

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:06 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Thursday, January 26, 2023 12:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/26/2023 12:10 AM
Response #: 661
Submitter ID: 15478
IP address: 45.132.227.213
Time to complete: 14 min. , 48 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Rebecca Fox

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor Hemminger and Council Members,
I was at the meeting tonight and wasn't able to stay to comment. Sick kid.
My husband and I own our house in the Laurel Hill neighborhood. We enjoy raising our children here and are pleased to steward an architecturally significant building.
We *support* the proposed land use changes. Chapel Hill needs more variety of every kind and is in desperate need of more housing.
Our neighborhood's aesthetics are already changing; a unique 100-year old house was torn down, and another single-family house is being built in its place.
We also want urban walkability.
Thanks!
Rebecca Fox and Leon Scroggins

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: S Chatterjee
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMOTA

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: S Chatterjee <stchatter@gmail.com>
Sent: Wednesday, January 25, 2023 7:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMOTA

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

To the town government—

I am shocked at the way that you in the town government have pushed this rezoning through with no regard for our opinions or our rights as property owners. We have received no notice and if hadn't been circulated by a neighbor we never would have known. The hypocrisy of standing for democracy and then pushing this change through in this underhanded way is startling, it is how Republicans conduct themselves, not us.

Chapel Hill is unique. It is a leafy beautiful university town. Don't make a mockery of our Historic Districts. Don't turn us into Cary, Morrisville and Chatham and Johnston counties. As a former New Yorker, I can tell you that increasing density does not lead to increased diversity and equity. You will just turn a unique town into a homogeneous development (see the many articles lamenting the loss of individual character in American towns)—that will be inhabited by students who have wealthy parents. Middle income people will be priced out no matter how much housing you build. What middle income families want to live in a duplex or triplex or apartment building? They want houses with yards, playgrounds and parks. And surely they don't want overcrowded schools and traffic jams. All you will do is raise property values even more—and make developers even more rapacious—and richer, and make our lovely small town into an overcrowded concrete jungle.

I entreat you to find a way to increase diversity and equity that will not only be actually effective, but also will not alienate the majority of the population which you purport to represent.

Thank you for your time in reading this.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Gordy Moore
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Writing in support of proposed land use text amendment - yes to Missing Middle!

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Gordy Moore <gordy.moore@gmail.com>
Sent: Wednesday, January 25, 2023 6:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Laura Abril <lauramabril@gmail.com>
Subject: Writing in support of proposed land use text amendment - yes to Missing Middle!

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

Dear Mayor Hemminger and Chapel Hill Town Council members,

Thank you for the opportunity to comment on the proposed land use/zoning ordinance text amendment changes that are up for consideration at tonight's Town Council meeting.

I am writing tonight in **full and strong support** allowing for greater housing choice and options to both current and future Chapel Hill residents! My partner and I, who is CCd on this email, hope that you will approve the text amendment and help make Chapel Hill a more 'complete community.' Before moving to Chapel Hill in June of last year, I lived exclusively in Missing Middle housing for over five years in St. Paul and Minneapolis, Minnesota, and can vouch for how wonderful it is to have apartment (or condo) options that are of smaller sizes and in a wider variety of neighborhoods. I can also assuage any concerns that a mixed-housing-type neighborhood is in any way undesirable--on the contrary, the most pleasant and vibrant neighborhoods I've lived in have had a mix of single-family homes and all levels of Missing Middle housing.

As a professional in my late 20s who is new to the town, I enormously appreciate and share in the pride town residents take in life-enriching amenities such as the wonderful library, parks and greenways, and cultural facilities. However, one area of improvement for the town is to address the limited variety of housing options and high rent/home prices. Put simply, it is hard for new arrivals like my partner (who is a grad student at UNC) and I to find quality housing that has space and doesn't break the bank.

When we started our housing search in the Chapel Hill area, we had thought about purchasing a condo unit, but options were few, often in farther-off locations, and/or highly priced. As we looked further, I was surprised to see that almost all available apartments were in large complexes, sometimes with amenities we didn't need, and often located near polluting, noisy roads and highways. My partner (who has also lived in duplexes and a fourplex as well) and I think it would be great if Chapel Hill had housing options like duplexes, triplexes or fourplexes in more residential settings

Additionally, single-family homes in Chapel Hill are astronomically expensive and out of reach despite our household earning a good income and having savings, so over time, the gradual addition of more both moderately-priced condo units in buildings like tri/fourplexes (common in Minneapolis) could help provide more achievable housing options for young people.

All said, zoning and housing should not be a one-size-fits-all situation. The vast majority of the town, including beautiful neighborhoods with access to parks and proximity to amenities, should not be off-limits to renters who may not have the means or interest in living in more expensive, giant apartment developments.

I look forward to seeing Chapel Hill grow and prosper as these new Missing Middle-permissive changes are passed.

Sincerely,
Gordy Moore and Laura Abril
27514, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Samuel Gee
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: STRONG SUPPORT OF DENSE HOUSING

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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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: Samuel Gee <samuellewisgee@gmail.com>
Sent: Wednesday, January 25, 2023 6:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: STRONG SUPPORT OF DENSE HOUSING

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

Hello!

My name is Samuel Gee, and I've lived in Chapel Hill for six years and change. I'm writing in STRONG support of the proposal to allow property owners to build new types of housing on their land besides single-family homes. More housing means more space for more residents; more housing means more market competition means cheaper rents;

more housing means our neighbors can afford to keep a roof over their heads. Denser housing also means that the town won't have to sprawl into the countryside and ruin the environment. I'm very excited that the town council's taking steps to make Chapel Hill more affordable. More townhouses! More duplexes! More triplexes! More community, more neighbors, more close friends!

Kindest regards

YH&OS

-Sam

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Sue Goodman
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing proposal

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Sue Goodman <segmobile@gmail.com>
Sent: Wednesday, January 25, 2023 5:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing proposal

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

Dear Council Members:

I write in support of the recommendations of the housing choices proposal. Chapel Hill must find a way to allow people who work here to live here, and this is a rational way to address at least a small part of that need.

Respectfully,

Sue Goodman
segmobile@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 9:10 AM
To: Emily Gvino
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for housing choices proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Emily Gvino <emilygvino@gmail.com>
Sent: Thursday, January 26, 2023 4:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for housing choices proposal

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

Dear Mayor and Town Council,

I moved to Chapel Hill almost 6 years ago to attend graduate school at UNC and with the intent of building a new life in this community. I've always wanted to live in North Carolina, and Chapel Hill was the perfect place for the next chapter in my life.

I'm currently renting an apartment in a large apartment complex, far from my workplace and not walkable to shopping, dining, and other recreation opportunities. My husband and I have been saving to buy a home for awhile...However, rent keeps increasing in our apartment complex and the housing market here is unaffordable to us. Even though we are both employed full-time in great careers with solid incomes, we cannot afford a home where we want to live. Less expensive homes require additional costs to cover repairs and updates that we can't afford to take on.

We are also responsible for aging parents, and at least one parent may live with us in the near future or need additional assistance. To support our parents, we need to think about flexible housing options that allow an accessory dwelling unit or have additional space nearby, like a duplex.

We are greatly in support of the housing choices proposal. Having more options like townhomes, duplexes, and three-family units would be enormously beneficial to people like us. Many people my age are excited about living here and investing in our community but need an easier entrance to the housing market in Chapel Hill neighborhoods. Different housing choices would improve affordability. Purchasing housing choices like a duplex, where we could rent out the other unit, would allow us to live in Chapel Hill's lovely neighborhoods and provide another housing unit to a community member. We hope that this proposal is adopted to allow more of these types of housing choices to be built in Chapel Hill. Thank you for your time and consideration of this proposal.

Sincerely,

Emily and Irakli Gvino
Chapel Hill Residents

--

Emily Jan Gvino, MCRP, MPH

330-620-6949 | [linkedin.com/in/emilyjgvino](https://www.linkedin.com/in/emilyjgvino)

Pronouns: she/her/hers ([why pronouns matter](#))

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:53 PM
To: Maria Teresa Unger Palmer
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of Revised LUMO

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Maria Teresa Unger Palmer <mariatpalmer@gmail.com>
Sent: Friday, January 27, 2023 3:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Revised LUMO

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

Dear Chapel Hill Town Council,

I am writing in support of expanding housing choices in Chapel Hill by moving forward with more inclusionary zoning.

As a 28-year resident of Chapel Hill, I want to thank you for working to change our town's LUMO in ways that keep faith with our vision of who we are--or at least who we want to be, and not just seem--a college town where all are welcomed. Esse quam videri.

When my young family moved to Chapel Hill in 1994 (just in time to help organize the first Fiesta del Pueblo), we met an older couple who made us feel welcomed as graduate students and helped spoil our kids. Roni and Mickey were in their late 50's (older to us then!), and their only daughter had left for college. Roni worked as a lab assistant and Mickey was a small contractor. They loved Chapel Hill, where they had raised their daughter, and were hoping to retire here. The problem was that they couldn't afford it. They needed to build a rental unit to have some supplemental income, and our LUMO didn't allow it. So they sold their house and moved into Ramsgate apartments, where we spent a happy year as neighbors, while Mickey built their house and rental off in the county.

Worries about being too far from services, no access to transit, etc. led them to eventually sell their home and move to another town. Chapel Hill lost two wonderful residents who had worked hard for this community.

People like Roni and Mickey, like my husband and me, who don't have an investment portfolio, but who have worked hard and helped make Chapel Hill what it is, deserve the opportunity to stay in Chapel Hill. We need housing options to meet this need.

Please stay the course and revise the LUMO to offer many options for multi-family dwellings of all sizes.

Forward together,

Maria

Maria Teresa U. Palmer, Ed.D.
303 Forbush Mtn. Dr.
Chapel Hill, NC 27514
(919) 260-4361

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:55 PM
To: Charles Liner
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: What is being built now, before the floodgates are opened

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Charles Liner <cdliner@yahoo.com>
Sent: Friday, January 27, 2023 11:52 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: What is being built now, before the floodgates are opened

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

Here are two examples of "gentle density" occurring now, before such things are allowed in our neighborhoods.



Fourplexes (apparently) at Franklin and Elizabeth. I counted 17 cars in this view.



Beautiful duplexes on Hillsborough Road one block east of MLK Blvd.
Single family home shown at left.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:55 PM
To: Triangle BlogBlog
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project

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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[Chapel Hill, NC 27514](#)
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From: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Friday, January 27, 2023 10:50 AM
To: Triangle BlogBlog <triangleblogblog@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project

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

We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project and are asking for your help.

As [we've been reporting for several months](#), the Town of Chapel Hill is exploring ways to expand housing choices by making housing that is currently illegal in many neighborhoods – missing middle housing like duplexes, triplexes, and quadruplexes – legal. Such changes are not a magic bullet to address the housing crisis affecting the Triangle (and much of America), but they are an important first step to enabling more homes and different types of home to be built. It's

also important to begin to undo the legacy of discriminatory housing practices – restrictive covenants were often adopted to ensure that only whites (and non-Jews) could own homes in certain neighborhoods.

Because we believe in the town's effort and want to help, **we're launching a project to understand and catalogue the extent of exclusionary neighborhoods and Chapel Hill** – i.e., neighborhoods that only allow the most expensive types of homes – in hopes of helping the Town and current homeowners build more welcoming neighborhoods.

What is the Chapel Hill Inclusion Project?

Inspired by the [Hacking into History group](#) in Durham, we want to crowdsource research into Chapel Hill neighborhoods to identify legal restrictions that limit the ability to build anything other than a single-family detached home in those neighborhoods. Such restrictions can be found in neighborhood covenants and HOA bylaws.

Some of these documents are publicly available, but it takes some digging to find them. Others are only available to people who live in these neighborhoods, so we need neighborhood liaisons to help find find them.

Chapel Hill has over 200 neighborhoods. So we need a team of volunteers to divide and conquer to find and catalogue which neighborhoods only allow the most expensive types of homes.

Can't the town do this?

The town *is* doing this, we want to help them so they don't get bogged down in this task. In response to the housing choice proposal town council is currently considering, residents have called for the town to document which neighborhoods might be impacted by the changes and which might not (depending on what's included in covenants or HOA bylaws, certain neighborhoods may be able to block gentle density housing types even if town council legalizes them town wide.

The town staff working on the missing middle project are fantastic, but it's a small team. If they have to research hundreds of neighborhoods on their own, the project could be delayed for many months (which is exactly what a small minority of homeowners in Chapel Hill want – they are trying to stall the project until after the election in hopes that the next Council will shut it down).

OK, what do you need?

You! We need historians and planners and library students and folks with GIS and data management and web design skills and kindhearted nerds of all varieties to find and review neighborhood covenants for exclusionary terms, such as a restriction that only allows single-family homes on 1-acre lots. We're not going to lie, it's a bit tedious, but also pretty interesting. (You'll learn a lot about how decisions made decades ago have shaped how Chapel Hill looks today).

We also need people living in neighborhoods with HOAs to find their bylaws and identify exclusionary polices, such as banning duplexes or garage apartments (ADUs). If you own a home in a neighborhood with an HOA, you probably received the bylaws at your closing, or you can request them from the HOA or find them on your neighborhood's website.

What are you going to do with this information?

We'd like to do several things:

1. First, we simply want to collect and analyze the data and map neighborhoods according to how exclusive or inclusive they are
2. Then, we want to share our data with town staff to aid their similar search
3. Longer-term, we want to build a network of neighbors who want more neighbors. Changing Chapel Hill from an exclusionary to inclusionary place is going to take a lot of time and energy and pushing back on the usual suspects who don't want it to change.

If all goes well, we'd like to expand this to Carrboro. For now, since Chapel Hill is actively working on this, we want to start there.

How much time do you need?

It depends on how many people sign up and how you'd like to help.

If you want to help review covenants, some are very easy to find, say 5 minutes, while others might take 15 minutes or more. We'd probably ask volunteers to start with a batch of 10. (We will provide instructions on how to do this).

If all you want to do is find and share your HOA bylaws, great! We can't get these documents without you.

Building a database and mapping what we find will take more time, but we bet there are some whizzes around here who do this sort of thing in their sleep.

OK, I'm in! What's next?

[Fill out this simple form](#) to let us know you're interested and how to get in touch with you. We will reply with next steps and instructions.

Can I help without my neighbors knowing?

Absolutely. Unless you want attribution, we will not reveal the name of anyone who assists. Information can be submitted through a secure form. We will need to know who you are and, if you want to help by sharing HOA information, which neighborhood you live in.

Does any of this matter? Restrictive racial covenants are unenforceable and HOA bylaws can only be overturned if a large share of HOA members agree to do so.

If nothing else, it will be useful to learn what we can about barriers to housing choice in Chapel Hill. How many people even know whether their neighborhood bars ADUs or triplexes?

Ideally, this information, which we intend to make public via an interactive website that can be updated over time, will spur conversations between neighbors and lead to changes that build more welcoming neighborhoods.

We have to start somewhere.

What's the timeline?

As noted, we want to move quickly so that town staff can focus on all the other steps needed to successfully implement this proposal. We'd like to complete data collection in February.

Who is leading this project for TBB?

We plan to divvy up data collection among several of us. The project leads are Geoff Green, a land use planner and attorney, Melody Kramer, a writer and librarian, and Stephen Whitlow, a housing researcher. This team will oversee data collection, review the data for quality, and share the data with town staff.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 4:31 PM
To: luntzt@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, January 27, 2023 4:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/27/2023 4:17 PM
Response #: 663
Submitter ID: 15491

IP address: 2600:1700:f91:52a0:d003:6578:b910:8a51

Time to complete: 2 min. , 33 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Tom Luntz

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

Mayor and Town Council Members,

With regard to the Text Amendment to Land Use Management Ordinance Regarding Housing Regulations and Housing Choices for a Complete Community, and its utility in providing moderate income housing.

The change will prevent zoning issues from arising if buildings currently not approved are proposed. This may be useful in the future, but as it is effectively a zoning change, there is no justification to bypass normal zoning change procedures in order to put it in place. This will ensure that a full impact analysis of all the affected areas is performed. The alteration currently being promoted is a shortcut in approval which will be approved using a similar shortcut, and without critical information such as the neighborhoods affected. I suspect the impact could differ considerably across town and this would be helpful to know. The approval process is the last opportunity to try to determine what outcome we will get. It should not be cut short. After approval, progress will be left to market forces and they are rarely harnessed to the public benefit. I ask that an appropriate review be conducted, and appropriate procedures followed.

Thank you

Tom Luntz, Colony Woods

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

luntzt@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:46 AM
To: Mark Hogan
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Upzoning

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Mark Hogan <wouldcanoe@gmail.com>
Sent: Sunday, January 29, 2023 9:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Upzoning

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

Dear Pam...

It is with great concern and dismay I am writing my displeasure about the proposed "upzoning" of various neighborhoods in Chapel Hill for increased density. Upzoning is a double edged word in this particular use. It benefits

those who look to live in the area, but damages those who are established in long existence neighborhoods with decent lot space.

It's noted that the neighborhoods chosen for this distinct honor are those without "active" covenants. Those that in a legal perspective, will have little to no chance of fighting a decision probably already determined by the council. A fact that hasn't fallen on deaf ears and a fact I'm also sure any well versed developer is keenly aware of.

Let me inform you of my personal history here. My wife and I moved to BriarCliff in 2008. Previously, I had lived in North Raleigh and my future wife left Chapel Hill to live with me there. She started a career change until I lost my job as a Captain for an international carrier. We subsequently moved to Chapel Hill, specifically BriarCliff, as this was where my wife had resided before, raised a family, and desired to return to, as it was an old established neighborhood that provided convenient access, calm streets, and space. We struggled for eight long years while we both restarted a career. Her with UNC, and myself with Delta. It was a challenge, with both of us making less than 50k gross a year. We went backwards for the first few and started breaking even after year 8. Yet we did it. Since the break even point, we've managed to restore our 1967 home, most of the work being done by ourselves, paid off our mortgage, have no debt and until now, were getting ready for a peaceful well earned retirement in a nice area with good neighbors.

Right next door on our cul de sac lives a retired UNC professor. At 90, he will probably not be residing there much longer. If you pass this Upzoning, I have the distinct possibility of now residing next to a multi unit condo/rental; On a cul de sac that can't park three cars on a good day. Right next to the professors home is another elderly gent, and across from him another rental house that will sell in a minute to a good offer from a developer.

So now the wife and I are looking at a worse case scenario of a high density cul de sac with possibly up to 8-12 rental units immediately next door within a few years. That's not why we chose this town nor this neighborhood. I find it offensive and uncaring on your behalf to subject longtime residents to such drastic changes all in the name of "inclusiveness".

I agree, we need more areas of residential opportunities. But why do you feel it necessary to destroy established areas. Areas and homes that folks like ourselves have strived to retain and improve.

You've already added hundreds of apartments right down the road. Traffic on Ephesus is obnoxious with sirens now around the clock, loud exhaust system cars blasting the road at all hours, and jammed traffic..... Enough! Please! Allow us what little solitude we have left.

My wife and I have talked this over. If this should go through, we know the quality of life we have enjoyed here will be coming to an end and have decided we will relocate after 15 years. We hate to do this in what should be our golden years with everything settled and paid; and also knowing that all that we built will be torn down for progress, but we will do what we have to.

Thank you for your time and consideration

Mark Hogan
1504 Lamont Ct
Chapel Hill

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:47 AM
To: Bev Kawalec
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Senior Housing That Seniors Actually Like - The New York Times

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.

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Jeanette Coffin



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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: Bev Kawalec <bevkawalec@nc.rr.com>
Sent: Sunday, January 29, 2023 4:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Senior Housing That Seniors Actually Like - The New York Times

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

Dear Mayor and Council,

Perhaps you have already seen this article from today's New York Times. It tells a happy story of a grandmother being able to live on the same lot with her children and grandchildren. If this is what you are trying to accomplish with the proposed LUMA changes, then require the owner to live on the property they are developing. It makes a big difference if the owner is there to monitor the use.

<https://www.nytimes.com/2023/01/29/health/elderly-housing-adu.html>

Senior Housing That Seniors Actually Like

“Granny flats” are popping up in backyards across the country, affording Americans a new housing option. Some communities are not happy about it.

Jan. 29, 2023, 5:00 a.m. ET



Vona da Silva, left, lives in an accessory dwelling unit, or A.D.U., next to a house occupied by her daughter, Pia da Silva, right, in Portland, Ore. Tojo Andrianarivo for The New York Times

Forty-five years ago, Betty Szudy and her wife, Maggie Roth, both 70, bought a Craftsman bungalow in Oakland, Calif. In 2017, at the same time their son and his wife were fruitlessly searching for an affordable apartment in the neighborhood, California was liberalizing its housing laws to encourage so-called accessory dwelling units, or A.D.U.s.

So, the family looked into building one. The parents now live in the main house and the adult children in the A.D.U. — in this case, a once-decrepit garage transformed into a 400-square-foot studio with a kitchen and bath.

The arrangement makes it simple to share meals, planned or spontaneous, and to pick up items for the other household at Trader Joe's. "I love having them around," Ms. Szudy said.

"It made total sense," she said. "The idea of having a family compound, being close but having separate spaces."

In Portland, Ore., on the other hand, it's the younger family — Jules Radkin and Pia da Silva, their two children and a dog — who occupy the primary four-bedroom house. Ms. da Silva's parents moved into the A.D.U., a 740-square-foot, two-bedroom structure also converted from a garage.

Vona da Silva and her husband, Richard Silva, Ms. da Silva's parents, had been planning to age in place in a downtown condo. But with their daughter's expanding family outgrowing their small house, the older couple sold their condo. In 2014, they bought the property both families now share, designing and building their backyard A.D.U. with plenty of grab bars. Since Mr. Silva died last year at 83, Ms. da Silva, 80, has lived there alone.

"It absolutely exceeded all our expectations," she said of the arrangement. With the children so close, "if they need child care, I pitch in. If I need care in the future, they will pitch in. They are prepared to be caregivers."



The elder Ms. da Silva, right, with her grandson Henry and her daughter Pia.Tojo Andrianarivo for The New York Times

Accessory dwelling units — also known as in-law suites, granny flats, casitas or guest cottages — come in many forms. They can be free-standing or attached to the main house on the property they share; they can be apartments in basements or atop garages. An A.D.U., which is typically 600 to 1,000 square feet, has a bathroom, a kitchen or kitchenette, and, usually, a separate entrance.

Its function can change over the decades. A rental that generates income for young homeowners might later become a refuge for returning young adults, then become a way for older homeowners to defray housing costs and remain in their neighborhoods.

In an aging nation, an A.D.U. makes particular sense for people in their 60s and up who don't want to move and will need nearby caregivers, either family members or hired aides. Mr. Silva died at home of pulmonary fibrosis, and in his final weeks and months, his daughter and son-in-law had to walk only a few yards to help care for him.

“They came over and did whatever needed to be done,” Ms. da Silva said. With such proximity, “everybody has to be respectful,” she acknowledged. “But for us, it’s been wonderful.”

As affordable housing grows increasingly scarce for both young and old, A.D.U.s provide several advantages. “They create housing that doesn’t alter the look or feel of a community,” said Zoe Baldwin, the New Jersey director of the Regional Plan Association, a nonprofit group in the Northeast.

