subject:** 860 WEAVER DAIRY RD. PROPOSAL: CONCERNS

**Caution external email:** Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Mayor and Town Council members:

We are writing to express our concerns about the proposed development at **860 Weaver Dairy Rd.** We understand and support the need for additional housing in Chapel Hill, but we hope you will listen to neighbors' concerns, and prioritize preserving the tranquil, verdant aspects of this area as much as possible.

We are potential next-door neighbors living on the west side of Essex Drive in the Coventry neighborhood, which is on the eastern edge of this development. These are our main concerns and requests at this time:

- 1.
- 2.
3. **Adequate buffers:**
4. our townhome adjoins the east side of the proposed development; we would like to see a 20-ft buffer on this perimeter, as well as others on the south side that abut existing homes. This should include a solid fence and landscaping.
- 5.
- 6.
- 7.
8. **Density:**
9. reduce the number of townhomes on the east side of the property, where the proposed height of 3-4 stories built on substantially higher ground will overwhelm the modest adjacent 2-story homes in Coventry.
- 10.
- 11.
- 12.
13. **Road proximity:**
14. the new proposed north-south road on the east side of the property should be shifted to the
15. *west* edge of that narrow strip, next to the Anglican church, so that nearby neighbors like us are not subjected to the disturbance, sound, and air pollution of being adjacent to a heavily traveled road. We would prefer to have buildings on the eastern
16. edge, rather than a road, because that's likely to result in quieter living conditions.
- 17.
- 18.
- 19.
20. **Traffic congestion at Weaver Dairy Rd.:**
21. make the road on the eastern end of the property a one-way entry road only, to avoid causing further congestion at the intersection with Weaver Dairy Rd. It's already often difficult to turn left from Essex Dr. onto Weaver Dairy Rd., and additional traffic

22. exiting the new road will make this situation worse. If you require a traffic light, that will cause cars to back up on Weaver Dairy and block Essex Dr.
- 23.
- 24.
- 25.
26. **Pedestrian and safety concerns:**
27. the north-south road on the eastern side of the property should incorporate a few curves or other calming features in order to slow traffic; also please ensure that sidewalks and bike lanes are present on all roadways, and that this development is conducive
28. to pedestrians and bicyclists.
- 29.

Thank you for your attention to these issues.

Sincerely,

Peggy and David Schaeffer  
131 Essex Dr., Chapel Hill NC 27514

Peggy Schaeffer [heypeggy99@gmail.com](mailto:heypeggy99@gmail.com)  
cell: 919-491-4513

## Amy Harvey

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**From:** Town Council  
**Sent:** Thursday, September 05, 2024 12:38 PM  
**To:** Hans Wuerth  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown; Britany Waddell; Judy Johnson  
**Subject:** RE: Future Development

Hello Hans,

Thanks for your email about 860 Weaver Dairy Road. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens

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**From:** Hans Wuerth <hmwuerth6@gmail.com>  
**Sent:** Tuesday, September 3, 2024 11:31 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Future Development

**Caution external email:** Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Dear Members of the Town Council,

This concerns your initial discussion on September 11, 2024 of the Concept Plan for the future development on 860 Weaver Dairy Road in Chapel Hill.

I am a resident of Coventry, 128 Essex Drive, and I would like to share a few personal reactions to this new development proposal.

- The number of proposed housing units, some of which might be constructed next to Coventry, appears to be unreasonably high. I would like to suggest substantially reducing the total number. This would reduce expected traffic congestion on Weaver Dairy Road, which has seen severely increased traffic during the past five years.

- A Coventry resident, Mr. David Bellin, recently sent you a memo, recommending a buffer, some ten feet high, along the East and North sides of Coventry. Good idea!

- The projected development's entrance on Weaver Dairy Road should be, as Mr. Bellin also recommended, in-only, to enhance the safety of pedestrians, many of whom are senior citizens who frequently walk there. Moreover, this would greatly reduce automobile traffic.

- How many trees will be removed throughout this extensive development, and how many young trees will be planted to partially replace the hundreds of removed trees? Ideally, a young tree should replace any tree cut down.

- I trust that the members of the Town Council shall welcome and respect the anticipated opinions of local residents. Indeed, it is prudent to be sensitive to the environmental, physical and social consequences of this immense development project.

- Thank you for the work you have done in the past. I wish you the best in the months and years ahead.

Sincerely, Hans M. Wuerth

610 417 5126.



## Amy Harvey

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**From:** Town Council  
**Sent:** Thursday, September 05, 2024 12:41 PM  
**To:** David Hughes  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Elizabeth Sharp; Jeanne Brown; Jess Anderson; Karen Stegman; Melissa McCullough; Paris Miller-Foushee; Theodore Nollert; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Susan Brown; Britany Waddell; Judy Johnson  
**Subject:** RE: Addition to file  
**Attachments:** 2024 9 4 Concept Plan CP -24- 4 Resident analysis.docx

Hello David,

Thanks for your email and the attached document about 86o Weaver Dairy Rd. I am copying the Mayor and individual Council members, as well as appropriate staff on this message.

Best,

Shay Stevens



**Shay C. Stevens** | She/Her  
Community Relations Manager  
**Manager's Office**  
[Town of Chapel Hill](https://www.townofchapelhill.org/)  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Phone: (919) 968-2833

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**From:** David Hughes <2gdh4u@gmail.com>  
**Sent:** Wednesday, September 4, 2024 1:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Addition to file

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Dear Madame Mayor and Council Members

Please include the attached file in the folder for the next Town Meeting. I will not be able to attend the meeting in person.

Sincerely,

G. David Hughes,  
Retired UNC Professor and  
Carol Woods resident

To: Chapel Hill Mayor and Town Council Members  
From: G. David Hughes, Retired UNC Business Professor and Resident of Carol Woods  
Subject: Concept plan 860 Weaver Dairy Rd. #CP 24 24  
Date: September 4, 2024

Dear Madame Mayor and Council Members:

The development proposal for the property west of Carol Woods is the third one that I have reviewed. In the words of Yogi Berra, "It's déjà vu all over again." Except it is the worst one. It is an insult to the Town Council of Chapel Hill. It is just rectangles on a piece of land. The developers have not done their homework. By asking the Council to review this proposal they are asking the Council to do this work for them. Or are they playing the Trump negotiation strategy? "Start unreasonably high and look cooperative by coming down, even if the final proposal is not best for the community."

If the developers studied the Federal Department of Highway Administration Manual on Highway Noise and the North Carolina version, and if they met with NC highway officials regarding highway materials and noise, studied federal research on the health effects of highway noise and pollution, and if they examined the rejections when the Council considered previous proposals, they would see why the Council should not waste its time, and that of local citizens, on this proposal.

In no particular order, here are my reasons for rejecting this proposal:

1. There are no bushes, trees, or berms that will buffer highway noise. There are only two walls that would work. One uses walls of flowers that must be connected to water and electricity and be maintained by qualified gardeners. The second is a vinyl blanket that uses basic physics to convert sound into heat. This wall would need to be as tall as the highest building because sound, like light, travels as a line of sight. Instead of trying to block or absorb sound, each apartment must be sound proofed. To test that berms will not work, conduct an experiment using the app on your cell phone called "Sound Meter."
2. The sound along I-40 will get louder along this property because NC has a right of way to add two more lanes next to this property.
3. Power lines next to the apartments can have negative health effects on occupants, especially children. One study found brain effects on children from birth to age six.
4. There is insufficient parking for all of the apartments.
5. There is only one road and it does not go close to all buildings. Residents would park along this road and carry in shopping.
6. Parking along the road would block emergency vehicles. Fire trucks could not get next to many of the buildings.
7. Is the exit road near the shopping center public or private? This will add to the commuting traffic from existing apartments. How do these residents feel about this proposal?
8. New traffic patterns would require many dangerous left turns.

9. There is no required retention pond.
10. How will this proposal affect town services, such as water, sewer, police, fire, free bus, and schools?
11. There are no open spaces where children can play and adults can shoot baskets and walk a dog.
12. Proposed retail space is a joke. The ground floor retail space of “1701 North” on Martin Luther King Jr. Blvd. has been empty from the day it opened. Was that 10 years ago? Similar examples are on Rosemary St. There are two shopping centers and many healthcare providers within walking distance of this property.
13. After apartments are sold to out-of-town investors, who will manage them? I have examined the records of developers who focused on students. The developers took their money and ran back to Florida and Texas, leaving residents with broken locks on the main entrance, dog droppings in the halls, and elevators that did not work. Complaints by parents and students were ignored. Stopping rent payments does not work because of a deal between apartment owners and the universities: A student does not get a degree until all local charges are paid.
14. Is the supply of apartments in Chapel Hill exceeding future demand? Can we see the analysis?

The Town Council should reject this proposal because it is not in the best interests of Chapel Hill residents.

Perhaps after reading these major weaknesses the developer will decide that the best approach is to withdraw this proposal.

Just for the record, I am not always negative. I cheer the Town’s decisions that built soccer fields on Weaver Dairy Road and Martin Luther King Jr. Blvd. Driving by I see health, energy, and team building for all ages. I wish I had those fields when I was a kid.

Thank you for considering my concerns.

David

G. David Hughes  
Retired Professor  
School of Business  
UNC Chapel Hill  
Carol Woods Resident