“It’s a way to add capacity within the existing footprint,” she said, a strategy planners sometimes call “gentle density.” A.D.U.s don’t require much government investment in infrastructure, and they reduce energy consumption and costs.

Accordingly, they are growing more popular. Ten states and the District of Columbia, as well as many municipalities, have adopted or revised laws to encourage A.D.U. construction, reducing barriers like zoning, parking restrictions and onerous approval processes.

In California, which has passed a series of [laws enabling the use of A.D.U.s](#), permits rose to nearly 20,000 in 2021 from about 1,200 in 2016, the year before the first law took effect, the state has reported.

AARP, which [supports A.D.U.s](#), has helped 17 cities pass such legislation in the past two years, among them Pittsburgh; Denver; Louisville, Ky.; Raleigh, N.C.; and Kansas City, Mo. “It’s encouraging to see the numbers growing,” said Rodney Harrell, the organization’s housing expert.

By analyzing real estate listings, Freddie Mac, the federally chartered housing finance company, estimated in 2020 that the United States had [1.4 million legal A.D.U.s](#), half of them in California, Florida, Texas and Georgia. Between 2009 and 2019, sales listings of houses with A.D.U.s rose an average 8.6 percent annually, the company found.

Further growth is “just inevitable,” said Harold Simon, the retired editor of the community development magazine [Shelterforce](#). “1.4 million units is not a fad.” He helped draft one of three accessory unit bills now working their way through the New Jersey Legislature.



Ms. da Silva said that with her daughter’s family so close, “if they need child care, I pitch in. If I need care in the future, they will pitch in.”Tojo Andrianarivo for The New York Times

Still, accessory units face suspicion and opposition from some quarters. Single-family zoning, widely used since the 1950s to control development, but also to maintain racial and economic exclusion, is often “sacrosanct, the 11th commandment,” Mr. Simon said. About 80 percent of the nation’s neighborhoods permit only single-family homes, AARP has found.

Besides, “towns don’t like being told what to do,” said Melissa Kaplan-Macey, director of the Regional Plan Association in Connecticut, which helped enact statewide A.D.U. legislation in 2021. To pass the bill, supporters included a provision allowing municipalities to opt out, and a number have. Some towns are adopting their own A.D.U. laws, and others are continuing to bar A.D.U.s altogether.

In some locations, laws ostensibly enabling accessory units create so many restrictions — including parking and owner-occupancy requirements — that they actually discourage construction.

“A.D.U.s should be treated similarly to other forms of housing, to the single-family house next door,” Dr. Harrell said.

Creating these units can be dauntingly expensive. A [Berkeley study](#) in 2021 found that median construction costs in California were \$150,000, and even higher in the Bay Area, for an average 615-square-foot unit.

Ms. Szudy and Ms. Roth refinanced their primary house to spend between \$150,000 and \$200,000 building their backyard studio in Oakland.

“The financing is the next big frontier,” Ms. Kaplan-Macey said. A.D.U. proponents will have to work with lenders, manufacturers and property tax authorities to make the option affordable for homeowners with more modest incomes.

But the idea is clearly catching on. In Bend, Ore., Julie and Paul Anderson built a contemporary-style house four years ago and added an attached one-bedroom apartment. Her parents have spent four months there each summer, escaping the heat in Tucson, Ariz., where they live; a tenant rents it the rest of the year.

Ms. Anderson and her husband have considered moving into the ground-floor A.D.U. when they retire and renting out the larger space upstairs to supplement their income. But the needs of their parents, all in their 70s and 80s, take precedence for now.

“We have peace of mind,” Ms. Anderson said, “knowing that if an older family member needs care, we have this space.”

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:49 AM
To: luntzt@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, January 27, 2023 5:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 01/27/2023 5:29 PM
Response #: 664
Submitter ID: 15493
IP address: 2600:1700:f91:52a0:d003:6578:b910:8a51

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Tom Luntz

2. Residency*

I am a resident of Chapel Hill

3. Message

Mayor and Town Council Members,

With regard to the Text Amendment to Land Use Management Ordinance Regarding Housing Regulations and Housing Choices for a Complete Community, and its utility in providing moderate income housing.

I oppose the above text amendment.

Some of the neighborhoods targeted by the proposed change are already at the lower end of property values in the town. They are desirable neighborhoods, but in my opinion home values are held down by the age and style of most of the homes. There are not many examples, but in cases where a new structure has gone up, it is invariably much more expensive than its neighbors. The proposed change appears to assume that smaller dwellings will be more affordable than the one which was replaced. With the level of demand we have been warned about, it is almost certainly the case that new structures, even ones smaller than the current houses, will also command higher prices than expected, compared to their neighbors. The net long term effect (disregarding for now the likelihood that mostly rental properties will be built) would be to make a denser, relatively more expensive neighborhood than the one which exists now. I don't know how this would fit with the stated objectives of the proposal. It would constitute a reset in home value in line with new homes rather than the relatively depressed one that exists here now. I honestly believe that most people here would be fine with a moderate proportion of duplexes occupied by homeowners. If it introduces diversity I think it will be welcome. But at present there is nothing to prevent our worst case scenario in which this neighborhood is eventually packed with renters in 4-plexes if the regulation is changed as envisioned. That would not address any of the stated goals and would be at the cost of a stable neighborhood. Overall, likely outcomes are one that does not accomplish the goals of the proposal and one which ruins an established neighborhood. I believe further consideration is required.

Thank you,

Tom Luntz, Colony Woods

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

luntzt@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 31, 2023 8:47 AM
To: Bev Kawalec
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed LUMA changes

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: Bev Kawalec <bevkawalec@nc.rr.com>
Subject: Proposed LUMA changes
Date: January 25, 2023 at 1:04:48 PM EST
To: mayorandcouncil@townofchapelhill.org

Dear Mayor and Council,

Chapel Hill's historic districts are a valuable resource for the town. The town council members should do everything they can to preserve and protect these districts. The proposed ordinance changes will undermine and threaten their historic character.

The town has four residential historic districts that are listed on the National Register of Historic Places. These are the Franklin-Rosemary district, the Cameron-McCauley district, the Gimghoul district and the Laurel Hill (Rocky Ridge) district. All except the Laurel Hill district are also local historic districts.

The National Register is a federal program, administered by the National Park Service, which was created "to recognize and protect properties of historical and cultural significance." Listing on the National Register means that the neighborhood is worthy of preservation for its historical value. Chapel Hill Town government should be working with the federal and state governments to preserve and protect these neighborhoods. The proposed ordinance changes do exactly the opposite—they endanger the historic character of the neighborhoods.

Of course these districts should not be unchanging areas never to be brought into the new century. But deliberately encouraging the replacement of the existing buildings and spaces with new construction violates the intent of the districts. It is not appropriate change the LUMO to encourage demolitions in the historic districts.

These historic neighborhoods are zoned R-1 and R-2. With enough land, these lots already allow auxiliary units. Many houses in these districts have lower-level apartments, garage apartments, and backyard cottages. These auxiliary units already provide rental opportunities, elder parents housing and guest housing.

Indeed, all of Chapel Hill's neighborhoods are desirable places to live. Their essence should be preserved whether or not they have received national recognition. The goal of providing more middle income housing is good. The methods proposed by the Complete Communities project will be detrimental to the historic districts and all the established neighborhoods.

Sincerely
Beverly Kawalec
111 Laurel Hill Circle

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 10:14 AM
To: mdid10
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO meeting 1/25

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: mdid10 <mdid10@aol.com>
Sent: Tuesday, January 31, 2023 7:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: LUMO meeting 1/25

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

I listened with interest to the entire council meeting online from 1/25.

I will echo some of the comments that folks were taken by surprise by the "speed" of the proposed changes but realize I have been less involved in town business than I probably should have been all along, only really occasionally looking at active development projects.

I would like to add my comments:

As a resident of Colony Woods East, I feel somewhat outside of the course of town business, as I pay taxes to Durham County, am outside the Chapel Hill/Orange school district, and can vote for a mix of Chapel Hill and Durham issues. I've been told by some that my Durham County taxes are somehow "reallocated" to the town but I admit ignorance into how this particular annexation works as it happened well before my time here. So we live in this "middle area" that often feels like Chapel Hill's stepchild.

At any rate, I am uncertain if our neighborhood falls under the proposed changes. If we do, I do have concerns about the large tract of privately owned property that runs behind all the houses on the north side of Fountain Ridge Rd and what it might mean for us if this land was developed into another of the large apartment complexes that have been built not only in the "Blue District" but on our town borders on Mt Moriah, Farrington Rd, and developments east of Pope Rd and proposed developments north of Chapel Hill Blvd. By my count thousands of apartments have been added in these developments.

I know there is an extensive process followed to approval of these that sometimes predates the Mayor and Council's positions, but is there ever any accountability written in to report on how effective these huge properties have ameliorated any of the needs for housing the council is still addressing? How many units in these complexes have been rented, by whom, and at what cost? I see a lot of anecdotal information, and can of course go to each website for each complex to see how much is being asked for apartments, but is there any hard data on whether these developments successfully met council goals? It seems like once they are there, no one likes them, but oh well, that's just how it is.

I heard several council members mention that the revised LUMO is not about "affordable housing" it's about "more housing" but as several commenters said, you can't really separate the two, Despite these thousands of apartments that have been added, home prices have skyrocketed, along with the rents. There is more at play than simple supply/demand issues in our market.

When I moved here in 2003 Patterson Place was acres of woods, There was no Maida Vale, Weston Downs, or Creekside Elementary, no Blu on Farrington, Crosstown at Chapel Hill, Overture Chapel Hill or Woodland Acres. not to mention the apartments on Ephesus and Elliott. My neighborhood has become nearly unrecognizable in the space of 20 years by adding almost exclusively unaffordable single family or apartment complexes.

What has all of this development brought us in the long run? We are still tackling the same problems, that no one of "average means" can afford to live and pay taxes in the city limits unless they bought their properties years ago, now no one can even afford to rent there, apparently.

So while I am not opposed to the changes in principle, I feel there must be strong efforts to make sure new housing is truly affordable, not "market rate" because market rate can change so drastically, When I went through my divorce 10 years ago and put the house on the market, we could not sell it for 300k. Now I have people calling me from god knows where offering me half a million dollars or more, and most of this change happened in 2021/2022. I don't know who they are, or why they seem so interested in my property, but I'm concerned this is the kind of "developer" that will be drawn to these zoning changes.

I would like to hear more about the guardrails that would be put in place to prevent out of town (or country) owners from buying and developing large tracts of neighborhoods (or even single family lots) and replacing old housing stock with townhomes or apartments at 3x the prices for each unit. Who profits from this? I have no problem with a diverse neighborhood, in fact I wish our neighborhood was more diverse, but I don't see how that happens with the current housing market when even 900 sq foot homes are selling for 390k.

Mark Edwards
2117 Fountain Ridge Rd
Chapel Hill, NC (Durham County) 27517

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 10:15 AM
To: Stephanie Greenberg
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: There is a huge golf course in the Oaks. Worth looking into...

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

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Sincerely,

Jeanette Coffin



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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: Stephanie Greenberg <stephaniekareng@yahoo.com>
Sent: Tuesday, January 31, 2023 5:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: There is a huge golf course in the Oaks. Worth looking into...

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like those / other things
/ all straight jargon, and nothing but the jargon.

Roger Robinson, "Citizen II"

I know where we can build housing for the homeless: golf courses. . . . Just what we need. Plenty of good land in nice neighborhoods, land that is currently being wasted on a meaningless, mindless activity engaged in primarily by white, well-to-do male businessmen who use the game to get together to make deals to carve this country up a little finer among themselves.

George Carlin

Everybody needs a home / so at least you have someplace
to leave / which is where most other folks will say / you
must be coming from

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 4:31 PM
To: Joe Patterson
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Economic Impact of the Proposed LUMO Text Amendments for Single Family Zoning Districts

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: Joe Patterson <joepatterson@me.com>
Sent: Wednesday, February 1, 2023 4:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Economic Impact of the Proposed LUMO Text Amendments for Single Family Zoning Districts

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

Madame Mayor and Town Council Members,

I would like to focus on how the proposed zoning changes will inevitably impact the Single Family zoned neighborhoods in close proximity to campus. This discussion is based on the most fundamental rule of economics; supply and demand. That rule states that barring any barrier, demand will chase supply and prices will rise until the demand is satisfied.

As you know, every year UNC admits thousands of undergraduates that MUST find a bedroom in housing off campus. The existing available supply is only a fraction of this number. This excess demand reoccurs EVERY year and will continue to do so for as long as UNC chooses. It is simply not possible that thousands of student rental bedrooms close to campus can or will be built in the foreseeable future, so this annually reoccurring excess demand will continue to chase a limited supply leading to ever increasing rental rates.

The parents of these students are essentially price inelastic, and will, in fact must, pay the going market rate to secure a bedroom near campus for their child. That rate is currently in the \$1,500/mth range. Therefore, a four bedroom house near campus will rent to students for approximately \$6,000/mth before utilities. This is clearly beyond the means of ANY middle income renter.

The market value of that rental property is generally calculated by applying a capitalization rate (currently somewhere in the range of 8%) to the net annual income. In the example above, the 4BR house (generating gross income of \$72,000 less assumed taxes and expenses of, say, \$12,000, having a net income of \$60,000 p.a. at a cap rate of 8%) would be worth approximately \$750,000. If the owner is able to double, triple, or quadruple the number of bedrooms on the property, the property value would increase by a similar multiple. In other words, if the owner could replace the 4BR single family dwelling with a 12 BR triplex, the property would then be worth \$2.25 million. These are realistic current market numbers for Chapel Hill.

As you can see, the rewards for increasing the number of bedrooms available for rent on a property near campus are immense. The ONLY current barrier preventing this happening to virtually every residential property near campus is the zoning law limiting the number of dwelling units that can be built on that property. If this legal barrier is removed the basic laws of economics insure that single dwelling structures will be replaced by multi dwelling structures designed specifically for student renters, increasing the number of bedrooms in the neighborhoods near campus.

The important thing to face up to and understand is that these new dwellings will NEVER be affordable housing, or work force housing, or family housing of any kind. They will be exclusively student housing so long as this price inelastic demand (student's parents) continues to exist. Removing existing limitations on dwelling units in these neighborhoods will inevitably lead to their replacement by student housing. It's simple economics.

Joe Patterson
7 Cobb Terrace
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 02, 2023 11:54 AM
To: Jameson Wildwood
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Still in support of Missing Middle

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: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Thursday, February 2, 2023 10:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Still in support of Missing Middle

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

I'm continuing to express support of upzoning and missing middle housing.

I'm a homeowner here, and I recognize the needs for housing.

--

Jameson Triplett Wildwood

tealcosmo@gmail.com

+1 415-335-0856

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:48 AM
To: dan levine
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing Choice Initiative Neighborhood Meeting Request

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: dan levine <levine_dan@hotmail.com>
Sent: Friday, February 3, 2023 8:32 AM
To: Planning Department <planning@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; colonywoodsnc@googlegroups.com
Subject: Housing Choice Initiative Neighborhood Meeting Request

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

Good morning Planning staff (Cc Mayor and Council as well as the Colony Woods listserv),

I'm reaching out to request an informational meeting for the Colony Woods neighborhood so we can learn more about the Housing Choice Initiative and the proposed "missing middle" code changes. In a recent email to Kathy Clissold, who lives in the neighborhood, Mayor Pam suggested Planning staff would be happy to host a meeting for Colony Woods residents, and myself and several other neighbors have expressed interest in

this. I could imagine the invitation to this meeting also being extended to Briarcliff, Ridgefield, and other nearby neighborhoods of similar vintage/type, in order to make good use of your time.

As you might expect, within Colony Woods there are a variety of opinions on the proposed changes that are part of the Housing Choice Initiative, but I think the common ground in our neighborhood is that many people would like to learn more about the context and reasons for the proposed changes, the details of the proposed changes and how they would be implemented, the Town's zoning authority when it conflicts (for better or worse) with decades-old covenants in neighborhoods like ours, and more. Perhaps you could solicit questions in advance as well as at the meeting, in order to be sure there is an equitable process for hearing many voices including those of less vocal neighbors?

I am hopeful that an open meeting for all Colony Woods residents hosted by Planning will educate neighbors and give us information to develop informed opinions. Please let me know what support our neighborhood can provide in scheduling and getting the word out about a meeting, and I'll be sure to share your reply with the listserv (I don't think you can post to it directly). Thank you in advance for your engagement on this issue, and for all your ongoing work to find ways to better address affordable housing, environmental sustainability, transit equity and other challenges that impact our neighborhood and the town as a whole.

Sincerely,

Dan Levine

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:48 AM
To: artwerner01@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO

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: artwerner01@gmail.com <artwerner01@gmail.com>
Sent: Thursday, February 2, 2023 10:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Town Attorney <townattorney@townofchapelhill.org>; Info - CAPA <info@townofchapelhill.org>
Subject: LUMO

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

Mayor/Council,

I try to stay out of Town business since I had my shot and spent a lot of time dealing with affordable housing issues, but this LUMO proposal deserves some serious thought.

- It seems that this is being rushed through based on a recommendation from a Canadian consultant (out-of-towner must be an expert, out-of-country even more so). I remind you that you represent the current citizens of Chapel Hill. The process for development in Chapel Hill should be determined by citizens, not a consultant and nine individuals. (Similar to what the UNC Board of Trustees is proposing with their new curriculum). The LUMO change proposes a major restructuring of our development process (even more so than the detested Blue Hill District – which was rushed through). The staff needs to fully map the Town to determine which neighborhoods might be affected and which not, and then embark on meeting in small groups with neighborhoods in addition to public hearings. Stormwater, buffers, height limits, solar screening, parking, and a host of other issues need to be ironed out before an ordinance is adopted willy-nilly.
- Wealthier neighborhoods are much more likely to have HOAs than more modest neighborhoods. As the supply of single-family homes decreases, those homes in HOA protected neighborhoods become more valuable – supply and demand. There will also be fewer relatively affordable single-family homes. The implication is that we don't want duplexes, triplexes, fourplexes to mix with the upper crust. Also, has the Council instructed the Town attorney to delve into the matter of exemptions for HOA's and more to the point, has the council instructed the attorney to create an ordinance where all single-family neighborhoods are affected?

Art Werner
Former Council Member
Former Mayor Pro Tem

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:53 AM
To: Travis Hornsby
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Greater density would be great

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: Travis Hornsby <thornsby2@gmail.com>
Sent: Thursday, February 2, 2023 5:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Greater density would be great

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

I'm a homeowner in chapel hill. I wanted to lend my support to loosening zoning restrictions and making it easier to build (and to renovate).

Obviously there's a vocal group that opposes this. But the recent election I believe shows that the majority of the town wants reasonable and rational development. I believe the proposed loosening of the zoning restrictions to allow multi family does that.

Sincerely

Travis Hornsby

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: capowski@live.unc.edu
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: The proposed LUMO changes
Attachments: LumoAmendmentLetter.doc

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: Capowski, Joseph John <capowski@live.unc.edu>
Sent: Sunday, February 5, 2023 8:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The proposed LUMO changes

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

A letter is attached

404 Coolidge Street
Chapel Hill, NC 27516
capowski@email.unc.edu
919-929-1670
February 5, 2023

Chapel Hill Town Council and Planning Staff
mayorandcouncil@townofchapelhill.org

Dear Mayor Hemminger, Council members, and planning staff,

Re: Housing Choices LUMO Text Amendment

First, I would like to thank councilmembers Karen Stegman and Michael Parker for speaking and answering questions about the proposed rezoning at a Westwood neighborhood meeting on February 1st.

This rezoning has the potential to have a significantly bad impact on near-to-campus neighborhoods, both in housing and especially in how large numbers of cars are parked. Consider this: According to the UNC registrar's office, currently there are 23,500 UNC students who live off campus. Though they don't drive to campus, their cars must be parked somewhere and that parking must have driveway access.

Here are two examples of student housing in my neighborhood that show how much space is given to student cars:

In 1990, UNC football coach Bill Dooley purchased a lot with an old house at the southern end of Old Pittsboro Road. He had the house torn down and had two houses built in its place, each with four bedrooms and three bathrooms. As the two photos boldly show, the open space in front of and between the houses is covered with gravel and forms a parking lot for the student-residents. Nine parking spaces are boldly marked with concrete bollards, and typically there are nine cars parked in the front yard.



The 3rd photo shows about one-third of a larger but similar student housing-parking complex at the western end of Coolidge Street. I ask council members who have never seen it, to come take a look.



These two examples show that **there is no open space that is not devoted to cars!**

I am not against UNC students living in our neighborhood. To the contrary, I enjoy interacting with them. They commute to campus by walking, bicycle, scooter and bus. Storage of their cars is the problem, since no one has yet designed a car that evaporates when it is not in use.

When I try to apply the lumo changes to our neighborhood, I become confused. Almost all the open space will be used to park cars and to access cars, i.e., driveways. Does the zoning definition of open space include car parking and driveways? If so, I am strongly against this proposed ordinance.

At our meeting on February 1st, one other thing became clear. It is impossible to visualize the results of this proposed ordinance solely from the definitions and the mathematics required to apply them. It is absolutely necessary to provide examples.

In conclusion I ask this:

Before the public hearing on February 22nd, please provide and publish examples that include the car situation in near-to-campus neighborhoods.

Joe Capowski

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: Joe Patterson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed zoning changes: Senior staffing void and inadequate scientific analysis

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: Joe Patterson <joepatterson@me.com>
Sent: Sunday, February 5, 2023 3:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed zoning changes: Senior staffing void and inadequate scientific analysis

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

Madam Mayor and Town Council Members,

I hope that you have taken the time to consider the economic impact of the proposed zoning changes on the family neighborhoods surrounding the UNC campus. It is important to recognize that if these zoning changes were to take place now the results could be catastrophic to the neighborhoods and would be irreversible.

The analysis presented to support these proposals to date is stunning in its superficiality. These proposals have been generated by Town Staff without the benefit of review or approval by experienced professional

senior management in critical positions. The Town Staff has no permanent Town Manager. The Planning Department has had no permanent manager for some time. The necessity of input from professionals in these positions is clearly evidenced by the large amount of time and money spent identifying, recruiting and compensating them. No disrespect is intended here to existing staffers or to those volunteers who have stepped in temporarily to fill these management voids; these are simply the facts.

No scientific economic study of the potential outcomes has been done of the local supply and demand components by any real estate professional. The reliance on simplistic statements to the effect that "it didn't seem to have much effect elsewhere" shows the total absence of serious analysis of the effects of the proposals. Chapel Hill has unique housing market characteristics and any informed intelligent decision must be made based on those.

The entire discussion needs to be put on hold until such time as; 1) scientific data on the likely effect of proposed zoning changes based on local supply and demand realities is evaluated and a report prepared by outside real estate professionals, 2) a permanent Town Manager and Planning Department manager have been hired, 3) both these new managers have had time to evaluate the results of those studies, and 4) the results have been published and written information is provided by mail to all parties that might be affected.

For the Town Council to even consider changes of this magnitude and import without a competent experienced senior management team in place and a thorough scientific analysis of the impact of the proposals by market professionals using local data and conditions would be irresponsible and, I believe, a dereliction of duty on your part.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: Watson Berry
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Zoning Changes

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Watson Berry <watsonberry@bellsouth.net>
Sent: Sunday, February 5, 2023 11:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Zoning Changes

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

Dear Chapel Hill Mayor and Town Council Members,

Greetings. I am writing you in regards to the proposed zoning changes to R-1 and R-2 neighborhoods. My concern is the real possibility of loss of habitat that would be the result of removing trees and green space to allow for the construction of new housing units and the necessary increase of paving to allow for car parking. We are already losing an alarming

percentage of birds and insects in our area. Mature tree canopies are necessary to host the myriad insects whose larvae are the nourishment of baby birds. Simple put, taking away the trees means taking away the birds. Who is speaking for the trees? We all must. Thank you.

Sincerely, Anne Berry
132 Justice Street
Chapel Hill, NC 27516
watsonberry@bellsouth.net

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: ahavil@earthlink.net
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: AHavil <Ahavil@earthlink.net>
Sent: Saturday, February 4, 2023 5:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO

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

Dear Mayor and Council,

We have only recently learned about the proposed residential zoning changes. On January 26 Tammy Grubb reported on this topic in the News and Observer. We had no other information before.

We are strongly opposed to changes to residential zoning.

It appears that a majority of single family home residents are unaware of the LUMO changes.

Please delay any vote on this until neighborhood residents have all been notified, hopefully by letter.

It is very likely that a large majority of R-1 and R-2 residents oppose this.

Thanks

A Haviland

R Peach

Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 07, 2023 1:12 PM
To: Jwr_ewi@outlook.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, February 6, 2023 9:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 02/06/2023 8:59 PM
Response #: 665
Submitter ID: 15543
IP address: 2600:1700:3901:8320:3d78:e059:16d2:8de6

Time to complete: 6 min. , 39 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Willemien Insinger

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor and Council,

My neighborhood (Hidden Hills) is trying to learn more about the proposed zoning changes and whether they would apply to our neighborhood. To this end I have arranged with the Planning Department that they will have an online meeting with the Hidden Hills neighborhood to inform us about the proposed changes and answer questions. The earliest date available on their calendar is February 28, 2023.

Today I read in Adam Searing's Feb. 5, 2023 newsletter that you will discuss the zoning changes at your February 22, 2023 meeting.

I urge you not to take any vote during the February 22, 2023 meeting, since our neighborhood has not yet had a chance to be informed about the proposed zoning changes.

Thank you for taking this into consideration.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Jwr_ewi@outlook.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 07, 2023 4:28 PM
To: Ryan Reynolds
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: PLEASE REJECT THE REZONING PROPOSAL

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: Ryan Reynolds <ryanmreynolds@hotmail.com>
Sent: Tuesday, February 7, 2023 12:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: PLEASE REJECT THE REZONING PROPOSAL

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

To the Mayor and Council of Chapel Hill-

As a voting resident of Chapel Hill, I strongly urge you to **reject the proposal to radically rezone Chapel Hill by eliminating R-1** in favor of multifamily zoning for the following reasons:

- Communities within Chapel Hill have not been meaningfully engaged on this proposal; every friend and neighbor we've talked to is either unaware or was only made aware of it recently.
- The current residents of Chapel Hill—whom the Mayor and Council represent, as opposed to real estate developers, potential residents, or other interests—who have been made aware of this proposal are overwhelmingly against it.
- This multifamily rezoning proposal has the potential to radically alter all communities across Chapel Hill without considering the needs or wants of individual communities; the idea of a one-size-fits-all approach feels clumsy, ill-conceived, and fundamentally insensitive.
- The vast majority of impacted communities are not designed for multifamily density, and rezoning these communities could make them significantly less walkable and integrated. For each fiveplex built in a single-family community, there would be an average of 10 cars per lot, increasing in vehicular density and traffic by an order of magnitude while reducing pedestrian safety as well as the health & life expectancy of residents via PM2.5 particulate pollution.
- No impact study of the downstream economic costs of infrastructure to serve this rezoning proposal have been shared. In particular, there would be significant fixed costs to upgrade physical infrastructure like roadways and utilities in communities that were not designed to support multifamily density. How large will be costs be, and who will pay them? Does the council propose to raise taxes on families already reeling from inflationary pressures, or does it plan to cut services to those in need?
- Similarly, there seems to have been no impact study on the environmental impacts of this proposal; how many homes are targeted? What would be the net carbon and pollution impacts? How would it affect the gross ratio of permeable surface across Chapel Hill, our resiliency to the affects of climate change? Our tree cover? Air quality?
- "Gentle density" is a term coined by planning consultants to soften their pitch; a more accurate term would be "distributed density," as multifamily homes would be distributed amongst single-family neighborhoods stressing infrastructure and the cohesion of each community. To achieve economies of scale and meaningful gains in middle-income housing and equity, perhaps we should consider "thoughtful density," or targeted pockets of housing density along key corridors designed to support diverse, walkable communities through mixed use development. A gradual transition from mid-rise buildings to townhomes to single family homes offers a popular, proven alternative to haphazardly integrating multiplexes into single-family neighborhoods.
- Gentle density proposals have not been proven to significantly increase middle-income housing; on the contrary, recent data suggests that developers use such rezoning relaxations to develop high margin, upper income housing units.
- My understanding is that no other plans have been proposed, making it impossible to compare this plan against viable alternatives.
- Calling the housing situation a crisis does not make it so. While national housing supply is below demand, that is the natural state of the market. Housing demand spiked as a result of the pandemic and historically low interest rates; due to inflationary pressures, the production of middle income housing then stalled, exacerbating the gap. However, a recent, transitory gap between supply and demand does not make it a crisis, nor does it compel the Mayor and Council of Chapel Hill to abandon its commitment to its constituents to attempt to satisfy the appetite of a national or even regional housing market. The Mayor and Council have a responsibility to protect and enhance quality of life for all residents, not expand the quantity of residents.
- I'd like to share a well known supply & demand anecdote. Over the past twenty years, a number transit authorities across the U.S. sought to ease the "traffic congestion crisis" by increasing the number of lanes on highways. But what they found was that the opposite was true: more lanes didn't create a new equilibrium where expanded supply met existing demand, because newly expanded supply then increased demand by an even greater factor. This actually worsened congestion, increased the frequency of motor vehicle accidents, and increased the number of passenger vehicles on the roadway, negatively affecting the environment. Markets only appear simple to the simple-minded.

I urge the Mayor and Council of the Town of Chapel Hill should show some humility in this matter, hear clear concerns of all the constituents they represent, and reject this radical multifamily rezoning proposal. At the very least, any proposal as significant as this should be deferred to a vote by the residents of the town of Chapel Hill.

Sincerely,

Ryan Reynolds
345 Tenney Circle
Chapel Hill, NC 27514
ryanmreynolds@hotmail.com

617.875.2373

On Jan 19, 2023, at 1:30 PM, Ryan Reynolds <ryanmreynolds@hotmail.com> wrote:

To whom it may concern-

I'm a resident of Chapel Hill, I was recently made aware by a neighbor that a proposal to rezone Chapel Hill from R-1 to R-4 is nearing a final vote. I was not made aware of this change by the town government, and have yet to understand how it may affect our family and neighborhood.

I find it deeply unsettling that a proposal that could so radically change life in Chapel Hill was not actively brought before the residents with extensive opportunities to learn, digest, and engage in discussion. The potential impacts on everyday life, not to mention infrastructure, education, and sustainability, depend on honest, transparent, and accountable engagement from all stakeholders.

I urge the council and mayor to postpone any vote to rezone Chapel Hill and engage their constituents in a meaningful way.

Furthermore, I urge the council to leave this monumental rezoning decision to the voters. Residents are the ones who live, work, and pay taxes in these communities—they should be able to decide if, how, and when such monumental changes are made.

Sincerely,

Ryan Reynolds
345 Tenney Circle
Chapel Hill, NC 27514
ryanmreynolds@hotmail.com

617.875.2373

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Arthur Greenberg, M.D.
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Zoning Changes & Open Streets Initiative

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: Arthur Greenberg, M.D. <arthur.greenberg@duke.edu>
Sent: Thursday, February 9, 2023 10:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Zoning Changes & Open Streets Initiative

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

Mayor Hemminger and Members of Council:

After attending a well-intended but discouraging informational session for Coker Hills West residents hosted by members of the town's planning staff, I write to express my strong opposition to the plans to change R1 to R4 zoning and to the Open Streets proposal.

Despite an apparent rush to rezone, it seemed clear that Council has not yet determined the detailed impact of these changes on our community and indeed on Chapel Hill as a whole. A number of residents expressed doubt that the zoning change will achieve the stated goal of promoting availability of more diverse sized primary residences. Since the Town will have no control over what types of properties developers build, there's no telling whether the properties will be student rentals, investment properties, or even second homes for wealthy individuals. In addition, Council plans to vote without first investing in a professional title search for restrictive covenants. Thus, it does not even know with certainty how many neighborhoods will be affected or what the potential number of new properties might be. Whether the already-built new apartment complexes off 15-501 have already achieved some or all of the hoped-for goals or whether targeting future new building projects is where the goals could more effectively be achieved also does not seem to have been considered in the consultant's or town's analysis.

Coordination between this plan and the Open Streets proposal is lacking to date even though both will have profound and related effects on individual neighborhoods. Council's evaluation of these two proposals is compartmentalized. The Town's planners who spoke with us yesterday were honest and helpful in some respects but were unable to address how Coker Hills West would be affected by Open Streets as the latter proposal is being reviewed by an entirely different group. Thirty-five years ago, our neighborhood association successfully advocated against opening the fire lane between Wellington and Huntington Drives. Doing so then would have or doing so now will establish a direct connection along Kensington and Wellington Drives from Weaver Dairy Road via N Lakeshore Drive to Estes Drive. Our neighborhood streets have no sidewalks and are used for foot access to Estes Hills Elementary and Phillips Middle Schools. If Council opens the fire lane, schoolchildren will be walking on a heavily trafficked thoroughfare lacking sidewalks. What could Council be thinking by reconsidering this settled issue? How does favoring automobile traffic over pedestrians and livable neighborhoods fit with the Town's long-term goals?

With regret and disappointment,

Arthur Greenberg
649 Wellington Drive
Chapel Hill, NC 27514

919 967-3324

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Charles Liner
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The proposed zoning plan will result in fewer houses for families

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: Charles Liner <cdliner@yahoo.com>
Sent: Thursday, February 9, 2023 9:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The proposed zoning plan will result in fewer houses for families

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

Mayor and Council members,

The plan would allow developers to buy single-family houses in any neighborhood, tear down the house, and build multi-unit apartment buildings.

The families that had occupied those houses would have to move elsewhere.

The apartments that replaced their homes would not be suitable for families, but likely would be rented to single individuals or packed with students and their cars.

Families would have fewer homes available to them.

What were you thinking?

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Sparkle Lucas
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Middle Housing

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: Sparkle Lucas <sparklelucas9@gmail.com>
Sent: Wednesday, February 8, 2023 7:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Middle Housing

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

Mayor and Councilman/Councilwoman

I wanted to bring to your attention the hardships of lack of affordable housing in the chapel hill area. I was born and raised in Chapel Hill, never left. I went to CHCCS, and so did my brother and my children. Chapel Hill is my home and always will be.

I am a single black woman raising two black males in Chapel Hill. I know how Chapel Hill works and does not work. Unfortunately, I raised my children in low income housing and wanted and yearned for affordable housing since my children were born. I wanted to raise my children in a home and not in apartments.

Not having affordable housing caused a lot of stress and worry along with mental instability for me not being able to provide this one necessity for my children.

Black women have so many absolute obstacles that we go through on daily bias from being discriminated against in the workplace, in relationships, the court systems and not to mention the banks.

I urge you to continue to build these homes so we can raise bright intelligent and well-rounded young men and women of color.

It takes a village to raise children so please continue to build these "VILLAGES"

--

God makes a promise, Faith believes it, Hope anticipates it and Patience quietly awaits it.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 10, 2023 8:43 AM
To: Mark Shelburne
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "Missing Middle" proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Mark Shelburne <mhs14800@gmail.com>
Sent: Friday, February 10, 2023 7:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Missing Middle" proposal

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

I am a 20 year affordable housing policy professional (currently a consultant) and adjunct professor at UNC Planning. In 2020-21 I briefly served on the Town's Housing Advisory Board (stepped down upon realizing its existence is a net negative).

The current proposal to partially end exclusionary zoning does not go far enough. However it certainly is better than the unacceptable status quo.

The Town should make these changes immediately and then continue to adopt other improvements. The next steps are fairly obvious, you do not need more consultants or multi-month public processes.

Mark Shelburne
sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 10, 2023 10:59 AM
To: David Clemmons
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Changing R-1 zoning to R-4

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: David Clemmons <daclemmons@gmail.com>
Sent: Friday, February 10, 2023 10:44 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Changing R-1 zoning to R-4

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

I attended the information session held Feb 9 at Horace Williams house but most of the questions that were posed were not answered so I am writing to try to get answers.

1. Why was this issue raised in the first place?
2. Are we doing this just because a consultant said to do it?
3. What is the goal? Is it just to put up triplexes and quadruplexes or do you actually want more affordable housing?
4. Is there evidence from other similar communities that this will create more affordable housing?

5. How do you keep developers from putting up expensive housing that middle income people cant afford?eg. 2million dollar condos
6. Is your goal to put up enough cheap housing that you drive down property values?
7. Is that fair to the current property owners?
8. You state that people other than those who live in the neighborhoods should be able to walk there. This already exists. I live on Tenney circle and over 80% of the people who walk here do not live in the neighborhood. What is your evidence for concluding otherwise?
9. Will people want to walk in these neighborhoods if you cut down most of the trees and have twice as much traffic? There are very few sidewalks if you increase the traffic people may not want to walk for safety reasons .
10. What will keep students from well off families from buying these properties and driving up prices as they have done in Northside?
11. What measures do you plan to improve infrastructure so that it can handle a 2-3 fold increase in density.?
- 12 . How will you deal with noise abatement? Do you plan to deal with it?
13. Your representatives were asked several times 'what is the long term goal?' They had no answer. What is the answer?

Please answer my questions. I have written previously and gotten no response even though it was stated that I would..

DAVID CLEMMONS

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 13, 2023 11:57 AM
To: copeland@nc.rr.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every 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.

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 11:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

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Town Council,
Forwarding this note that I shared with my neighborhood (Westwood). With this failure in Raleigh outlined below, I received dozens of responses against the missing middle proposal because it will not do what it is intended to do which has proven true in Raleigh.

If you have any questions, let me know.

Best,
Dan Copeland
Chapel Hill Resident

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 11:49 AM
To: 'phemminge@townofchapelhill.org' <phemminge@townofchapelhill.org>
Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

Pam,
Please see my note to my neighborhood listserv below (Westwood). It sums up my position and I got a strong response that others agree.

If you have any questions, let me know.

Best,
Dan

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Saturday, February 11, 2023 10:26 AM
To: 'Westwood List' <w-w_list@googlegroups.com>
Subject: The 'Missing Middle' Experience in Raleigh - Failure on every level

Neighbors,
In light of recent conversations about zoning, I think that sharing some recent data regarding a current situation is valuable. This was shared with me by a friend in Raleigh who lives in the Hayes Barton neighborhood. It is worth a read. To summarize:

- Zoning was changed specifically to serve the 'missing middle'
- A historic house on a large lot is being replaced by 17 townhomes priced at around \$2M each
- Neighbors are furious with the proposal and associated traffic, but have no leverage against developers under new zoning
- It in no way serves the 'missing middle' or lower income housing
- Now, the neighborhood is in a fight with the council to reverse the missing middle legislation, all detailed in the three links below.

<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/>

<https://www.hayesbartonraleigh.com/>

<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/>

I don't need any more evidence than a very recent failure in a Raleigh neighborhood with many similarities to our neighborhood. Developers will develop to maximize profit within the law. And, on top of that, in our neighborhood any new high-density development would all be filled with students because we are so close to campus and they pay top dollar.

The other historic districts in Chapel Hill (Laurel Hill and Boundary/Tenney Cir) have hired or are in the process of hiring attorneys to fight this change that will not address any 'missing middle' housing. If you are interested in expressing support to keep single family zoning as it is, please respond to me without copying the entire listserv. This does not mean you are signing up for any costs, this just means you want to be a part of the effort to avoid the Raleigh situation outlined above along with the other historic districts close to campus.

Thanks,
Dan

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 14, 2023 4:41 PM
To: Triangle BlogBlog
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: We need to talk about the \$2 million townhouses in Raleigh

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: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Tuesday, February 14, 2023 3:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We need to talk about the \$2 million townhouses in Raleigh

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

Chapel Hill's new missing middle housing proposal has drawn a number of themes [which we've covered before](#). Among them: this will lower property values, this will raise property values, this will affect neighborhood character, and we can't do this because look at what's happening in Raleigh.

[What's happening in Raleigh?](#)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 14, 2023 4:41 PM
To: Rachel Ram
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: I support expanding housing opportunities in my neighborhood.

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: Rachel Ram <rachelnoelleram1@gmail.com>
Sent: Tuesday, February 14, 2023 3:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I support expanding housing opportunities in my neighborhood.

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

Hi,

I support expanding housing opportunities in my neighborhood.

Thank you,
Rachel Ram

Chapel Hill resident

Rachel Ram

Master of Public Health Candidate 2023

Department of Health Policy and Management

UNC Gillings School of Global Public Health

e: rachel_ram@unc.edu || c: 772.285.9836

www.linkedin.com/in/rachelnoelleram

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 15, 2023 10:10 AM
To: Susan Elmore
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "gentle density" proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Susan Elmore <elmorepathology@gmail.com>
Sent: Wednesday, February 15, 2023 9:51 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "gentle density" proposal

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

I just wanted to let you know that several neighborhoods are banding together and hiring a lawyer to sue the town over this proposal. There are several concerns including how this proposal would only affect those neighborhoods that have let their HOA covenants expire. Unfortunately the town isn't hearing from the other neighborhoods that have covenants in place to prevent multiple housing units. This creates a significant disparity. There are other concerns that they will address with the lawyer. Although there may be situations (i.e. rezoning versus text amendments) that may be within the letter of the law but are not within the spirit of the law. The town council is unfortunately pitting neighbor against

neighbor and neighborhood against neighborhood with this proposal and there is much anxiety and anger within our once cohesive community.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 15, 2023 10:22 AM
To: dave witsell
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Neighborhood rezoning

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: dave witsell <thunderinsnow@gmail.com>
Sent: Tuesday, February 14, 2023 5:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Neighborhood rezoning

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

Dear Mayor and Council.

I urge you to reconsider your initiative to "modification of zoning" aka the older neighborhoods that have expired covenants. My neighborhood, Glendale Dr, is near UNC and has several houses with students. While we welcome the

students we have more will not be better? Your initiative will likely result in more student housing rather than “Middle Missing” housing.

Your initiative has not resulted in significant “targeted” housing in other towns and cities so why do you think it would be effective here? Are you just responding to what’s popular or are you watching the interests of your constituents?

Do you live in neighborhoods that would be effected by this zoning modification? Can you be transparent about that?

Does the housing developments/townhomes and apartments that are springing up meet the needs of the missing middle? If not, why?

I am very concerned about this initiative and it will definitely be kept in mind for the next local elections.

Sincerely,

DAVID WITSELL
108 Glendale Dr
27514

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 16, 2023 3:21 PM
To: Eric Formeister
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Question about the origin of Keesmaat's hiring for town rezoning plan

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: Eric Formeister <eformeister@gmail.com>
Sent: Thursday, February 16, 2023 2:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Question about the origin of Keesmaat's hiring for town rezoning plan

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

To the Mayor and Town Council:

I have spent much time engaging with dozens of residents from neighborhoods that will be affected by the town's rezoning, both from my neighborhood, the several historic/old neighborhoods that ring the campus, and many, many others since I first heard about the re-zoning proposal a couple of weeks ago. It has come to my attention that the tax-paying citizens of the town are owed an explanation regarding the following:

Jennifer Keesmaat has a very troubling conflict of interest in that she herself is a founding partner in a massive development firm in Toronto that has recently bought 2000 housing units at least (with plans to rent for profit, of course). This is all publicly available if you google her, in addition to many other controversies she was embroiled in while serving the role of urban planner in Toronto, including making unilateral decisions about building developments *without* her own council approval. **My first obvious question is, who vetted Keesmaat, and how, knowing that she had this glaring conflict of interest?** Obviously, the solution for increased missing middle housing from the perspective of a developer like Keesmaat would be to 1) increase densification by just thoughtlessly building wherever and whenever, and 2) to remove any processes that would hamper or otherwise slow permit approval (the second part of the plan that the town has submitted to remove advisory boards altogether).

I'm a physician, and hiring someone like Keesmaat to me is tantamount to me prescribing a useless, inappropriate, and extremely expensive chemotherapy medication for someone with cancer because I was the one responsible for developing the drug and I get direct compensation for any prescription rendered. If this were the case, I could lose my license, I could get sued and I bet I'd lose, and I could even face jail time, in addition to it being an egregious breach of ethics in medicine. I uphold myself to an extremely high ethical standard, and I would expect elected officials to do the same.

My second question is, how can I go about obtaining, through an open records request, safeguarded by North Carolina's Open Records laws, all draft documents, emails, or other relevant communications that resulted in the hiring of Ms. Keesmaat as our consultant for the housing problem in Chapel Hill? I have been told by attorneys that laws such as the one cited do not require that the work product is finished or approved to be released to the public, and withholding this information from the people who funded the hiring of Keesmaat and her firm is illegal.

I posed this same question a week ago to Tas and Anya with no response. Perhaps forwarding this to the town attorney would be more effective, if you can't answer these questions.

Eric Formeister

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 16, 2023 4:51 PM
To: eposton@truebridgecapital.com
Cc: Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Thursday, February 16, 2023 3:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 02/16/2023 3:31 PM
Response #: 667
Submitter ID: 15622

IP address: 12.88.241.74

Time to complete: 5 min. , 47 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Edwin Poston

2. Residency*

I am a resident of Chapel Hill

3. Message

I am strongly opposed to the proposed changes. Laurel Hill is not protected from the proposed changes and would be primed for developers to change our family oriented neighborhood to one focused on student housing. We are all for student housing, when done in a thoughtful and appropriate way, but one of the reasons that Chapel Hill and UNC are much loved is that there are neighborhoods for families adjacent to the University and downtown.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

eposton@truebridgecapital.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 20, 2023 9:53 AM
To: Christianna Williams
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Reconsider zoning change

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
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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Christianna Williams <christianna.s.williams@gmail.com>
Sent: Saturday, February 18, 2023 2:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Reconsider zoning change

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

Hello,

I am writing to urge you not to approve the proposed zoning changes that would allow apartment buildings to replace single-family homes in Chapel Hill neighborhoods.

As I understand it, the purpose of this proposed change is not to provide more affordable/middle income housing in Chapel Hill (a goal that I support) but to provide more middle-density housing. Is there a documented need for more middle-density housing? Why is this an important goal? Can you provide evidence of this need in the face of a lot of new apartments and new neighborhoods being built in Chapel Hill? If so, why not increase density in the new areas that are already being cleared for new construction projects? Why not require some units in new neighborhoods or apartment blocks to be set aside as affordable/middle-income housing? Or, instead of approving lots of high-density new construction - why not designate the new areas as places of middle-density housing? Are there no other approaches to increasing density than allowing single-family houses to be torn down and replaced by cottage courts? I think more can be asked of the developers in terms of covering the costs of increased density (e.g. more parking, more waste water, more wear and tear on roads, higher demands on all existing infrastructure).

Also, as I understand it, this change will apply only to areas without existing HOA covenants explicitly barring construction of higher density housing. This feature of the proposal seems to particularly disadvantage older parts of town that were not constructed as "developments" but that are nonetheless neighborhoods.

Please don't make this change without giving greater consideration to other options and effectively explaining the rationale for this change to your constituents and voters.

Thank you for your consideration.

Sincerely,
Christianna Williams
508 N Boundary Street

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 17, 2023 4:44 PM
To: Peggy Link Weil
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Current zoning protection

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: Peggy Link Weil <plinkweil1@gmail.com>
Sent: Friday, February 17, 2023 4:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Current zoning protection

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

I greatly oppose abolishing the current zoning protection laws that are in place regarding housing in Chapel Hill. Please reconsider this decision and the impact that it will have on traffic, sustainability and overall quality of life experienced in our village.

We already have too many large and unattractive apt. buildings in Chapel Hill. This is a very irresponsible decision .

Peggy & Michael Weil
1119 Roosevelt Dr

--

Peggy Link Weil
919-624-1716. Cell

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 20, 2023 4:54 PM
To: Carmen Elliott
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: missing middle zoning proposal for Chapel Hill

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: Carmen Elliott <carmenelliott.arts@gmail.com>
Sent: Monday, February 20, 2023 4:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: missing middle zoning proposal for Chapel Hill

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

Dear Chapel Hill Town Council and Mayor Hemminger, I want to thank you all for working hard to develop a solution to our town's need for affordable housing for middle income residents. I know both Raleigh and Durham have adopted a plan to rezone R-1 and R-2 neighborhoods to R-4 zoning, which would include smaller lots and higher density housing units throughout most of those two cities. I hope to persuade you to reconsider or revise this proposal for major changes in our neighborhoods, especially those smaller, less expensive neighborhoods that border Martin Luther King Jr. Blvd or neighborhoods that are close to UNC. Chapel Hill is a very different demographic from Durham and

Raleigh. The student population in Raleigh is 65,000 out of a total Raleigh City population of 486,800. The student population in Durham is 29,000 out of a city population of 285,000. The student population of Chapel Hill is 31,690 while the population of Chapel is 61,900. We are a college town, and UNC students also need more affordable housing. In a Jan.11 editorial from The Daily Tar Heel entitled "From Dorm to Duplex", the writer gives suggestions to students who are leaving on-campus housing to live in Chapel Hill. The writer states, "You could choose to live in a duplex or triplex, or homes divided into 2 or 3 separate units. Like apartment complexes, you may ultimately share a wall or two with your neighbor, but often with a lower cost." The writer continues, "In Chapel Hill the average rent is a whopping \$1917.00 according to RentCafe. It's worth noting that things like utilities and parking are not always included in these shocking price tags. Homes, duplexes and triplexes might provide more cost-effective solutions." In another DTH article of Jan. 25 entitled "Community Copes With Housing Shortage", Emily Holt (Affordable Housing Development Officer for Chapel Hill) said Chapel Hill has a tight housing market for multiple reasons. She cited the town's limited land, its popularity, and the influx of students as reasons for the demand. Ms. Holt stated, "What we have heard or seen is that more and more students are moving off campus...so there is an increase in demand for housing in town, on top of the already high demand." One of the main tenets of this zoning proposal is that it will strengthen social equity. In the Northside neighborhood, even with a much needed NCD, the traditionally African American neighborhood has drastically changed. In 1980,1,159 Black residents lived in Northside. By 2010, the number had decreased to 690. According to Loy Long Jr.,a resident of Northside, only 4 original homeowners still live on his street. The remainder have been bought out and many have been renovated for new residents. Northside homes have increased in value because of the demand for housing near UNC, and this historically Black neighborhood has seen a large decrease in home ownership and an increasing demand for student rentals. In another DTH article entitled "Residents Pressured by Student Encroachment", Sharon Weaver, a Northside resident for 62 years, said, "The neighborhood has changed tremendously because of the students...The elderly Afro-Americans left their homes to their children, but with the property taxes going up, they cannot afford to keep them, so they have to sell them." Between 2000 and 2010 property taxes in Northside increased by 277%. I would not use the Northside Neighborhood as a "poster child" for the town's campaign to make the "Missing Middle" zoning plan seem to be a "good thing" for Chapel Hill. I believe many of the African American neighbors who have been pushed out of their homes by a continual steep rise in taxes and the large influx of student housing may find it insensitive to have their neighborhood held up as a shining example of development that "worked well". Facts count, even if we don't like them. We have a much higher percentage of students than Raleigh and Durham. Our students need less expensive housing as well as our lower income and middle income residents. Both developers and parents will be highly motivated to buy/build duplexes/triplexes etc. for student housing. These new units are not guaranteed to be more affordable for middle income individuals. The influx of more cars, less trees and more impervious surface in our neighborhoods will guarantee a degradation of our natural environment throughout town, especially if this zoning change is to continue into the future. Please reconsider the adoption of these zoning changes. Perhaps the town council, the planning staff and a small group of deeply interested neighborhood representatives could create a better plan specifically for Chapel Hill. Perhaps Habitat for Humanity and Empowerment could be allotted 40% of these new housing units--Habitat received 500 applications during its last application period and only 14 were accepted. There are more creative ideas to consider for our town than to accept the same solution as our Triangle sisters. A different plan will take more time and effort, but I know our town council, the Chapel Hill planning staff and our residents are capable of creating something with more ecological conscience that can begin to address some of our pressing housing needs for both our lower and middle income population. Thank you again for all you do--your time, energy and commitment to our town All the Best, Carmen Elliott

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 21, 2023 12:17 PM
To: copeland@nc.rr.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every 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.

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Tuesday, February 21, 2023 10:17 AM
To: Pam Hemminger <phemminger@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

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

Pam and Council,
I have thought about this and we are having high interest meetings with neighbors on this issue in Westwood. I know that you and the council are thinking about it as well. We live in Westwood and campus is across the street and there is growing belief that this does not meet the goals of the

plan and, in fact drives only student rental development.

The goal of finding more affordable housing is always a lofty and difficult one.

Every regulation should have a defined goal. There is one fact that makes this zoning fail to meet the goal in our neighborhood. Anything rental (house or townhome) in a neighborhood adjacent to campus (regardless of historic status) is going to be filled with students. Students (or their parents) have the desire and ability to pay top dollar close to campus. You can't regulate around that willingness to pay. You can't kick them out once they are in. And you can't expect developers to not seek the most money.

And, more student housing is NOT desired. Everyone in the neighborhood can agree on that.

Is there any data that you or the town have that specifically shows that close to campus these new zoning developments would not be specifically filled with students?

Thanks,
Dan Copeland
2 Briar Bridge Lane, Westwood

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

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 12:05 PM
To: 'Pam Hemminger' <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

Thanks Pam! Will keep an eye on it and make sure I am signed up for newsletters. Glad it is getting a careful look. The Hayes Barton situation may not reflect what it would be like for the entire town, but I think it is a good surrogate for the historic districts and anyone close to campus.

Best,
Dan

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

From: Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>
Sent: Monday, February 13, 2023 12:03 PM
To: copeland@nc.rr.com
Subject: Re: The 'Missing Middle' Experience in Raleigh - Failure on every level

Dan-

Thank you for letting me know and glad you all are asking questions. We are all still trying to learn if this new zoning tool could help and what the consequences would be.

TownNews sent an update that this will be continued into May in order to talk with more neighborhoods and to learn more from outcomes in other communities. Please sign up on our webpage if you are not already getting the weekly newsletters.

Best

Mayor Pam

[Description: Description:]

Pam Hemminger

Mayor

Town of Chapel Hill<<http://www.townofchapelhill.org/>>

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514-5705

Phone: (919) 968-2714

From: copeland@nc.rr.com <copeland@nc.rr.com>

Sent: Monday, February 13, 2023 11:49 AM

To: Pam Hemminger <pheeminger@townofchapelhill.org>

Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

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

Pam,

Please see my note to my neighborhood listserv below (Westwood). It sums up my position and I got a strong response that others agree.

If you have any questions, let me know.

Best,
Dan

From: copeland@nc.rr.com <copeland@nc.rr.com>

Sent: Saturday, February 11, 2023 10:26 AM

To: 'Westwood List' <w-w_list@googlegroups.com>

Subject: The 'Missing Middle' Experience in Raleigh - Failure on every level

Neighbors,

In light of recent conversations about zoning, I think that sharing some recent data regarding a current situation is valuable. This was shared with me by a friend in Raleigh who lives in the Hayes Barton neighborhood. It is worth a read. To summarize:

- * Zoning was changed specifically to serve the 'missing middle'
- * A historic house on a large lot is being replaced by 17 townhomes priced at around \$2M each
- * Neighbors are furious with the proposal and associated traffic, but have no leverage against developers under new zoning
- * It in no way serves the 'missing middle' or lower income housing
- * Now, the neighborhood is in a fight with the council to reverse the missing middle legislation, all detailed in the three links below.

<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/><<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/>>

<https://www.hayesbartonraleigh.com/><<https://www.hayesbartonraleigh.com/>>

<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/><<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/>>

I don't need any more evidence than a very recent failure in a Raleigh neighborhood with many similarities to our neighborhood. Developers will develop to maximize profit within the law. And, on top of that, in our neighborhood any new high-density development would all be filled with students because we are so close to campus and they pay top dollar.

The other historic districts in Chapel Hill (Laurel Hill and Boundary/Tenney Cir) have hired or are in the process of hiring attorneys to fight this change that will not address any 'missing middle' housing. If you are interested in expressing support to keep single family zoning as it is, please respond to me without copying the entire listserv. This does not mean you are signing up for any costs, this just means you want to be a part of the effort to avoid the Raleigh situation outlined above along with the other historic districts close to campus.

Thanks,

Dan

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 22, 2023 9:15 AM
To: Bella Vandersall
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of amending LUMO

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: Bella Vandersall <bsimone2021@gmail.com>
Sent: Tuesday, February 21, 2023 8:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of amending LUMO

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

Dear Council members,

My name is Bella Vandersall and I am a first year student at UNC Chapel Hill. I am a current member of UNC Habitat and worked extensively with Asheville Habitat and other affordable housing organizations for several years prior. I am writing to encourage you to vote yes on the proposed amendment to the Town's LUMO titled *Housing Types and Housing Choices for a Complete Community*. Through a policy brief I prepared addressing parallel issues in Buncombe

County last semester, it has become clear to me that Exclusionary Zoning is a harmful relic of the Jim Crow era that continues to segregate neighborhoods today. As long as these policies are in place, there will never be an adequate amount of safe, affordable, equitable housing. Housing is a cornerstone of upward mobility for people of *all* backgrounds -- everyone benefits when more members of the community are able to live in integrated, mixed-income communities. Furthermore, some climate researchers have proposed multi-family zoning as a necessary solution to the ongoing climate crisis, as it is more sustainable than single-family zoning.

Thank you for prioritizing this important issue.

Best regards,
Bella Vandersall
UNC Public Policy '26
[LinkedIn](#)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 22, 2023 3:19 PM
To: wbaycock@schellbray.com
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter to Town Council re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment
Attachments: Correspondence re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment.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.

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: Aycock, William B. <wbaycock@schellbray.com>
Sent: Wednesday, February 22, 2023 3:08 PM
To: Amy Harvey <aharvey@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Chris Deschene <christopher.deschene@gmail.com>
Subject: RE: Letter to Town Council re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment

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Ms. Harvey,

Please find the attached correspondence from our firm regarding Briarcliff, Ridgefield, and Colony Woods residents' concerns regarding the Housing Choices for a Complete Community Text Amendment. If this letter could be included in the materials provided to the Council for tonight's meeting, I would appreciate it.

Please feel free to contact me with any questions or issues.

Sincerely,
Bill Aycock

Bill Aycock

919.869.3081

fax:855.386.4139

wbaycock@schellbray.com

SchellBray

Attorneys and Counselors at Law

100 Europa Drive · Suite 271 · Chapel Hill, NC 27517

www.schellbray.com

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SCHELL BRAY PLLC
Attorneys and Counselors at Law

WRITER'S DIRECT DIAL NUMBER
919.929.0990
WRITER'S EMAIL ADDRESS
wbaycock@schellbray.com

February 22, 2023

VIA ELECTRONIC MAIL

Mayor Pamela Hemminger and
Chapel Hill Town Council
Care of the Town Clerk
Chapel Hill Town Hall, Second Floor
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

PAUL H. LIVINGSTON, JR.
THOMAS C. WATKINS
MICHAEL H. GODWIN
BARBARA R. CHRISTY
JENNIFER L.J. KOENIG
MARK T. CAIN
GARLAND G. GRAHAM
AMY H. KINCAID
CHRISTINA FREEMAN PEARSALL
THOMAS P. HOCKMAN
APRIL E. KIGHT
STACEY A. BRADY
EDWARD T. CHANEY
DORI J. DIXON
WILLIAM B. AYCOCK II
KRISTIN J. KING
TIMOTHY A. NORDGREN
MICAH J. MALOUF
JEFFREY R. WOLFE
ADRIANNE F. EDMONDS
ANDREW D. STEFFENSEN
PETER G. MATTOCKS
JANET M. WALLACE

OF COUNSEL
DORIS R. BRAY
HOLLY H. ALDERMAN

BRAXTON SCHELL
(1924-2008)

Re: Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding
Housing Choices for a Complete Community Text Amendment

Mayor Hemminger and Town Councilors:

Our firm has been engaged by twelve families who reside in the Briarcliff, Ridgefield, and Colony Woods neighborhoods on the east side of Chapel Hill. They have engaged our firm to help understand the nature of the changes being proposed to the Town's Land Use Management Ordinance ("**LUMO**") as part of the proposed "*Housing Choices for a Complete Community Text Amendment*" (the "**Proposed Amendment**"). They have also asked for our assistance to analyze the recorded restrictive covenants for these three neighborhoods for how those restrictions will interact with the proposed zoning changes, and finally, to help communicate their concerns regarding the potential results of the proposed upzoning to the Town.

As a preliminary matter, our clients understand that Chapel Hill has a housing issue. The Town does not have sufficient housing to accommodate anticipated new arrivals in the coming years, and the median home price in Chapel Hill is currently one of the highest in the State. We acknowledge that there are social justice and inclusivity issues at play in the community conversation regarding access to housing.

That being said, it has been suggested, publicly by some local proponents of the Proposed Amendment, that opposition to this measure is inherently exclusionary and racist, and that the concept of "neighborhood character" is merely code for keeping people out. As a commercial real estate attorney, I believe that position is flawed and deeply unfair. Our client's homes and the neighborhoods in which they are located represent a major aspect of their daily lives. Many of the residents of Briarcliff, Ridgefield, and Colony Woods have lived in their homes for more than 30 years and have chosen to remain there due to the quiet, peace, and serenity that those communities provide. Given the tumultuous times that we currently live in, we should not make light

of homeowner anxiety over proposed governmental action that could have an impact on their daily lives, particularly when the results of the Proposed Amendment are unknown, as the Planning Staff has admitted.

While we understand and acknowledge the historical and systemic barriers to home ownership that have existed over the past several decades, not every attempt to maintain the status quo of a neighborhood is an attempt to keep people out. “Neighborhood character” is not a euphemism for exclusion or exclusivity. The Town implicitly acknowledges the concept of neighborhood character by way of its Conservation and Historical Districts. A simple stroll down the streets of Ridgefield vs. Meadowmont reveals obvious differences. Neighborhoods like Briarcliff, Ridgefield, and Colony Woods, by design (and supported by zoning) have small houses located on large lots. This design affords privacy, quiet, and access to nature, a dearth of birds and other animals and less light pollution; characteristics which cannot be found in more dense developments. Residents of the Town’s denser neighborhoods understood those communities would have a distinct character when they bought homes there. Those residents sought the activity, the close proximity, and the access to commercial centers that come with dense development. Density is character.

Not everyone wants to live in a dense community like Meadowmont or Southern Village, however. Residents of less intensive neighborhoods like Briarcliff, Ridgefield, and Colony Woods chose to live in those places because of those differences, not in spite of them, and that choice, and the defense of it, should not be vilified. The threat to neighborhood character posed by the Proposed Amendment is real and citizens deserve better than to be cast as racists for defending what is a crucial fixture in their lives and in most cases, their most valuable financial asset.

In light of the foregoing, we offer the following reasons why our clients request that the Town cease pursuit of the Proposed Amendment, or at the least, delay any additional action towards it at the present time.

The Proposed Amendment places the burden for new housing on established neighborhoods, rather than new development, and will significantly alter neighborhood character without any substantial increase in available housing.

As Madame Mayor and the Councilors are certainly aware, Chapel Hill is a notoriously difficult town to build in. The long and arduous entitlement process, the numerous advisory committee reviews, and extensive fee schedule provide a substantial barrier to entry for developers of new homes or apartments, and as a result, Chapel Hill’s housing shortage is now well-documented. Rather than address the procedural hurdles and costs that currently stifle housing development in Chapel Hill however, by this Proposed Amendment, the Town is putting this housing burden on its established neighborhoods, risking the critical character of its neighborhoods in an effort to give the appearance of equity and addressing the housing shortage.

Town Staff has indicated that they do not estimate the number of additional housing units that will result from the Proposed Amendment will do much to address the housing issues in Chapel Hill. In fact, due to the existence of restrictive covenants in neighborhoods

throughout the Town and the exclusion of numerous neighborhoods on conservation or historic grounds, the actual number of new units which may result from the Proposed Amendment will likely be insignificant in the face of the Town's housing needs. However, at the same time, the impact on those neighborhoods which are not subject to special zoning categories for neighborhood conservation or historical preservation will be magnified.

In addition, as Council is aware, North Carolina, and the Triangle in particular, have been rated as some of the top destinations for families to relocate for a number of years now. As a result, a thriving micro-economy of developers and builders has arisen in the Triangle to serve this potent demand. Despite the barriers to entry for developers in Chapel Hill, this zoning change will have the effect of turning established neighborhoods into potential profit zones for developers, at the cost of those qualities which make these neighborhoods desirable places to live. For neighborhoods like Briarcliff, Ridgefield, and Colony Woods which are located on the Town bus lines, the lots will serve as ripe fruit for development of dense housing for students. Both the developers and the students are not invested in the quality of life provided by these neighborhoods, their time in the area is limited. They have no skin in the game. Once the character of the neighborhood is lost, however, it cannot be regained.

As a result of the uncertainty of effect of the Proposed Amendment, coupled with the substantial risk to established neighborhoods, our clients request you drop this Proposed Amendment and look for other ways to increase housing in the Town.

Recent NC law changes cast doubt on the efficacy of older restrictive covenants.

At several of the public meetings and hearings on the Proposed Amendment, Council and staff have pointed out that the presence of recorded restrictive covenants for many neighborhoods will pre-empt the zoning changes in the Proposed Amendment. While this statement is generally correct, as restrictive covenants operate as a body of law completely separate from the Town's zoning authority, a recent ruling by the N.C. Supreme Court this past December, C Investments 2, LLC v. Auger, et al., upends 50 years of "settled law" regarding restrictive covenants and their exclusion from the Marketable Title Act. As a result of this recent ruling, the status of many older sets of restrictive covenants, like those in place for Briarcliff, Ridgefield, and Colony Woods are now in doubt. This Supreme Court ruling will have a substantial impact on many older neighborhoods throughout the State, and the proposed changes to the LUMO could not come at a more vulnerable time for these neighborhoods. If Council is unwilling to refrain from adopting the Proposed Amendment, our clients request a delay in the vote on this matter to ensure that the residents have an opportunity to "shore up" their covenants before the Proposed Amendment takes effect. As you can imagine, the process of organizing neighbors can take time, thus we ask for a delay of at least one (1) year before the Town takes any action on this matter.

As Madame Mayor and the Councilors have undoubtedly noted, this Proposed Amendment has invigorated the Town's electorate. The costs of this Proposed Amendment are already being borne by the residents of the Town, as represented by my firm's engagement. It is our hope that the Town will reconsider the Proposed Amendment in light of its questionable effect and potential harm to its existing neighborhoods.

Respectfully,



William B. Aycock II

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 23, 2023 12:47 PM
To: dan levine
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Attorney Aycock's Letter

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: dan levine <levine_dan@hotmail.com>
Sent: Thursday, February 23, 2023 12:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: wbaycock@schellbray.com
Subject: Attorney Aycock's Letter

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Dear Mayor and Council Members,

I am a longtime resident of the Colony Woods neighborhood who is active in my community and has been working publicly—via my neighborhood listserv with full transparency and in a neutral manner—to gather questions from my neighbors to share with Town staff in advance of the Town's upcoming scheduled

neighborhood information meeting on the proposed housing choice initiative. I'm writing to share that I am appalled and disgusted by the letter you received yesterday from Attorney Aycock (Ccd as a courtesy so he receives this directly and can share it with his anonymous clients as he sees fit) and want it to be clear that there are plenty of neighbors like myself who disagree with its assertions.

The tone and substance of Mr. Aycock's letter may well reflect the opinions and fears of the 12 anonymous neighbors who have hired his firm, but the letter certainly does not speak for me or for all residents of Colony Woods and other neighborhoods. I could go through the letter point by point to disagree with many of the statements made, very few of which have any basis in the law and most of which are a matter of opinion paired with historic revisionism. Instead of wasting my time and yours with that exercise, I'll simply say that I look forward to the Town's continued efforts to inform and listen to all community members, as it seeks policy solutions to the housing crisis Chapel Hill faces.

With best regards,

Dan Levine
410 Highview Drive

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 24, 2023 10:55 AM
To: Linda Raub
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: [ColonyWoodsNC] Neighborhood Questions in Preparation for 3/8 Informational Meeting

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: Linda Raub <lraub@nc.rr.com>
Sent: Friday, February 24, 2023 9:32 AM
To: 'dan levine' <levine_dan@hotmail.com>; Tasmaya Lagoo <tlagoo@townofchapelhill.org>; Anya Grahn-Federack <agrahn-federack@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; colonywoodsnc@googlegroups.com
Subject: RE: [ColonyWoodsNC] Neighborhood Questions in Preparation for 3/8 Informational Meeting

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I just read that people can set up an HOA many years after the property was built. This sounds like a possible plan. We could set terms – it would not be required that all homes participate. HOA would be simple- no sub-dividing and would not get into plants allowed, colors allowed, etc. I am not that legally savvy, but if anyone has legal skills within our group could they look into this?

Linda Raub

From: colonywoodsnc@googlegroups.com <colonywoodsnc@googlegroups.com> **On Behalf Of** dan levine
Sent: Friday, February 24, 2023 8:16 AM
To: Tasmaya Lagoo <tlagoo@townofchapelhill.org>; Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>
Cc: mayorandcouncil@townofchapelhill.org; colonywoodsnc@googlegroups.com
Subject: [ColonyWoodsNC] Neighborhood Questions in Preparation for 3/8 Informational Meeting

Tas and Anya (Cc the Colony Woods listserv and the Mayor + Town Council),

I hope this message finds you well. As promised, I've been gathering questions from residents of Colony Woods and surrounding neighborhoods in advance of the March 8th informational meeting you're hosting for us.

I'm attaching all of the questions I've received as a PDF, so that you have plenty of time to review and address the questions before and/or during the meeting. I'm hopeful that many of these questions and the Town's responses will be added to the [FAQ list the Town maintains](#) for the proposed initiative. Please note that the questions attached came from many different individuals—roughly 20 people—and I have only lightly edited some questions for brevity/clarity, while organizing them into loose categories to make the document easier to read. I told neighbors I would not identify them by name so they could feel free to ask whatever questions they wanted without worry—most people were considerate and asked what appear to be sincere questions, but I included all questions regardless of substance or tone. Probably needless to say, but these questions do not reflect my personal opinions, I was just collecting and sharing them as a way to help neighbors get more information on the policy proposal.

I look forward to seeing you on the 8th, and to getting the Town's replies to these questions, which I'll be happy to help circulate to my neighbors if helpful.

Best,

Dan Levine

--

You received this message because you are subscribed to the Google Groups "Colony Woods NC" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

colonywoodsnc+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/colonywoodsnc/SJ0PR17MB56227AACC1C52074A00127CCE6A89%40SJ0PR17MB5622.namprd17.prod.outlook.com>.

Housing Choice Initiative Questions from Various Residents of Colony Woods, Briarcliff and Surrounding Neighborhoods

Introduction: *I live in Colony Woods and offered to gather questions from neighbors in advance of the March 8 informational meeting being hosted by Town Planning staff. My intent was to give neighbors a convenient, efficient way to ask questions so they can better understand the Housing Choice Initiative proposal. Note that while I personally support the initiative, I know it has caused concerns and questions among some of my neighbors, and have tried to keep my own opinions out of the question-gathering exercise.*

I received questions from approximately 20 residents who saw my emails soliciting questions. I personally know a few of the neighbors who wrote in with questions, know others only from our listserv, and some I do not know at all. I cannot speak to the questioners' affiliations with local advocacy groups, their demographics, or many other characteristics, but I was happy to see so much engagement on the issue. Most questions received are included below verbatim; I lightly edited some questions for brevity and clarity. I did not include any of my own questions, as my intent was to be a neutral aggregator/communicator of the questions received.

I look forward to seeing the Town's replies to these questions, and to hearing the discussion on March 8th. Thank you. – Dan Levine, 410 Highview Drive

Infrastructure Questions

- What is the impact of the proposed missing middle changes on power supplied to the community with this proposal?
- What is the impact of this proposal on the capacity of the sewage processing available now and how is the difference to be addressed?
- How would the Town upgrade water/sewer, mitigate the increased impervious surface when flooding in this part of town is already a problem, increase the electrical grid, provide parking for the many more cars we would have crowding our streets and clogging bus routes, and generally provide more town services we all rely on like garbage collection, leaf removal, police, fire, and ambulance service?
- I am concerned about increased water, especially when pine trees start getting cut as they absorb so much water. My home gets the brunt of water runoff and already has a problem with soggy ground and water coming up from the ground for days after a storm. I don't put much stock into developers and their plans because it is almost always exaggerated and misleading. I think flooding and foundation issues are legitimate concerns for the lower parts of the neighborhood so please include that on the list of concerns with excess water-drainage and sewers being inadequate already.
- In order to pass a densifying law we need to have a strict policy on 1) maximum tree retention, 2) minimum water runoff by keeping large areas open to rain absorption, and 3) increasing sidewalks in the neighborhoods to accommodate walkers, kids, and dogs. How could we include these limits in the town code [and what is already included] and have recourse if they are not adhered to by developers?
- Would the potential for more density help make the case to restore our Chapel Hill Transit bus service? We are down to 2 morning trips and 2 late afternoon trips for the F route, Mon-Fri only.
- Is there a plan to update stormwater drainage infrastructure to accommodate new construction and additional density? We are using 60-year-old infrastructure that is already strained. I am

particularly concerned about the Burlington Blvd. Right of Way which is already rapidly eroding and putting nearby homes and residents at risk and costing homeowners thousands of dollars in damage.

- When the Council adopted a Vision Zero resolution in late 2021 or early 2022, there was mention of neighborhood slow zones. I haven't heard much about this since, but I wonder if neighborhoods that are opened up to more density could also be prioritized for neighborhood slow zones?
- Is there a plan to address pedestrian safety? All the examples shared show busy streetscapes with sidewalks, not streets that kids could walk in safely. Is it possible to build sidewalks in Colony Woods (Utilities are buried where sidewalks would be - can they be moved? What would that involve? Has the Town ever added sidewalks to established neighborhoods?) If sidewalks were built, who would pay for them? Will traffic calming measures like stop signs or speed bumps be added? Will the walk zone to Ephesus Elementary be eliminated with busy streets and no sidewalks, and can the school transportation department provide additional buses with the driver shortage?
- I've not seen changes to the infrastructure in this town besides a few roundabouts. Traffic has gotten insane. I question what sort of culture and legacy Chapel Hill wants when there does not seem to be any desire to improve quality of life. For example, why aren't some of these condos [and apartments] providing places for local businesses? I'd be a little more "pro-growth" if I was able to get across town in a reasonable amount of time, and go out and enjoy the nightlife without driving to Raleigh.
- I think parking should be heavily considered, as in general Colony Woods and other older neighborhoods were built for single-car families; that doesn't serve most modern families as it is, forget the additional units! How will parking needs be addressed in the new policy proposed?
- If impermeable surface is kept the same, I think allowing duplexes and larger ADU's seems reasonable, possibly triplexes, but that does seem like a lot. I think there should be language about the front of the houses appearing like single family, and that parking needs to be provided at the side or rear of multi-unit properties. How will these issues be addressed?

Housing Affordability & Other Targeting Questions

- I have heard that Chapel Hill used to mandate that within all new residential construction, 10% would have to go towards low-income housing – was this and is this now the case?
- Given that our state laws prohibit controlling to whom you sell your property, and given that our state laws prohibit any kind of rent control, what is to prevent housing corporations (or really anyone with the resources) from buying up housing like ours in our neighborhood, and building duplexes, triplexes, 4-plexes, cottage homes, and townhouses described in the Town's plan, on our properties and then charging exorbitant sales prices or rents?
- Council people, at the Jan. 25 Council meeting, stated plainly that this plan of the Town's is not to create affordable housing, it is to create more housing. I am guessing that they subscribe to the notion that greater supply will reduce demand and therefore reduce costs, but in the housing markets this does not apply! There is an infinite demand that cannot be satisfied with enough housing, at least in our lifetimes. Can you respond to this concern?

- How does the Town plan to make these different housing types (duplexes, et al.) cost less money than single-family homes?
- I would love to see Accessory Dwelling Units or some of the other housing forms mentioned in the town's plan, but I would not like to see our neighborhood become UNC's answer to their lack of student housing, or become a dense area of high-priced townhomes/multiplexes owned by wealthy individuals/corporations renting to other wealthy people. So, how would the Town's plan prevent this from happening, and how have they devised ways to circumvent the state laws?
- Since the essential goal of the land use change is simply to provide housing of some type subject to free market forces and competition, will the town renounce any claim or reasoning that it is a directed attempt to address diversity or energy conservation?

Detailed Code Questions

- Could you share some visual examples of lots like those in our neighborhood, illustrating how duplex, triplex, quadplex and ADUs would be implemented?
- Will the rezoning make it possible and easy to get permits to renovate an existing single-family home into a stacked or side-by-side duplex? For example, a renovation that does not change the footprint of the house but adds a second kitchen.
- At least one house on our cul de sac has essentially no street parking of its own. Some streets do not really have 2-way traffic when both sides of the street are at capacity for their parking. If impervious surface limits on-site parking, what will be the rules on shared on-street parking. I can see this resulting in a lot of neighbor conflict over parking spaces.
- A friend in Durham is losing her big trees as the grading for construction on the lot next to her has cut their roots (which extend across property lines). What rules will prevent this?
- What are the rules, if any, that are part of this new proposal to prevent tall buildings too close to the lot line looming over a back yard?
- Many of the houses in older neighborhoods are on wooded lots. Is it likely that the minimum tree canopy of 20% for a new 3- or 4- plex will result in an actual reduction from the current level? How is canopy determined? Can a 40-foot oak tree be cut down and replaced by 4 Bradford pear trees scattered around the lot?
- Can a zoning variance be on a case-by-case basis, instead of an across-the-board change like proposed? When a homeowner/potential buyer wants to change a single-family house to multi-unit, they could apply for approval. Immediate neighbors should have a say/vote whether the change is approved.
- Why isn't aren't the proposed zoning code changes put on the ballot for voter approval/disapproval?
- As part of the new policy proposal, it should be required that the property owner occupy at least one of the multi-units so that eventual multi-units are not simply another way for investors to make money via expensive rentals and are not even residents of the community. Is this possible?

- Taking, for example, a half-acre lot and erecting a duplex, triplex or quadraplex with spaces to park cars, sidewalks and other impervious materials would make almost the entire half acre into one big impervious surface. Now multiply that amount of impervious surface by the number of lots affected by these potential zoning changes. This would without a doubt cause a much-increased runoff during storms leading to drastic increases in downstream flooding in normal times. Now add Global Warming, with associated increases in rainfall, ever increasing as warming increases. How is this addressed in existing and proposed code, and how could it be better addressed?

NCD, HOA, and Existing Covenant Questions

- Neighborhood Conservation Districts are a tool used in Chapel Hill to balance development pressure with values like preserving neighborhood attributes, protecting tree cover, and limiting duplex and triplex development to non-profit developers to preserve housing affordability. Do neighborhoods still have the option to propose NCDs? Will NCDs override proposed zoning updates? Is it possible that existing NCDs will be nullified by the town in favor of the proposed rezoning?
- Could all neighborhoods involved start HOAs to eliminate any issues with the proposed changes?
- Why are HOA neighborhoods exempt? I think the variance should be an all or none policy--which would be easier for Chapel Hill residents to accept as "fair" and across the board.

Other Questions

- The planning department FAQ notes that only 11.5% of building permits related to Durham's comparable policy had demolitions associated with them. What kind of building was performed in the remaining 88.5% of the cases? Is it reasonable to assume that any significant increase in available housing can be made in Chapel Hill neighborhoods without demolishing the existing houses?
- One agenda item needs to include the relationships between Mayor, Town Council, developers and financiers of these developments and developmental processes. [This is more of an allegation, and a completely unfounded one as far as I know, than it is a question but I included it because I think it's important the Town have a chance to respond factually.]
- It's a bit suspicious that the Town is looking specifically at the land that backs up to their next new development on Legion Rd. Is this a land grab? [Again, barely a question but including it so Town can respond.]
- Does the planning department use a planning software like Microsoft Project? Do they require developers to use the same software to allow for seamless integration of all projects/developments? If not, why not?
- What is the current occupancy rate of all of the high-density apartment developments in Chapel Hill—and even more specifically, the high rises along Fordham Blvd, Legion Rd, Ephesus Church Rd?
- Why are all of these high rises built as rental apartments instead of condos? Which type is more beneficial for the town? I would think condos are preferable, as these can produce homeowners. Can the Town influence what type of housing—rental v ownership—is built?

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 24, 2023 10:57 AM
To: Simon Vincent
Cc: Sarah Vinas; Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing Access Text Amendment

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: Simon Vincent <simonvmobile@gmail.com>
Sent: Thursday, February 23, 2023 6:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Access Text Amendment

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

Mayor and Council Members:

We bought in Colony Woods for the same reasons that many of our neighbors did: we warmed to the wider streets, the people walking along them, the mature trees, the diversity, the location in town – all the things that inform most choices of residence. We saw ourselves here; our house appealed to us immediately. We felt this place would engender home. Our choice was overwhelmingly affective.

So I feel at a loss under the tide of theory, the data-derived orthodox percentages, the conceptual equivalencies by proportion and assorted metrics. I'm not at home in a thicket of data. We don't live in constructs of this nature: quality of life can't be quantified and manipulated statistically. Diversity in this neighborhood is a lived experience, not a percentage or a mean.

I don't expect that the schemes for Return On Investment include any affective impulse, or that transient occupation of any kind could truly engage with the neighborhood, much less improve it. Why risk this diverse and desirable neighborhood? It's affordable by Chapel Hill standards, and for many it functions well as a start on the ladder of home ownership and equity just the way it is.

If you truly believe this change is essential, after making your case to the town as a whole and allowing for public comment, put it to a vote in a town-wide referendum. Ask us to decide what we want to make of our neighborhoods. Don't decide this for us. We live here.

Simon Vincent
301 Colony Woods Drive

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 27, 2023 2:46 PM
To: Jameson Wildwood
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for upzoning

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: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Monday, February 27, 2023 12:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for upzoning

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

I live in a single-family neighborhood, and I understand the need for op zoning in Chapel Hill. I want our teachers to live in the same town as all of us. I want middle-class people to be able to afford housing here in Chapel Hill.

The fear mongering of the other side can go pound sand.

Jameson Wildwood

Old Forest Creek neighborhood

--

Jameson Triplett Wildwood

tealcosmo@gmail.com

+1 415-335-0856

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 01, 2023 10:18 AM
To: chuckrobin@bellsouth.net
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Amendments to the Town of Chapel Hill Land Use Management Ordinance

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: chuckrobin@bellsouth.net <chuckrobin@bellsouth.net>
Sent: Wednesday, March 1, 2023 10:12 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Amendments to the Town of Chapel Hill Land Use Management Ordinance

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

Mayor Hemminger and Town Council Members,

Thank you in advance for taking the time to read this email.

As a public servant, I take the roles of listening to the public I serve and being a good steward of the public's resources seriously. As part of my public service, I also analyze policy alternatives in an effort to identify a solution that fits a well-defined problem. Given the lack of credible analysis of what positive

and negative impacts the *Housing Choices for a Complete Community* amendments will have, along with the lack of public notice and transparency and the apparent haste to vote on the amendments without hearing from potentially affected homeowners, you failed to convey the same concern for the public you serve. I am disappointed and mad.

In the FAQs section of the Town's website, the Town acknowledges that they have not identified neighborhoods with restrictive covenants, and by extension have not identified neighborhoods that could see changes as a result of the proposed amendments. How can you vote on residential zoning amendments when there is no estimate of how many neighborhoods and homes could be affected and how many additional housing units could result? Has the Town even completed housing market research that concludes there is demand for "middle" housing? We also understand that the majority of council members who support this proposal live in one of the 13 Neighborhood Conservation Districts exempted from this re-zoning. Have you been open with your constituents about this fact? If not, that comes across as openly hypocritical. Frankly, the Town's efforts so far look like cynical, knee-jerk politics in an election year without consideration of unintended consequences and leaves many town residents wondering if they can trust their elected officials.

We live in the Glendale neighborhood close to campus. The covenants expired in 2000, leaving many in the neighborhood feeling like a potential casualty of these proposed amendments. Like many neighborhoods in somewhat similar circumstances, Glendale may have to consider consulting an attorney to protect themselves from this seemingly rushed, unevaluated solution to a problem that is not well defined.

More personally, we are close to retirement and have spent our entire lives working hard and displaying fiscal responsibility so that we were ultimately – after many years – able to live in a neighborhood we love and would like to retire in. These proposed amendments have us asking ourselves whether we really want to live in a town where our concerns do not appear to be valued and whether we want to invest in a few modest upgrades to the house and stay here for our retirement years.

Also, we live next to a single-family home that has been rented out for the past 10 years. For most of these years the house was occupied by a family that took care of the property as if it was their own. However, given we live so close to campus the likely impact of these amendments is that house could be replaced by a duplex/triplex/fourplex and rented out to college students. In fact, the house was rented to college freshmen recently. In addition to the late-night noise, underage drinking and driving, inconsiderate parking on our front lawn, and litter, one afternoon I looked out the kitchen window and saw likely inebriated, underage male college freshmen relieving themselves against the side of that house during the backyard kegger in broad daylight. We endured the students as neighbors largely out of fear of potential retaliation. After all, if inebriated, underage college freshmen are going to relieve themselves outdoors in broad daylight in a residential neighborhood full of adults who could call the Town police, what would they do to us if we ratted them out?

Something missing from this dialogue is the potential personal impacts these changes could have. Rather than talking about this in terms of "redefinition" or "text amendments", how about you remember that these changes could have real, direct impacts on people's homes and lives? For us, we celebrate holidays with our neighbors; we look after their homes when they are away; we take care of their pets, and they do the same for us. These "text amendments" stand a real chance of altering that for people who have invested in enduring relationships with their neighbors and in their neighborhoods for years and sometimes decades.

In our retirement years we don't want to live in a town that doesn't seem to want to hear, let alone value, our concerns or in a neighborhood where we police the conduct of college students and live with low-grade fear of retaliation. Without hearing out residents and proactively evaluating unintended

consequences, you are on the edge of a precipice of upending existing, quiet neighborhoods where neighbors look out and support each other. Is that really the legacy you want?

Respectfully,

Robin Langdon
208 Glenhill Lane

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 01, 2023 10:19 AM
To: Glatzhaus
Cc: Sarah Vinas; Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rezoning

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: Glatzhaus <glatzhaus@gmail.com>
Sent: Wednesday, March 1, 2023 9:52 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning

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

Hello Ms. Mayor and Council Members,

We live in Stratford Glen, have saved and saved to live in a safe community with our special needs son. In our neighborhood, we all know each other, look out for each other, and if I need to go out, I know my son is safe. We are surrounded by gigantic apartment complexes, one on Mt Moriah Rd, and soon development will begin on others on Old Chapel Hill Road. Already we have strangers cruising in and out of our neighborhood of two cul-de-sacs.

Providing affordable housing with present land costs and lumber costs rising is a pipe dream. Why not hold the developers accountable for providing a percentage of their plans for affordable and middle-class housing? Instead, we bear the costs of failed government programs of ensuring affordable housing, this is hardly a democratic move, but a power grab by failed policies of politicians. Are we still living in the US? Please do not change the zoning laws of our established neighborhood. If you do, we would like to see the same across zoning changes regardless if a neighborhood has an HOA or not, The Oaks included.

Sincerely,

Jessyka Glatz

107 Rother Lane, Stratford Glen, City of Chapel Hill, Durham County

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 01, 2023 2:24 PM
To: Christine Colven
Cc: Judy Johnson; Britany Waddell; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: There is no sense to rezoning this area

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Christine Colven <christinecolven@att.net>
Sent: Wednesday, March 1, 2023 2:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: There is no sense to rezoning this area

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

To whom it may concern,

We have lived in this neighborhood for over thirty years, now out of the blue the city wants to rezone? And for what purpose - just to create work, as if you did not have enough to do.

There is plenty of building already scheduled down the road. So do that and leave this neighborhood be.

Best regards,

Christine E. Colven and Walter V. Hinton
100 Cricket Road
Durham, NC 27707

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 02, 2023 9:29 AM
To: Naomi Slifkin
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Thank you for listening

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: Naomi Slifkin <naomislifkin@yahoo.com>
Sent: Wednesday, March 1, 2023 8:36 PM
To: Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Tas Lagoo <tlagoo@townofchapelhill.org>; Katherine Shor <kshor@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you for listening

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

Hello Tas, Anya and Katherine,

Thank you for listening to the concerns of our neighborhood this past Monday night regarding the proposed zoning amendments. I hope you will be listening to many more citizens in neighborhoods

all over Chapel Hill. I recognize that it takes a lot of patience on your part which I and others really appreciate.

The implications of the proposed zoning changes are MONUMENTAL. Thus, the Town needs to SLOW DOWN and fully research the impact on individual citizens, neighborhoods, traffic, utilities, police, fire, EMS and hospital ER services, and more.

Between recently completed building projects and those currently in process, our town will have over 4,000 new housing units roughly within 2023. If, as Town's consultants have suggested, we truly need to plan for growth at a rate of 500 units per year, just in these projects alone we are covered for the next eight years. **Thus, we easily have at least another year to thoroughly research this proposal.**

We also have time to consider alternative ways to manage growth and provide for our citizens.

- Negotiate with the University to freeze student enrollment until it creates more housing for its students.*
- Change the Inclusionary Zoning Ordinance to require developers to set aside 30% of its units for low income housing to make up for all the people who have been displaced.
- Allow low-income housing to proportionally catch-up by expanding investment and cooperation with The Community Home Trust, DHIC, Habitat for Humanity and CASA while freezing permits for private developments.
- Negotiate property tax breaks for low-income homeowners willing, in the future, to sell their houses to The Community Home Trust or a similar organization.

*Despite what the Consultants say, students are very much driving growth in Chapel Hill. UNC Chapel Hill has a total enrollment of 31,539 students (undergrad, grad and professional schools). Yet the University only provides housing for a little over 8,500 students. That means that 22,539 students are living off-campus (primarily in Chapel Hill and Carrboro). This is a very significant number considering that the total population of Chapel Hill, including students, is about 63,000.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 02, 2023 12:23 PM
To: Julia Worthen
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Apartment developments

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: Julia Worthen <juliawadeworthen@gmail.com>
Sent: Thursday, March 2, 2023 9:45 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Apartment developments

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

Dear Mayor et al,

Since having moved to the Coker Hills neighborhood six years ago I've seen numerous apartments constructed in this area and close by. I've pored over the documents I can find on the town website but haven't found an overall explanation for why so many are being built. Are they intended for employees expected as new businesses expand into the Triangle area? For students? Downsizers? I'd appreciate any info you can provide and I think it would be helpful to direct people to this info on the Website or add it if it isn't there.

Thank you,
Julia

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 02, 2023 4:06 PM
To: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: Orange Chatham Association of Realtors
Attachments: scan_jcoffin_2023-03-02-16-01-30.pdf

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'



February 23, 2022

On behalf of the Orange Chatham Association of REALTORS® Board of Directors

The Orange Chatham Association of REALTORS® (OCHAR) supports changes to the Land Use Management Ordinance in order to allow for greater housing choice and affordability options in the Town of Chapel Hill.

OCHAR believes that the Land Use Management Ordinance Text Amendment addresses changes in current rules and regulations and will encourage development of workforce and affordable housing in Chapel Hill by diversifying housing types, increasing housing production and encouraging compatible infill development. These goals align with the values of OCHAR. However, any changes need to be sensitive to community concerns and input before implementation.

Regards,

Rachael Elliott
2023 OCHAR President

Orange Chatham Association of REALTORS®
1289 Fordham Blvd Suite 268
Chapel Hill, NC 27514

Phone 919-914-6718

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 06, 2023 8:31 AM
To: Hayley White
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Stop the rezoning and middle housing!!

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Hayley White <hayleywhite.c@gmail.com>
Sent: Sunday, March 5, 2023 7:51 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Stop the rezoning and middle housing!!

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

Mayor and Town Council,

I moved to Chapel Hill/Carrboro 15 years ago for grad school. It is astonishing and devastating to see what has happened of Chapel Hill (and Carrboro) in those years - developments everywhere, trees are gone, terrible traffic, etc. Stop the

rezoning for "middle housing"! You cannot control the price point of these duplexes, triplexes, etc., so why are you doing this?? Once these are built and the land is destroyed and traffic is at a stand still you cannot take it back. You are ruining a once beautiful and quiet place!!

Sincerely,
Hayley White

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 08, 2023 2:23 PM
To: whitakergordon@gmail.com
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Wednesday, March 8, 2023 12:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/08/2023 12:57 PM
Response #: 672
Submitter ID: 15748

IP address: 207.243.178.123

Time to complete: 9 min. , 12 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Gordon Whitaker

2. Residency*

I am a resident of Chapel Hill

3. Message

As I hope you are now aware, the proposed "missing middle" housing is probably not the likely result of the amendments for allowing what is called "gentle density" in current R1 and R2 zones. The INDY has a good look at the actual effects of such zoning upgrades. See <https://indyweek.com/news/opinions/op-ed-durham-needs-conscious-deliberate-planning-as-density-increases/>

Similarly, removing citizens' advisory boards and commission reviews weakens Chapel Hill's capacity to avoid exacerbating the problems we already have with stormwater control, traffic management, and inadequate public services.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

whitakergordon@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 09, 2023 8:58 AM
To: Terry Vance
Cc: Sarah Potter; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Susan Elmore's compelling fact filled letter and your response

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: Terry Vance <tervance@gmail.com>
Sent: Wednesday, March 8, 2023 8:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Susan Elmore's compelling fact filled letter and your response

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

Mayor Hemminger/ Council Members,

Mayor Pam,

Susan Elmore is right. As are the others who have brought these bad consequences to your and the council's attention. The INDY's look at the effects of the zoning upgrades Chapel Hill

is considering should leave no doubt as well. See: <https://indyweek.com/news/opinions/op-ed-durham-needs-conscious-deliberate-planning-as-density-increases/>

There is already compelling evidence to stop this process now. Your response to Susan's letter is a stall to bury the realities of why this is a bad idea except for the developers. Go with the facts and lead the council to do the right thing like you used to. Please resist the further degradation of Chapel Hill that hides in lies about whom this benefits. What you appear to me be saying in your response is: you people caught us about to ramrod this through so now we will go through the motions to slow this down giving lip service to the evidence. Your response strikes me as political in the bad sense of the word. It erases the devastating evidence that she and others have provided. You avoid the issue while making nice and then kick the can down the road by saying we need more study. The facts are clear. I want you to applaud the citizens that spend the time to really study the issues as oppsed to what the staff often does and,unfortunately,what you too often do these days viz: promote developers interests against the folks who live and work here and cover it up as was done originally with myths like: it will help with affordable housing. Please be the leader you can be.

Reject the Text Amendment for Housing Regulations and Housing Choices.

Sincerely,
Terry
Terry Vance PhD

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 09, 2023 4:14 PM
To: Bev Kawalec
Cc: Sarah Vinas; Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO proposed text amendments

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: Bev Kawalec <bevkawalec@nc.rr.com>
Sent: Thursday, March 9, 2023 3:44 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO proposed text amendments

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

March 9, 2023

Dear Mayor and Council,

I urge you not to adopt the proposed Housing for a Complete Community text amendments. The proposed amendments will have undesirable unintended consequences.

I have listened a number of times to the planning staff explanation of the goals and the proposed methods to achieve those goals. I am convinced that these proposed text amendments will

- increase property values in residential areas
- incentivize developers to purchase property to redevelop it for income producing housing
- increase taxes
- cause people who cannot afford higher taxes to move
- create only high-cost rental housing
- result in more rental housing rather than home ownership
- cause teardown of affordable houses
- result in ignoring important environmental considerations
- diminish the unique charm of Chapel Hill
- change the character of our historic districts
- and further erode citizens' trust in our local government.

The goal of providing more affordable housing in Chapel Hill is a good goal. The methods for achieving that goal need to be much more thoroughly thought through.

Thank you for your consideration.

Beverly Kawalec

Amy Harvey

From: Jeanette Coffin
Sent: Friday, March 10, 2023 2:41 PM
To: Roy Fauber
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposal to allow increased density

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: Roy Fauber <refauber@gmail.com>
Sent: Friday, March 10, 2023 2:38 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Proposal to allow increased density

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

Mayor and members of the town council.

Just wanted to follow up on my earlier email (below) regarding the housing choice initiative. I've been reading many emails from neighbors in Cameron McCauley and Westwood about the proposed amendments to allow increased density in Chapel Hill residential areas (and I'm sure you have and will hear from many of them).

My concern continues to be the possibility that any well-intentioned changes will be taken advantage of by greedy (and sometimes even dishonest) developers and investors that use loopholes to circumvent the spirit of the initiative in order to simply make a profit without regard for the fabric of the neighborhoods.

As you proceed with your discussions, please make sure there are adequate checks and balances included to prevent abuses and avoid unwanted consequences.

Regards,
Roy Fauber
311 East Patterson Place

On Wed, Jan 25, 2023 at 11:17 AM Roy Fauber <refauber@gmail.com> wrote:

I have only recently become aware of proposed changes to the LUMO to allow multi-unit structures in low density residential zoning areas. While the ideal of more density and affordable housing may be attractive, the success of such an effort will depend on responsible development of the affected properties.

As we (should) have learned from Northside, responsible development is the exception, and admirable efforts to promote density, diversity, and affordability are often thwarted by unscrupulous developers and market forces.

The broad brush approach of the proposed LUMO changes may seem fine in principle, but without additional enforceable regulations, implementation is ripe for abuse and therefore, in practice, rarely achieves the stated objectives.

I urge the council to take more time to look beyond the idealistic goals and consider the practical aspects and potential negative outcomes of the proposed changes.

Roy Fauber
311 East Patterson Place

Amy Harvey

From: Jeanette Coffin
Sent: Friday, March 10, 2023 2:44 PM
To: keith_burridge@med.unc.edu
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter concerning the proposed changes in zoning
Attachments: Letter to the Mayor and Council.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.

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: Burridge, Keith <keith_burridge@med.unc.edu>
Sent: Friday, March 10, 2023 12:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Patricia.Saling@gmail.com
Subject: Letter concerning the proposed changes in zoning

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

Dear Mayor Hemminger and Town Council,
Please find a letter attached from a number of us who live in the Westwood area of Chapel Hill, and who are concerned about the impact on our neighborhood of the proposed zoning changes.
We appreciate the hard work you are all doing and trust you will give our letter careful consideration.

Thank you,
Keith Burrige
Patricia Saling

March 10, 2023

Pam Hemminger and the Town Council
Town of Chapel Hill
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

Dear Mayor and Council Members,

This letter comes to you on behalf of town residents who live in Westwood, including the expanded National Historic District that was recognized in 2019.

We are concerned about the zoning changes recently proposed for several reasons:

- Failure to meet goals for the “missing middle”
- Disruption of community
- Dominance of rentals as opposed to owner-occupied residences

Many of us have lived in this area for decades and hugely value the community that has grown here. Part of that value is the diversity of our neighborhood, both in the housing that’s present as well as those occupying those residences. We enjoy having a wide spectrum of ages, from students to retirees and everyone else in between. However, a balance in the representation of the various groups is essential to this location’s health and well-being; dominance of one group over many others doesn’t work for the community as a whole. In terms of building a community, it’s also important to recognize that students are, by definition, a transient population. Perhaps a year, or even a couple of years, but there’s no real permanence tying them to this location.

With the ability to construct duplex, triplex, multiplex housing in this area, we foresee that this balance will be severely disrupted. Our proximity to the UNC campus makes this neighborhood ripe for developers to construct multiplexes which will be filled with students. As mentioned, we’re not anti-student but neither do we want to become an area where student rentals outnumber owner-occupied homes. Often, students are great neighbors but the transient nature of student rentals can result in a rapid change in the atmosphere of a locality. When this type of change occurs, some neighbors have felt overwhelmed, decided to sell and thereby created even more rentals. This has already happened in several portions of the neighborhood. Two examples immediately come to mind: West Patterson Place and Old Pittsboro Road. In West Patterson Place, owner-occupied residences gave way to buy-out by rental

agencies who have packed students into the houses to an unhealthy degree. A slightly different scenario occurred on Old Pittsboro Road, but the result is the same, a drastic swing of the area to overwhelming student housing.

These rental agency take-overs and multiplex developments don't result in housing for 'the missing middle'. They result in student housing. And student housing alone. The properties are expensive to buy, along with quite high tax rates, and demand a high price tag to rent. Deep-pocketed undergrads and their parents are happy to fork this out but it – in no way – serves the needs of housing for 'the missing middle'. In summary, we urge the Town Council to reconsider the proposed zoning changes for the Westwood area.

Sincerely,

Keith Burridge, 6 Briarbridge Lane
Patricia Saling, 6 Briarbridge Lane
Lynda Barbour, 606 Coolidge Street
Wiley Barbour, 606 Collidge Street
Anna Creissen, 326 West University Drive
Alain Creissen, 326 West University Drive
Joe Capowski, 404 Coolidge St
Dan Copeland, 2 Briarbridge Lane
Leigh Copeland, 2 Briarbridge Lane
Bill Pendergraft, 808 Woodland Ave
Jeanne Phillips, 808 Woodland Ave
Claire Giordano, 319 West University
Chris Giordano, 319 West University
Chuck Osborne, 321 West University
Christie Osborne, 321 West University

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 10:19 AM
To: Karla McPherson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Zoning changes

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Karla McPherson <karlamcpherson@gmail.com>
Sent: Monday, March 13, 2023 9:32 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Zoning changes

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

I voted for most of you but will certainly not do so again. The mayor, while originally campaigning, sat in living rooms around town saying "never again" about the excessive apartment construction of the Kleinschmidt administration, but you folks have tripled down on it. You said you wanted to increase affordable housing but you have had years to do so and have failed. Now you are set to destroy the town's lovely neighborhoods by eliminating single-family zoning. The

zoning change will help no one but developers (a common theme among the council's projects since the mayor was elected). Why are you not heeding the data that overwhelmingly show that the elimination of single family zoning does not make housing more affordable?

This used to be a lovely livable town but it has grown too much too fast, and the quality of life is rapidly declining. You have failed in your duty to represent and protect the interests of Chapel Hill's residents.

Karla McPherson
505 North Street

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 10:19 AM
To: apomer9778@aol.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Crossing project and Rezoning R1

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: apomer9778@aol.com <apomer9778@aol.com>
Sent: Monday, March 13, 2023 9:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Camille Berry <cberry@townofchapelhill.org>; jhunt@townofchapelhill.org; Tai Huynh <thuynh@townofchapelhill.org>; pmiller-fiushee@townofchapelhill.org
Subject: Chapel Hill Crossing project and Rezoning R1

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

Dear Mayor Hemminger. Council Members, and Planning Department,

Please know I am not against progress and change. In fact I love what is happening in the "Blue Hill District" and, if condos rather than rentals were planned for University Place, I might consider moving.

All that change is appropriate in that area.

But endangering existing neighborhoods by willy-nilly building *everything everywhere all at once* is not. Our quality of life should not be sacrificed for the newcomers.

Chapel Hill Crossing is absolutely too much on that plot of land. It does not fit the single family zone we live in. The water run-off drainage issues we already live with in Stratford Glen have cost some of us thousands of dollars to resolve.

We have already experienced the permitting of an ADU in our neighborhood. In the past, residents parking on the streets overnight has been discouraged. Now, with additional residents and no place to park but on the street, the perception of our well maintained neighborhood has diminished.

Ultimately, with careless decisions, our property values will be adversely affected. Currently Chapel Hill and the Triangle are desirable places to live. But that isn't guaranteed.

You are creating zones downtown. Great.

This area is zoned single family residential. Some people want to live in the hustle, others do not. Allow the choice. Please keep it that way.

Sincerely,

Joan Caccavelli
101 Cricket Ground

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 10:28 AM
To: copeland@nc.rr.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Westwood Opposition to Zoning Proposal
Attachments: Mayor and Council Westwood Letter March 10.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.

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Sunday, March 12, 2023 1:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Jeanette Coffin <jcoffin@townofchapelhill.org>
Subject: Westwood Opposition to Zoning Proposal

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

Dear Mayor, Town Council and Staff,
Attached please find a letter from many in the Westwood neighborhood.

This started from a conversation that I had with one neighbor about writing a joint letter. Then a few other people expressed an interest. Then 10, then 20. All in all, this letter now contains nearly 50 signatures from town residents who live in Westwood. Specifically, this is not just the historic district. All have read this exact letter and volunteered to sign it. I am sure I will receive other requests to sign, but I wanted to get this to you in time to hopefully make a difference, so I stopped taking calls and requests.

This letter explains why the proposal is bad for the entire Westwood neighborhood. There are other reasons that it may be bad for other residents of Chapel Hill, but we live here in Westwood so we focused on our neighborhood.

If you have any questions, please let me know. And, please share this with any staff that may be working on this effort.

Best,
Dan and Leigh Copeland
2 Briar Bridge Lane

March 10, 2023

Mayor Pam Hemminger and the Town Council of Chapel Hill and Staff

Dear Mayor Hemminger, Council and Staff,

This letter comes to you on behalf of a group of town residents that live in Westwood.

We share your urgent concern that Chapel Hill needs more missing middle housing. We are writing to express our serious concerns that the elimination of the single-family housing zoning designation in neighborhoods close to campus not only won't result in more missing middle housing but will actually raise housing prices considerably. Westwood is uniquely positioned extremely close to campus and this proximity drives unique impacts associated with the potential changes.

We would like to raise some issues we feel the town must address to prevent any negative and unintended consequences with this proposed significant change in zoning:

- ***The proximity of neighborhoods to campus means that this zoning change will only result in an increase in student housing. Does council have data to show otherwise?*** Any multi-family development in Westwood and other neighborhoods close to campus will be filled with students, as we've seen in Northside and Pine Knolls. Our proximity to campus ensures a large supply of students that want to live close to campus. We see this on West Patterson, McCauley, Vance and throughout the neighborhood. The vast majority of these students are undergraduate students with a seemingly unlimited budget to pay for housing during their college experience.
- ***The plan will result in housing that is not affordable to any middle-income buyer or renter. What data does council have that shows the zoning change actually will meet our mutual goal for mid-income housing here in our neighborhood very close to campus?*** We currently have student housing in the neighborhood and we are well aware of the challenges associated with it. Increasing the number of student rentals is not a positive outcome of this zoning change. More noise violations, traffic violations, parking violations and underage drinking contribute to the negative impact of increased student rentals. Houses with students in the neighborhood rent for \$5,000 to \$7,000 per month. Students can overpay for rooms making them unavailable for middle income families. High density development in other areas of Chapel Hill do not have this student rental dynamic. This translates into houses that investors will buy for \$700,000 or more, well in excess of the middle-income price target, but well within the target of students.
- ***How does this plan protect the current local/national historic district and deal with insufficient infrastructure in the neighborhood areas?*** High density development filled with students works in direct conflict with the intent of developing, designating and maintaining a historic district that Chapel Hill recently expanded. Over the past 40 years there has been significant effort put into maintaining the unique character of this diverse neighborhood. The infrastructure is inadequate to handle a significant increase in car traffic and parking spaces.
- ***What data does the council have to show this zoning change would create middle income priced housing in Westwood given investor demand for student housing close to campus?*** Realtors cite frequent calls from parent investors looking to buy housing in Westwood to fill

with their undergraduate students. Investors like this often pay \$700K-\$900K for modest homes. Development at this price that does not serve middle income people in any way.

Action by the mayor and council to remove the single-family designation will have a uniquely negative impact on residents in Westwood. Developers are wildly interested in developing in this neighborhood because they know they will get the benefit of exorbitant rent from students from families with almost unlimited funds. It would be more effective to incent those developers to invest their resources in areas that will actually serve to provide housing to the missing middle and meet your goals. These areas are in Chapel Hill, but are not located next to campus. Many of us have lived in this neighborhood for decades and we know from experience what will happen if you allow this amendment to go through as is. Please incentivize developers to meet the goals you desire in this change and do not incent them to maximize profits from student housing in family neighborhoods close to campus.

Sincerely,

*Dan and Leigh Copeland
2 Briar Bridge Lane*

*Erin Daniel
413 Smith Ave*

*Elanore Lacy
University Drive*

*Bill Pendergraft and Jeanne Phillips
808 Woodland Ave*

*Anne Weil
1 Briar Bridge Lane*

*Matt and Catherine Laughan
3 Briar Bridge Lane*

*Donna C. Bergholz
211 Vance Street*

*Peter and Brook Sheahan
512 Dogwood Drive*

*Kari Winter
205 W University Dr.*

*William L Green
531 Dogwood Dr, Chapel Hill, NC 27516*

*Brett B Bohnn
531 Dogwood Dr, Chapel Hill, NC 27516*

*Frank and Monica Tew
511 Dogwood Drive*

*Carol Henderson
804 Woodland Avenue*

*Anna Washington
305 McCauley St.*

*Lars Perlmutter
118 Basnight Ln*

*Lynda and Wiley Barbour
representing 4 properties at:
606 Coolidge
520 Coolidge
530 Coolidge
608 Coolidge*

*Josh Hollins
423B Westwood Drive*

*A Craig Burnside
205 W University Drive*

*Carrie and Paul Fraipont
534 Dogwood Drive*

*Keith Burrige and Pat Sailing
6 Briar Bridge Lane*

*Claire and Chris Giordano
319 W University*

*Charles and Christine Osborne
W University Drive*

*Gary Jones
412 Smith Ave*

*Mark and Tracy Thompson
411 Coolidge St*

*Campbell Gibson
305 W. University Dr*

*George Jenne
407 McCauley St. Unit D*

*Victoria Bouldin
416 Brookside Dr*

*William Henderson
804 Woodland Avenue*

*Robert Kelly
400 Ranson Street*

*James Labosky
211 McCauley St.*

*Elizabeth Marsh
300 McCauley*

*Leslie Ann Kilian
407 Brookside Drive*

*Kelley & Matt Slebos
402 W Cameron Ave.*

*Adrian Halpern
401 Brookside Drive*

*Dan and Angie Horan
423 Westwood Dr.*

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 10:29 AM
To: emw@med.unc.edu
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter to Chapel Hill Mayor and Town Council
Attachments: EMW Letter to Mayor & Town Council 3-12-2023.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.

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: Wilson, Elizabeth M <emw@med.unc.edu>
Sent: Sunday, March 12, 2023 8:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Letter to Chapel Hill Mayor and Town Council

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

Elizabeth M. Wilson
emw@med.unc.edu

March 12, 2023

Dear Mayor Hemminger and Town Council Members,

I am very disappointed to hear about the plans of the Chapel Hill Town Council to change the zoning of Briarcliff and other single-family neighborhoods in Chapel Hill. I have been a resident in Briarcliff for close to 50 years. It appears the justification for the proposed zoning change is to increase the number of people living in Chapel Hill. The problem is that we already have crowded streets and packed shopping centers. Even though Briarcliff is relatively close to shopping centers in the town and to the University of North Carolina, this zoning change would add additional cars to our streets.

The council should not have the romantic notion that these added people will be riding bicycles to shop or work. I have ridden my bike for almost all of these 50 years from Briarcliff to UNC for my job on the faculty. However, I would not recommend this to anyone because it is basically a suicide mission with the continuing increase in traffic. We already have single-family homes in Briarcliff with 5 cars associated with them. Having multiple families in the same area will greatly increase traffic. I also walk the streets of Briarcliff, about 4 miles a day, which can be hazardous and would be worsened by the increase in population.

Ultimately I consider it a major betrayal by Pam Hemminger who was voted into the mayor position in opposition to Mark Kleinsmith, who started the expansion of apartment buildings. Instead, Pam Hemminger has not only allowed a great increase in apartment complexes to the point that Chapel Hill is hardly recognizable, she and the council are now threatening our single-family neighborhoods.

You have come up with a catchy slogan, the missing middle, but it is not clear who are the people in this so-called missing middle. Based on the zoom meeting last week, it appears the council recognizes that any new proposed structures will be expensive, and thus the proposal does not address affordable housing or lower income housing. It should be emphasized that our single-family homes are often purchased by young families usually within a few days after appearing on the market. This shows a high demand for single-family homes by young families. Who are the so-called missing middle who will be able to afford the proposed new structures? Can they not begin to fill the many now available apartments recently constructed in Chapel Hill? To fit multi-family units into the same area as a single-family home will leave very small yards and thus may not significantly differ from an apartment.

My neighbors and I are being forced to consider filing a petition or class action lawsuit against the zoning proposal since it will not be possible to vote out current members of the town council and mayor before the proposal could be adopted. From the zoom meeting last week, however, it did not seem that the council was interested in reevaluating their plans or considering the many concerns raised. Does the council care whether the majority of residents are opposed to the zoning change? Could a referendum be put before the residents?

I ask that you abandon your plans to change zoning of Briarcliff and other single-family home neighborhoods in Chapel Hill and not force town residents to unite in opposition to the Town Council and proceed with an expensive class action lawsuit that would benefit everyone to avoid. Many of my neighbors are challenged by continuing inflation and restricted or fixed incomes. This further action will place burdens on many of them and will waste town resources defending this unwise and unsupported course of action. At a minimum, the proposal should be delayed until after the next election to provide time for our long-established neighborhoods to seek legal counsel.

Elizabeth M. Wilson
Chapel Hill resident since 1974

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 10:30 AM
To: Eleanor Hollins
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Concerns about upzoning

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: Eleanor Hollins <eleanor.hollins@gmail.com>
Sent: Saturday, March 11, 2023 12:31 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns about upzoning

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

Dear Mayor Hemminger and Town Council Members,

We have reviewed the Future Land Use Map Update adopted by the Town of Chapel Hill on December 9, 2020 and are writing to explain why we are very concerned about the potential upzoning of the Briarcliff/Ridgefield Park/Colony Woods neighborhood in Chapel Hill, that is proposed in the Future Land Use 2020-2050 Ordinance (FLUMO). It assigns

Briarcliff, Ridgefield Park, and Colony Woods to a new and inaccurately named “low residential” category that will allow up to 4 “units” per acre, where a unit can apparently be a detached house, or a duplex, triplex, or quadruplex.

Currently, Briarcliff is zoned as R1 (maximum of 3 single-house units allowed per acre) and Colony Woods as R2 (maximum of 4 single-house units per acre). These neighborhoods were established over 50 years ago, so that children can play safely in their yards, walk or bike safely to their local elementary school, and where 2-car driveways reduce on-street parking.

You are now proposing to negatively impact these neighborhoods to accommodate a possible future influx of people many of whom haven’t even been born yet.

Governing a town involves careful balancing of future growth with the needs and wishes of current residents. But in crafting LUMO you haven’t done this. The overwhelming emphasis of LUMO is on increasing housing, rather than on supporting current residents. We are being treated like numbers on a spreadsheet. Don’t you feel a responsibility to meet the needs of the current residents of established neighborhoods like Briarcliff/Ridgefield Park/Colony Woods? These residents include young couples, families with young children, families with teenagers, and empty nesters, all of whom enjoy living in a racially diverse community. In recent years, these communities have become even more cohesive with the creation of active listservs where neighbors freely share toys, clothing, furniture that their families have outgrown, and promptly offer assistance in response to requests for help. Members of the community include former or current school teachers and PTA board members and leaders, volunteers in their voting precincts, Town advisory boards, the IFC, Habitat for Humanity, houses of worship and innumerable other charitable organizations. Shouldn’t their input be not merely tolerated, but respected?

When the Briarcliff/Ridgefield Park/Colony Woods neighborhood was developed, it was built in response to a need for single-family houses and welcomed people of different races. In 1975 we bought our first house in Colony Woods because former Chapel Mayor Howard Lee and his wife Lillian were residents, and our next-door neighbors were Arthur and Velda Fluellen, another Black family, who owned a local seafood market. Being an interracial couple (Eleanor is Asian-American and Mark is white) was then a rarity in Chapel Hill, but we felt safe and welcome in this middle-income neighborhood. We wanted our children to attend a racially- and economically-integrated local elementary public school.

In 1979 we moved from Colony Woods to Briarcliff, where we could better accommodate Mark’s invalid father. The neighborhood celebrates a mix of white, Black, Asian, and interracial families, and children and adults with special needs, as they regularly walk, run, bike, sled through the streets. Briarcliff even includes a peer-run recovery Oxford House on Willow Drive. So we find it disturbing and demeaning when those who want to upzone neighborhoods like ours indiscriminately label their opponents as “NIMBYs.” This pejorative term attacks not the arguments, but the motives, of those who seek balanced development; it has no place in civil discourse. Do we deserve to be insulted, with this and even worse terms, for asking that our old neighborhood continue to meet single-family housing needs?

Many houses in these old neighborhoods are still reasonably priced. These houses were solidly built (unlike more recent construction), although cosmetic renovations are sometimes postponed for financial reasons. Many are hard-to-find one-level houses, favored by retired couples or residents with mobility issues.

What will the consequences be of upzoning established neighborhoods?

- Only real estate developers can afford to demolish houses and replace them with triplexes and quadruplexes, and there are no controls on what they can charge for the smaller but newer units thus produced. The net effect will be that middle-income families will be deprived of the opportunity to buy single-family houses, once these have been torn down by profit-hungry developers.
- The development of duplexes, triplexes, quadruplexes will convert these neighborhoods from long-term to short-term residences. Since these will be small (below 1600 sq ft), residents with growing families will need to move on, leading to a spiral of ever-increasing prices that accompany each turnover. This will lock middle-income families out of home ownership.

- By reducing the overall number of detached houses available in the Town of Chapel Hill, upzoning will lead to an increase in the cost of all single-house units in *every* neighborhood, permanently putting them beyond the reach of middle-income families.
- It will increase urban sprawl, as families move farther and farther away from Chapel Hill to find homes they can afford that are large enough for children to grow into, and for family reunions.
- The Council can thwart, but cannot change, the nearly universal desire of families for a house and yard of their own. Chapel Hill may continue to be a place that welcomes students and young professionals, but once they start a family, many will choose to move out of town in order to get the house they want. In this sense, Chapel Hill will stop being a complete community.
- If the proposed triplexes and quadruplexes become rental properties, as they probably will, rents will siphon away the money renters need to save for down payments for a starter home. In other words, upzoning will suppress, rather than facilitate, home ownership.
- The Briarcliff-Ridgefield Park-Colony Woods community is surrounded by high-density new housing in the Blue Hill District: along Legion Road (Trilogy, Greenfield Commons, Greenfield Place), Ephesus Church Road (the Hartley at Blue Hill), Elliot Road/Fordham Blvd (Bell Chapel Hill), and Willow Drive (future University Place apartment complex). This increased density has adversely impacted traffic to and from the area, a problem that will continue to worsen as the apartments fill up. Increased flooding and the stormwater retention/management ponds it requires are another way in which upzoning will reduce the quality of life in this part of town.
- The Town is having budget problems, as indicated by plans to increase property taxes every year for the next five years. They cannot even provide adequate bus service, which was one of the Town's most attractive features for many years. Now some bus lines have been discontinued and others operate only a couple of times a day. Yet somehow the Town found half a million dollars to hire a consulting firm to advise them on upzoning. How in the world will we afford the new schools that upzoning will make necessary? A good first step would be to stop hiring "world-class" consultants. Instead, consider getting advice from someone with common sense at UNC's academic Department of City and Regional Planning.
- If more housing is needed, consider working with UNC to lease some of the University's undeveloped land in Carolina North, and build affordable housing on it. This could be a win-win for UNC and the Town.

Concerns about process

1) Googling "Future Land Use Map" brings up an online Flipping Book that is a general policy statement. Detailed rules for its implementation are buried in text amendments, action plans and ordinances that are being hurriedly developed by the Planning Department. These are posted on the Town website, but are frequently revised (words crossed out, etc.), are not clearly written, and include tables filled with letters and abbreviations that are not defined. This is not an adequate level of transparency. The lack of transparency is worrying, because the devil is always in the details. For example, those who like the sound of "gentle densification" may not be pleased with details such as the fact that parking will be allowed in backyards abutting the property line to accommodate all the cars in multi-family units.

For years, we considered adding a carport to the side of our house, but Town building inspectors told us this was out of the question because its outer edge would be too close to the property line. Are rules like this now all being revised? How can we find out? The rules regarding minimum frontage, minimum lot width, maximum setback height, maximum core height, minimum street setback, minimum side setback, maximum floor area, etc., need to be easily accessible and clearly stated in plain language for each zoning category.

2) Is "light density" an official zoning category? If not, what will be our new zoning categories when R-1 (Briarcliff) and R-2 (Colony Woods) have been swept away?

- 3) It is completely unfair and unjustifiable that some communities (those with HOAs and Neighborhood Conservation Districts-NCDs) may be exempt from upzoning while we are not. It appears that our neighborhood is having to bear a disproportionate burden of both Blue Hill and neighborhood upzoning.
- 4) But we derive no satisfaction from the fact that the Town is thinking of removing the protection currently enjoyed by NCDs, as Planning Department documents repeatedly suggest. This is unfair to the NCDs. If the Town is planning to invalidate NCDs, they should say so now, before LUMO is passed. And if the Town is not planning to do this, can our neighborhood apply to be an NCD, given the history of flooding along several neighborhood streets and yards?
- 5) Although the process of updating LUMO was initiated in 2017, we didn't hear about the proposed upzoning of our neighborhood until it was brought up in our neighborhood listserv early this year. In retrospect, it is surprising that the incumbents in 2021's Town Council elections did not mention this issue. They just made general statements that they were in favor of increasing affordable housing (Who is not?). Since the demise of the *Chapel Hill Newspaper* in 2017, major decisions being made by the Chapel Hill Town Council have not been well publicized. The *Local Reporter* did not report the proposed elimination of single-residence zoning until its January 24, 2023 issue.
- 6) Even now, the Town of Chapel Hill has not directly contacted residents of every neighborhood that would be impacted by the upzoning. If they had done so prior to the 2021 elections, it might have affected the results. That is how democracy is supposed to work. Yes, Council meetings are streamed, and documents posted online, but that is not enough. Most residents trust the Town government to do reasonable things, and do not closely monitor the workings of government. The Town should have liaisons with the neighborhoods who spread the word when important decisions are pending. This link between Council and residents used to exist, but apparently no longer does.
- 7) Now that the word is out, residents should have time to think things over so they can communicate their wishes to the Council. The Mayor wisely arranged postponement of the LUMO vote until May, but even that is not enough. A decision of this magnitude should be submitted to the people for their approval, in the form of the 2023 elections. If the voters approve of the proposed changes, the incumbents will be reelected; if they do not, others will be elected in their place. Again, this is how democracy is supposed to work.

Respectfully yours,
Eleanor and Mark Hollins

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 11:58 AM
To: Andrea Phillips
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Lance Norris; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

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: Andrea Phillips <annab1974@hotmail.com>
Sent: Monday, March 13, 2023 11:40 AM
To: apomer9778@aol.com; Town Council <mayorandcouncil@townofchapelhill.org>; stratford-glen@googlegroups.com
Cc: Camille Berry <cberry@townofchapelhill.org>; jhunt@townofchapelhill.org; Tai Huynh <thuynh@townofchapelhill.org>; pmiller-fiushee@townofchapelhill.org
Subject: Re: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

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

Thanks for your letter, Joan. We are being surrounded by development all around us, between Chapel Hill and Durham County, with little to no consideration for or coordination with surrounding single family home residents and our properties, homes, water runoff, traffic, congestion, and the quality of life for all of us. We cannot even get basic sidewalks for walking to surrounding commercial districts, which could result in less dependence on cars. I had no clue

when I moved here 24 years ago, that it would become a development nightmare for the nearby residents who live off Pope Road. My primary question is why the Town would move forward with the scale of Chapel Crossings, without a transportation analysis on the impact on Old Chapel Hill Road and Pope Road. Those traffic circles are dangerous and I fear for my safety every time I drive through them when there is traffic. The process seems backward to plan for a development to add to moderate to high volumes already, without looking at traffic or the impact of water runoff. Most of us do not mind development as long as it is evenly spread and distributed to all neighborhoods, and that there is sound, thoughtful, measured, managed, and controlled growth in the Town with significant resident input.

Thank you,

Andrea C. Phillips

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From: apomer9778 via Stratford Glen <stratford-glen@googlegroups.com>

Sent: Monday, March 13, 2023 9:02 AM

To: mayorandcouncil@townofchapelhill.org <mayorandcouncil@townofchapelhill.org>

Cc: cberry@townofchapelhill.org <cberry@townofchapelhill.org>; jhunt@townofchapelhill.org <jhunt@townofchapelhill.org>; thuynh@townofchapelhill.org <thuynh@townofchapelhill.org>; pmiller-fiushee@townofchapelhill.org <pmiller-fiushee@townofchapelhill.org>

Subject: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

Dear Mayor Hemminger. Council Members, and Planning Department,

Please know I am not against progress and change. In fact I love what is happening in the "Blue Hill District" and, if condos rather than rentals were planned for University Place, I might consider moving.

All that change is appropriate in that area.

But endangering existing neighborhoods by willy-nilly building *everything everywhere all at once* is not. Our quality of life should not be sacrificed for the newcomers.

Chapel Hill Crossing is absolutely too much on that plot of land. It does not fit the single family zone we live in. The water run-off drainage issues we already live with in Stratford Glen have cost some of us thousands of dollars to resolve.

We have already experienced the permitting of an ADU in our neighborhood. In the past, residents parking on the streets overnight has been discouraged. Now, with additional residents and no place to park but on the street, the perception of our well maintained neighborhood has diminished.

Ultimately, with careless decisions, our property values will be adversely affected. Currently Chapel Hill and the Triangle are desirable places to live. But that isn't guaranteed.

You are creating zones downtown. Great.

This area is zoned single family residential. Some people want to live in the hustle, others do not. Allow the choice. Please keep it that way.

Sincerely,

Joan Caccavelli
101 Cricket Ground

--

You received this message because you are subscribed to the Google Groups "Stratford Glen" group.

To unsubscribe from this group and stop receiving emails from it, send an email to stratford-glen+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/stratford-glen/1075532220.297585.1678712534670%40mail.yahoo.com>.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 13, 2023 12:24 PM
To: Glatzhaus
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

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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: Glatzhaus <glatzhaus@gmail.com>
Sent: Monday, March 13, 2023 12:10 PM
To: Andrea Phillips <annab1974@hotmail.com>
Cc: apomer9778@aol.com; Town Council <mayorandcouncil@townofchapelhill.org>; stratford-glen@googlegroups.com; Camille Berry <cberry@townofchapelhill.org>; jhunt@townofchapelhill.org; Tai Huynh <thuynh@townofchapelhill.org>; pmiller-fiushee@townofchapelhill.org
Subject: Re: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

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Yes, it is truly a beautiful letter. I understand this is not a done deal, there is an avalanche of protests from individuals in neighborhoods that may be affected, and the council members are struggling to answer and address them. I also wrote to all the council members. Your letter, Joan, is wonderful!

On Mon, Mar 13, 2023 at 11:40 AM Andrea Phillips <annab1974@hotmail.com> wrote:

Thanks for your letter, Joan. We are being surrounded by development all around us, between Chapel Hill and Durham County, with little to no consideration for or coordination with surrounding single family home residents and our properties, homes, water runoff, traffic, congestion, and the quality of life for all of us. We cannot even get basic sidewalks for walking to surrounding commercial districts, which could result in less dependence on cars. I had no clue when I moved here 24 years ago, that it would become a development nightmare for the nearby residents who live off Pope Road. My primary question is why the Town would move forward with the scale of Chapel Crossings, without a transportation analysis on the impact on Old Chapel Hill Road and Pope Road. Those traffic circles are dangerous and I fear for my safety every time I drive through them when there is traffic. The process seems backward to plan for a development to add to moderate to high volumes already, without looking at traffic or the impact of water runoff. Most of us do not mind development as long as it is evenly spread and distributed to all neighborhoods, and that there is sound, thoughtful, measured, managed, and controlled growth in the Town with significant resident input.

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Andrea C. Phillips

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Sent: Monday, March 13, 2023 9:02 AM

To: mayorandcouncil@townofchapelhill.org <mayorandcouncil@townofchapelhill.org>

Cc: cberry@townofchapelhill.org <cberry@townofchapelhill.org>; jhunt@townofchapelhill.org <jhunt@townofchapelhill.org>; thuynh@townofchapelhill.org <thuynh@townofchapelhill.org>; pmiller-fiushee@townofchapelhill.org <pmiller-fiushee@townofchapelhill.org>

Subject: [Stratford Glen] Chapel Hill Crossing project and Rezoning R1

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Sincerely,

Joan Caccavelli
101 Cricket Ground

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To view this discussion on the web visit <https://groups.google.com/d/msgid/stratford-glen/CY5P223MB0514AFCD74EFFB14A5984DF0A6B99%40CY5P223MB0514.NAMP223.PROD.OUTLOOK.COM>.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 9:44 AM
To: Christian Matthaueus
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Downtown plans, zoning

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

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: Christian Matthaueus <christian.matthaueus@gmail.com>
Sent: Tuesday, March 14, 2023 8:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Info - CAPA <info@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>
Subject: Downtown plans, zoning

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

Dear Mayor and Council -

As a Chapel Hill resident from the Lake Forest neighborhood, I want to add my voice in support of the exciting developments you are planning for our town.

I am especially excited about the Longfellow development in downtown - albeit its impact on Purple Bowl, the long-term effects outweigh the short-term pain (and I say this as a former small bakery owner). I encourage you to be even bolder in downtown - perhaps incentivizing the relocation of all the downtown auto shops to an area outside of downtown (closer to the freeway on MLK?).

I also support your zoning changes to allow for more multi-unit developments. I think it would really foster innovative living situations (students renting in-law suits? And those same students helping elderly residents / babysitting young children of their landlords? Etc.). It would really diversify the housing stock and the residents of this town, and add more density that creates a more environmentally friendly town. For those residents that claim the zoning changes are against the environment, they are short-sighted : if Chapel Hill doesn't get denser, the developments will occur outside of Chapel Hill, the sprawl of the triangle will intensify and the environment will suffer even more. If we truly want to build a "car-free" town - this zoning change is one of many we should be undertaking.

Also, I am very excited about the North-South Bus Rapid Transit. My three young children (ages 4, 6 and 8) love taking the Chapel Hill bus to downtown - it would be so wonderful if they could use more public transportation when they're in middle school / high school!

Finally, please consider removing parking minimums like so many cities have done. This could be a solution for small businesses like Purple Bowl if they need to relocate.

I thank you for your hard work in improving our town. I notice the discourse about developments and change has been very bitter and nasty - I hope you don't find it discouraging and know that there are many others like me - that have been quiet, but are excited by the changes you are planning to make this beautiful community even more perfect.

Christian

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 9:44 AM
To: Cynthia Rudin
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: please do not destroy the character of Chapel Hill - exclude the historic neighborhoods from LUMOTA

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Cynthia Rudin <cynthia@cs.duke.edu>
Sent: Monday, March 13, 2023 10:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: please do not destroy the character of Chapel Hill - exclude the historic neighborhoods from LUMOTA

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

Dear Mayor and Council,
I have recently found out about through Preservation Chapel Hill about the LUMOTA Amendment that would allow splitting up properties into smaller lots for new construction. While that seems reasonable outside historic

neighborhoods, if you permit this in historic neighborhoods, it would ruin the character of Chapel Hill and implicitly encourages tearing down historic properties and replacing them with structures that would destroy the charm of our neighborhood. There are few places in the U.S. that have the historic beauty and feel of Chapel Hill. (That's why I moved here in fact.) Once you destroy this town, there is no going back - these houses can never be replaced. Please do not touch the properties in the Chapel Hill historic districts. There are huge amounts of land just outside of these districts that one could build housing - these are even walkable to UNC. There is absolutely no reason to enact laws that would erode the character, beauty and value of Chapel Hill.

Thank you,
Cynthia Rudin

Earl Dr. McLean Jr. Professor of Computer Science and Engineering Duke University

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 9:45 AM
To: psc
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: de-zoning residential areas

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: psc <pamc99@bellsouth.net>
Sent: Monday, March 13, 2023 5:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: de-zoning residential areas

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

Dear Ms. Mayor and Council members,

I live in the Franklin-Rosemary Historic District but I am not a signatory to the letter you all received from Louise and Derek Winstanly. Like the Winstanlys, I oppose relaxing the zoning regulations:

TAXES: if you are looking to increase home ownership here by people in middle/lower income group, it won't happen so long as you keep the property tax rate higher than nearby jurisdictions. People probably aren't going to settle for paying higher taxes on similarly priced homes just to live in Chapel Hill--unless they're looking for their kids to benefit from Chapel Hill/Carrboro schools. Many people do just that, and move to Hillsborough, Chatham County, Durham, or other nearby jurisdictions as soon as their kids graduate. Or maybe you want more residents, in addition to UNC students, who consider themselves temporary and not really members of our Chapel Hill community?? I see that property tax rates are slated to rise yet again, which will further reduce affordability in Chapel Hill.

Zoning lets home buyers know what they can expect in the future for areas around the property they are considering to purchase. It's a contract that you are proposing to eliminate one-sidedly, to the homeowners' detriment, without offering them any offsetting advantage. You're giving us more crowding, inconvenience, traffic, and noise, for what??

Here in Franklin-Rosemary Historic District, land prices are so high that developers can't afford to build housing that middle-income families can afford to buy/rent. Just on our block, three properties are owned by ([very] rich white) people whose primary residences are in other states. These local properties are used as pied-a-terres while participating in UNC events. The owners do hire low-wage workers to keep the places looking neat, but these workers live elsewhere, and the neighborhood itself is eroded by not having eyes, shoes, and friends--in short, neighbors--on the street. Also, the unoccupied houses make targets for crime. More units that rich folks can own (or rent and leave mainly unoccupied as conveniences for infrequent visits to Chapel Hill) will not accomplish your goals.

Various media already report that similar zoning relaxations previously put in place in other jurisdictions are not having the hoped-for results. Why not wait, say, 5-10 years to see how this plays out where it's already begun, and not rush into trashing the Southern Part of Heaven? No fear that people won't still want more housing in Chapel Hill by then! I can guarantee that \$ will flow here as it does in other university towns, and we can learn from their experiences.

Finally, I'd like to point out that increasing human density inevitably decreases populations of birds and other wildlife, currently embattled on so many fronts. If you must have more people, can you also enact curbs on use of pesticides, mowers, leaf-blowers, AC noise, non-native vegetation plantings [recent research has shown that native birds need native plants to feed native insects that nourish the birds' nestlings], etc., and ENFORCE THEM?

Thank you for your attention, and let's put a hold on changing the rules until we have some good evidence on the true outcome we can expect.

Pam Camp
400 N. Boundary St.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 9:45 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, March 13, 2023 6:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/13/2023 6:29 PM
Response #: 676
Submitter ID: 15793
IP address: 2600:1700:ba0:6410:f93a:925b:84b0:29ba
Time to complete: 7 min. , 23 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Victor Chen

2. Residency*

Not answered

3. Message

Dear Mayor and Council,

I own property in the historic district and support PCH and their position on the LUMOTA. We need to preserve our historic areas each and every day. Once a historic property is destroyed by new development it will be too late to reverse our decision when we realize we had made a mistake.

Thank you for your consideration.

Sincerely,
Victor Chen

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

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Thank you,
Town of Chapel Hill, NC

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Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 9:46 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
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Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, March 13, 2023 6:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/13/2023 6:40 PM
Response #: 677
Submitter ID: 15794
IP address: 2603:6080:6a02:aea4:e138:26cf:c186:a084
Time to complete: 6 min. , 2 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Jean Wilkins

2. Residency*

I am a resident of Chapel Hill

3. Message

I am writing in support of Preservation Chapel Hill's request that the town EXCLUDE our historic neighborhoods from the Land Use Management Ordinance Text Amendment (LUMOTA). The term "historic neighborhoods" in this context means any property located within (1) one of the town's three local historic districts, or (2) a district on the National Register of Historic Places.

I believe Preservation Chapel Hill is correct that this change will encourage tearing down historic properties and replacing them with structures that are incompatible with the special character of our historic neighborhoods. Once this is done, it's done, and it can't be undone. I hope it won't happen.

Thank you for considering this matter fully.

Jean Wilkins

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

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Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 1:28 PM
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
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Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Tuesday, March 14, 2023 1:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/14/2023 1:09 PM
Response #: 679
Submitter ID: 15802
IP address: 2603:6080:6b00:6c0e:e1a2:bf8b:13c:b508
Time to complete: 4 min. , 28 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Rob Sullivan

2. Residency*

I am a resident of Chapel Hill

3. Message

Please exclude our historic neighborhoods from the proposed Land Use Management Ordinance Text Amendment (LUMOTA). It will encourage or support tearing down existing properties and replacing them with structures that are incompatible with the special character of our historic neighborhoods which are central to the "sense of place" that makes Chapel Hill unique and notable.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 1:28 PM
To: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
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Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Tuesday, March 14, 2023 12:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/14/2023 12:09 PM
Response #: 678
Submitter ID: 15800
IP address: 136.226.68.251
Time to complete: 14 min. , 4 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Erin Arbuckle

2. Residency*

I am a resident of Chapel Hill

3. Message

Hello. I'm writing in response to the proposed zoning changes for existing neighborhoods that do not have an HOA or restrictive covenants. Here are a few key thoughts:

- Having a rental unit or "mother-in-law" apartment within a single family home is already allowable under current zoning and supports diverse and more affordable housing options, including the stated goals of allowing the elderly to age in place or to make owning a home more affordable for families who want a rental apartment within their home. Tearing down older homes and converting them into something else is not aging in place- it means losing the character of the home and memories associated with it, and it isn't something that most families could afford to do anyway.
- The neighborhoods where the zoning changes may go into effect are already some of the most affordable single family houses in Chapel Hill. Development of duplexes, triplexes, and "cottage courts" is not going to be undertaken by homeowners. It will be done by developers trying to earn a profit, so the same economic incentives developers currently have to build expensive housing on small lots, so that they can maximize their profit, will still be in effect.
- The housing report seemed to underplay the enormous role that the quality of the CHCCS school system plays in families' desire to live in Chapel Hill. Families with school aged children want single family housing in safe neighborhoods with decently sized yards and little traffic. We do not need more enormous homes on small lots, but we could certainly use more modest single family homes. That's where the highest demand in the real estate market is- single family homes in the 300-700K range. The proposed changes would result in a decrease in this housing stock, therefore making whatever is left even more unaffordable. Or, families simply wouldn't move to Chapel Hill because of the poor housing options.
- There is a fairness component to this. Changing the zoning laws will change the character of the neighborhoods. Increased density in established neighborhoods will lead to more traffic, more cars parked in the street, and a drastic change to the overall character of the neighborhood. People purchase a home based largely on the location and the neighborhood, and changing zoning laws in long established neighborhoods for families who spent their life savings on buying a home is simply unfair.
- The older neighborhoods without HOAs have much higher levels of biological diversity than HOA run neighborhoods. This is due not only to the house vs. land ratio, but also to the lack of restrictive landscaping rules many HOAs have which discourage wildness and encourage use of pesticides, herbicides, and encourage planting of a narrow range of lawns and bushes. New construction and higher density will result in destruction of well-established wild areas surrounding older homes. Ecologically, this is damaging to the area.
- I would encourage the town to look for ways to increase housing options that do not penalize existing homeowners and will actually provide more housing for families who want to live in Chapel Hill because of the schools. Improved zoning and

planning for construction or renovation of commercial areas would be beneficial. Condos above commercial buildings would be a way to maximize land use and encourage reasonable density. Planning on a city-wide scale for green space, and more targeted and thoughtful requirements for new developments would also be beneficial. Addressing the financial incentives in existence for developers to build luxury housing rather than modest housing is key.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

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Thank you,
Town of Chapel Hill, NC

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Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 14, 2023 4:03 PM
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: LHNA Questions & Concerns on LUMO
Attachments: LHNA Statements and Questions for Town Planners.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.

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: Laurel Hill Neighborhood Association <info@laurelhillneighborhoodassociation.com>
Sent: Tuesday, March 14, 2023 1:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LHNA Questions & Concerns on LUMO

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

Mayor and Town Council,
The Laurel Hill neighborhood recently met with Town Planning Staff regarding the proposed LUMO text amendments. We are grateful for the opportunity to engage staff on this important topic and we had a constructive meeting. Attached is a list of questions and concerns that the Laurel Hill Neighborhood Association (LHNA) Board of Directors (BOD) presented to staff prior to the meeting. We understand that staff is working hard to address a lot of community concerns in a short time frame, but it is clear that many of these important questions and concerns remain

unanswered. The Town Council owes it to the Chapel Hill community to address these questions and concerns *before* taking action on the LUMO text amendments because of the potential long-term impact on the Town. If more time is needed to address such questions and concerns, from our neighborhood and others, we ask that you please give staff additional time to conduct their due diligence. Accordingly, we welcome any and all answers the Town Council and Staff can provide to the attached, either through direct correspondence or through a posted FAQ on the LUMO text amendments.

Respectfully,

Laurel Hill Neighborhood Association Board of Directors

Laurel Hill Neighborhood Association Board of Directors

Concerns and Questions for Town Planners

March 2023

The Laurel Hill Neighborhood Association Board of Directors (LHNA Board) represents the residential neighborhood surrounding Country Club Road. Its northern boundary is Raleigh Road, and its southern boundary is Fordham Boulevard. Within our neighborhood borders is the Rocky Ridge Farm National Register Historic District. Our concerns and questions about the LUMO proposal are listed below.

Although the LHNA Board strongly supports the intent of the original petition to increase the production of affordable housing, the LUMO rezoning proposal will not produce this desired result. Instead, the rezoning proposal will simply result in the creation of more student rental housing units in Chapel Hill’s residential neighborhoods.

The LHNA Board strongly supports efforts to create diverse and affordable housing in Chapel Hill. However, we understand from neighborhood meetings with Town staff that missing middle housing will not meaningfully affect housing affordability. We also know from experience that in neighborhoods close to campus, the encouragement of multi-family units would only result in the proliferation of student rental housing. In Laurel Hill, the LUMO proposals would encourage the purchase of single-family homes by outside investors, who would then tear down those homes and replace them with multi-unit structures designed to maximize student rental income. This trend would lead to more traffic, more traffic accidents, including traffic accidents involving pedestrians. Ultimately, the proposal would degrade the neighborhood’s sense of place.

The LHNA Board believes some of the controversy over the LUMO proposals relates to confusion over the meaning of “missing middle.”

The LHNA Board thinks that part of the controversy related to the LUMO proposals is likely due to confusion about the meaning of the phrase “missing middle units,” which implies housing for middle-income families, and by extension, more diversity. However, the actual meaning of the phrase is far narrower, referring merely to a type of housing stock, specifically multi-family housing. Questions:

- Has the narrow definition of missing middle been effectively communicated to residents?

- How certain is the Town be that Chapel Hill residents understand that missing middle does not mean middle income?
- Might the Town be considering sweeping zoning changes based on a meaning of missing middle that is widely misunderstood by Chapel Hill citizens?
- Does the Town believe Chapel Hill residents understand that missing middle refers merely to a type of housing stock?

The LUMO plan originated from a petition requesting the “Town to take meaningful interim steps that will promote increased production of affordable and missing middle units in our community.” This statement in the original petition implies a linkage between affordability and missing middle units that is absent from the narrow definition of missing middle. The LUMO proposal, based as it is on this exceedingly narrow definition of missing middle, may therefore not even be consistent with the original intent of the petitioners. Questions:

- Does the LUMO Amendment presented to the Town Council still match the intent of the original petition?
- If not, what is the new intent and when was it approved?

The LHNA Board needs to understand why construction of multi-family housing units takes priority over the other factors and goals the Planning Department typically considers in its comprehensive planning, particularly those goals that relate to Chapel Hill’s unique sense of place.

The Town’s comprehensive planning process is far more comprehensive and has much broader goals than the narrow focus on providing multi-family housing units. Generally, Town planning pursues multiple goals, including quality of life, environmental quality, economic development, transportation, parking, infrastructure, and preserving and maintaining the Town’s sense of place. Specifically, two of the ten Guiding Statements in the Future Land Use Map, adopted by the Town Council on December 9, 2020, relate to the importance of Chapel Hill’s sense of place: Guiding Statement 4 is to “Promote distinctive, safe, and attractive neighborhoods;” and Guiding Statement 9 is to “Preserve and maintain Chapel Hill’s appearance and create the quality of design and development the Town desires.” Questions:

- Why does production of missing middle units take priority over the other goals in the planning process, particularly the goals related to Chapel Hill’s sense of place?
- Did the petition to promote missing middle units short-circuit the normal long-term comprehensive land use planning process by forcing the Planning Department to focus on missing middle housing to the exclusion of other objectives?
- Can the planning staff recommend actions the Town could take that would make meaningful progress toward housing affordability and diversity while also being sensitive to the other goals of town planning and development, especially those goals

related to protecting Chapel Hill's sense of place? Although the Laurel Hill Neighborhood Association is opposed to the current version of the LUMO proposal, we would be eager to engage in meaningful initiatives to improve affordability and diversity and would strongly support Town efforts to do so.

The current LUMO proposal directly conflicts with the Town goal of protecting historic neighborhoods. Teardowns associated with what the LUMO proposals call "gentle densification" would likely result in the loss of historic status for Chapel Hill neighborhoods that are currently part of the National Register.

The explanation for Guiding Statement 4 (on page 12 of the Future Land Use Map document) states the Town's intention to: "A. Protect and preserve the Town's historic neighborhoods as well as its Neighborhood Conservation Districts." Questions:

- Why does the LUMO rezoning proposal not conform to Guiding Statement 4?
- Does the Town Council realize the rezoning would create incentives to tear down historic structures and replace them with rental units?
- Does the Town Council understand that historic neighborhoods are a community asset valued by Chapel Hill's residents who appreciate their town's sense of place?
- Both historic neighborhoods and Neighborhood Conservation Districts (NCDs) are specifically listed by Guiding Statement 4 as worthy of protection and preservation. What is the rationale for exempting one type of neighborhood (NCDs) from the rezoning but not the other (historic neighborhoods)?

Also, please let the Town Council know that: 1) under the LUMO proposal, National Register Historic Districts, like Rocky Ridge Farm, would likely lose their historic designation because of teardowns related to the financial incentives under the proposal; and 2) Chapel Hill could lose its status as a Certified Local Government for using the financial incentives under the LUMO proposal to encourage redevelopment of its historic districts. For these reasons, the LHNA Board objects to the use of the term "gentle densification" to describe the loss of historic structures in Chapel Hill's Rocky Ridge Farm National Register Historic District.

Given how sweeping the proposed changes in the LUMO rezoning recommendations are, the Town should take more time to consider how the LUMO changes will affect other goals of the Chapel Hill long term planning process.

Eliminating single family zoning will affect thousands of people. Chapel Hill citizens rightfully expect that changes so sweeping would be considered more carefully, and as part of the Town's long term comprehensive planning guidance. Questions:

- Why does the town have a planning process if the guidance from that process is disregarded on a decision so important, and affecting so many people?

- Why should citizens spend time and effort participating in Town planning meetings if the guidance based on the outcome of those meetings is ignored on matters of such importance?

The LHNA Board respectfully requests that Town planning staff consider how the densification recommended by the LUMO proposal would affect traffic and safety in Laurel Hill.

Our streets and roads are winding, narrow, and without sidewalks. There is no room for any on-street parking. Accident rates are high and car collisions are too common for the level of traffic in the neighborhood. Recently a neighborhood child was seriously injured when he was hit by a car that was driven by a student and passing through the neighborhood. Because the LUMO proposal will increase car traffic in the neighborhood, we request an independent traffic study to project the impact of the proposals on traffic and safety.

Additional Questions Related to LUMO Rezoning Proposal.

- The Town’s major justification for multi-family housing is a global “housing crisis.” In making this justification, is the Town taking into account the 5,000 new housing units just built, under construction, or approved for development?
- In the Town Memo “Results from Stakeholder Interviews and Focus Groups for the Complete Communities Strategy” dated 10/25/22, Hurley-Franks & Associates conducted stakeholder consultations with the goal to “understand diverse perspectives in the community about where and how to build housing.” The stakeholders from two rounds of interviews came from eight categories (Pedestrians, Transit, Cycling and Greenways, Housing and Quality of Life Advocates, Equity Advocates, Environmental Interests, Development, Business and Institutional Interests, a Renter, and a UNC student). Why wasn’t there a category to get perspectives from stakeholders that live in historic districts?
- Buildings described in the LUMO amendment are portrayed as being built on lot sizes that are well below the median lot size in TOCH. Does this mean that under the provisions of the LUMO amendment lots in TOCH will not only have torn down and rebuilt housing, but also subdivided lots?
- TOCH Staff 2/9/23 presentation “Purpose of the Text Amendment” calls for increased diversity, production, more “infill” and density. Since these objectives would make Chapel Hill more like Durham and Raleigh, why do we wish to abandon the characteristics that make Chapel Hill an appealing alternative to Durham and Raleigh?
- TOCH Staff Chart “Opportunities to Increase Missing Middle Housing” states that the LUMO amendment would “Eliminate density maximums and indicates that 27.9

dwelling units implemented as fourplexes could be allowed on a 1-acre lot in R1. Is it not true that such density is totally out of keeping with all current R1 neighborhoods?

- Have Raleigh and Durham determined income needs for their "Missing Middle"? What are the income needs for those likely to buy Chapel Hill missing middle housing?
- How does the LUMO Amendment ensure that the new housing that arises because of the proposed changes does not become student housing in neighborhoods closest to the university rather than missing middle housing?
- Has the town attorney issued an opinion that the LUMO Amendment as proposed does not conflict with local, state, or Federal statutes with respect to the process the town must go through to rezone per the LUMO Amendment? If not, we request the town attorney issue such an opinion on this topic to certify that the LUMO Amendment does not violate existing local, state, or Federal statutes.
- Specifically, how does the staff expect the Laurel Hill neighborhood to be impacted by the proposed LUMO Amendment?
- Have any infrastructure requirements studies been conducted regarding the impact of the LUMO Amendment and if so, can you please provide those studies?
- Are the staff and Town Council aware of the Town's own survey results that indicate the majority of residents oppose many of the features of the LUMO Amendment? For example:
 - Small-scale residential development could fit into the existing fabric of single-family neighborhoods if carefully designed and integrated. **53% disagree** (741 respondents)
 - The introduction of small-scale residential development will be detrimental to neighborhood character. **62% agree** (743 respondents / 43% strongly agree)
 - Missing middle housing, provided through small-scale residential development, should be provided within all neighborhoods for all family sizes, incomes, and stages of life. **57% disagree** (732 respondents/39% strongly disagree)
 - Density caps should remain to ensure that zoning districts are developed at appropriate intensities and maintain their suburban character. **66% agree** (730 respondents/44% strongly agree)
 - Increased density will lead to a loss of trees. **70% agree** (736 respondents)
- If most residents are against many of the features of the LUMO amendment, why doesn't the Council engage the community until a plan is reached that the majority can support?

Additional Questions Specifically Related to Business Street Consulting “Chapel Hill Housing Analysis 2020-2040, also Known as the Projected Housing Needs Report.”

- When Business Street Consulting presented the “Chapel Hill Housing Analysis 2020-2040”, referred to by TOCH staff as “the Projected Housing Needs Report” (PHNR) the lead consultant stated that “...you are behind Durham and Raleigh...”. TOCH Staff has used Durham, Raleigh, and Minneapolis as their comparison municipalities. Q: Does TOCH Council view that Chapel Hill is comparable to or in a contest with Raleigh and Durham or in sharp contrast, i.e., strategically different?
- Can the staff please provide the Town Council’s definition of “success” for the LUMO amendments and the metrics by which success will be measured?
- Can the staff please provide examples of similar towns that have implemented such rezoning policies and have had “success” as defined above? We understand there are plenty of towns and cities that are trying this approach, but we have seen very little in the way of measurable results that show their effectiveness.
- The PHNR states that “Jobs drive development”. Does the TOCH Council agree that this pre-covid and pre-remote work statement mean that PHNR is seriously out of sync with Chapel Hill’s likely jobs future and therefore housing needs future?
- The PHNR states that “A number of needs are going unmet.” This statement is not backed up with any data or analysis, yet it is used as a key justification for the LUMO proposal. Would the Staff provide us with an analysis of how each of the listed needs are going unmet now and specifically how they would be met in the future by the LUMO amendment? Similarly, has the Town conducted any analysis of the impact of previously allowing ADUs to be built in R-1 zoning? Presumably, the construction ADUs would address some of the “unmet needs” referred to in the PHNR.
- The PHNR states that approximately 485 new housing units will be needed per year. How many existing units per year will be torn down to produce these additional units?

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 15, 2023 9:50 AM
To: Triangle BlogBlog
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: As Passover approaches, the Laurel Hill neighborhood submits way more than four questions

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: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Wednesday, March 15, 2023 7:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: As Passover approaches, the Laurel Hill neighborhood submits way more than four questions

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

Usually four questions are asked on Passover by the youngest member of the family. But with Passover coming up in two weeks, the Laurel Hill board has submitted a helluva lot more than four questions to Town Council, which reminds us of the maror, and the bitterness of those claiming to be suffering today.

It's sad that people really do seem to be losing their keppes over this housing choices proposal, and we feel bad that our competent-and-most-definitely-underpaid Town staff is dealing with this mishegas.

(The first question posed at a recent neighborhood meeting to a member of the Planning staff was “How long have you lived there?” as if that’s at all relevant and not mildly offensive. Oy.)

The latest kvetchers live in Laurel Hill, which sent a six-page, single-spaced shpiel to Town Council and Town staff. And, these shmendriks emphasize, “...it is clear that many of these important questions and concerns remain unanswered. The Town Council owes it to the Chapel Hill community to address these questions and concerns *before* taking action on the LUMO text amendments because of the potential long-term impact on the Town.”

Being the kind, generous, and polite blog bloggers that we are, we have decided to take it upon ourselves to provide answers to the whole mishpocha — that is, the Laurel Hill neighbors.

These aren’t the answers that Town council members or Town staff would provide, because they’re public servants, but possibly the answers they would *want* to give to these meshuggeners.

[Read the post](#)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 15, 2023 9:50 AM
To: Glatzhaus
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Community Dissolution

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Glatzhaus <glatzhaus@gmail.com>
Sent: Tuesday, March 14, 2023 6:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Community Dissolution

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

Dear Madam Mayor and Council Members,

Thank you for your personal responses and for addressing, answering, and elaborating on our concerns in Stratford Glen.

As you stated, I agree that first-time homebuyers, young faculty members, and retirees face difficult choices when buying homes.

When my family moved to this country, we moved to communities we could afford. There were beautiful towns that were out of our reach until we became more established. This process occurs for millions of Americans, immigrants, or those just beginning their careers. It is nothing new. All around us towns are growing, new homes are being built, and apartment blocks are turning into little cities unto themselves. We are in the middle of a building boom as we have never experienced before. New housing opportunities exist extensively. Therefore, it is astounding that existing neighborhoods are targeted with the proposed rezoning.

One prominent aspect of this new rezoning proposal is the disregard for established, integrative communities. Communities take time to develop and offer stability and a sense of well-being. Crime is lower when people know each other and watch out for each other. Rental units can and will upend this sense, for not all landlords screen appropriately. Renters are also often short-term and do not take the time or have the interest to develop this sense of community.

Based on the visual effect of the rapid development of apartments together with the tremendous rise of corporate landlord rental homes (not to mention the prices they command for rent and buying), it is no wonder that we homeowners in peaceful neighborhoods are alarmed if not panicking.

Middle-income housing is a relative, therefore vague term defined by one's own income and lifestyle. How is it defined by the Council, as the mean/average income or by profession? In established neighborhoods, the price of land, lumber and building costs in general, together with the rising costs of labor, cannot create middle-income housing as it is generally defined. The numbers don't add up. This challenge together with our narrow streets (street parking when on both sides are barely manageable to pass through) and the fact that we have only one entrance/exit, would add to the challenges of additional homes built here in Stratford Glen.

I am very appreciative of the fact that you are taking time to listen to and to respond personally. This speaks highly of your commitment to us as our mayor and council members. Please take our worries over these potential losses seriously. This is a diverse neighborhood of races, special needs, and elderly whom we all care about. Please preserve our community at Stratford Glen.

Sincerely,
Jessyka Glatz

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 16, 2023 12:43 PM
To: Betsy Blackwell
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO Amendment Proposal

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: Betsy Blackwell <watwell@aol.com>
Sent: Thursday, March 16, 2023 8:46 AM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO Amendment Proposal

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

Dear Mayor and Town Council,

I am deeply concerned about the proposed amendment to the zoning of many of the residential districts in Chapel Hill and fully support the letter you recently received from Jimbo Parrott and other members of the close in neighborhoods. This seems to be a very fast moving proposal with major impacts on the community that have not been fully examined by the council nor fully explained to the

affected neighborhoods. Many of us feel there has not been an adequate discussion of other options or an examination of how this changes our streetscapes, green spaces and sense of place that makes this town Chapel Hill. Personally, I believe that greater density can help solve housing shortages and with the right guardrails can increase both naturally occurring and subsidized affordable housing, but I do not have a feeling for how this proposal provides the robust incentives, rules and enforcement to ensure that the goals of more and better housing choices for the community.

Some of my concern is rooted in what has happened in my hometown of Davidson, North Carolina. Davidson citizens and coalitions spent decades working to support and provide close in, naturally occurring and subsidized affordable housing. A lot of effort was put into repairs and rebuilds of homes in a close in black neighborhood (walking distance to downtown.) A group of subsidized affordable bungalows were built nearby and an additional "naturally occurring" affordable workforce housing neighborhood was nearby. The work was even a "national model."

A few years after this, developers moved into that adjacent neighborhood of (unsubsidized, but still affordable) houses. These were cleared away for a denser development of 2-3 story town houses, eventually spilling over to the black neighborhood where those restored ranch houses were snapped up by eager buyers. The affordable bungalows were lost to a legal problem. This denser development drove out residents of both once affordable neighborhoods as the former owners or renters moved to developments outside of town (often in other counties.) Davidson ended up losing two robust neighborhoods of naturally occurring and subsidized affordable housing. The town and its citizens had assumed that there were limits and protections in place to keep these affordable units and that the townhouses would remain in the "affordable" price zone (they did not.) But between legal challenges from developers and gaps in guardrails, the town affordable coalition finds itself having to buy back 8 formerly subsidized units (fewer than were there before) from the developers at current market rates to provide some subsidized affordable housing close in. Davidson has lost economic, social and racial diversity as a result.

As you probably know, I am deeply involved with the Weavers Grove project, understand completely the need for more affordable housing, but also know that the planning for Weavers Grove took years considering many angles for just one neighborhood. I encourage the town to examine all the impacts of this decision.

Betsy Blackwell

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 16, 2023 12:44 PM
To: hkallem@aol.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Complete Community Initiative

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: hkallem@aol.com <hkallem@aol.com>
Sent: Wednesday, March 15, 2023 10:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: W12678@PublicInput.com
Subject: Complete Community Initiative

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

Mayor Hemminger and Town Council members,

I write regarding the zoning aspects of the Complete Community Initiative. The members of our neighborhood association have been discussing whether and how the initiative might impact us. I understand that Planning staff are evaluating all 247 of Chapel Hill's neighborhoods to determine, among other things, how many single-family

neighborhoods have covenants restricting development to single family residences and that neighborhoods with such covenants will be exempted from the rezoning aspects of the initiative.

The houses in our neighborhood have all been subject to such a covenant since the neighborhood was developed almost 40 years ago. However, this past December, the Supreme Court of North Carolina issued a decision in *C Investments 2, LLC v. Auger et al.*, 2022-NCSC-119 that raises some doubt about the continued viability of at least certain aspects of restrictive covenants. At the risk of oversimplifying the matter, under the North Carolina Real Property Marketable Title Act, restrictive covenants generally expire after 30 years. However, there is an exception in the statute for “[c]ovenants applicable to a general or uniform scheme of development which restrict the property to residential use only, provided said covenants are otherwise enforceable. The excepted covenant may restrict the property to multi-family or single-family residential use or simply to residential use ...” Our covenant provides: “No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family residence and its customarily accessory buildings and uses. No duplex houses, apartments, commercial or industrial buildings shall be constructed within the area.”

And so, my questions:

- Will the Planning staff make neighborhood-by-neighborhood determinations on the validity of any restrictive covenants?
- Will they take this court decision (and the exceptions in the statute) into account in making these determinations, or simply accept the covenants at face value?
- Will their determinations be made public before the Council votes on the initiative and, if so, when?
- Can this matter be addressed in the Land Use Management Ordinance itself to eliminate any ambiguities?

Without action by the Town to address this issue, I fear that it would wind up being resolved through neighborhood-by-neighborhood litigation between owners proposing to increase the density of their properties and others in their neighborhood defending the covenants – a costly and cumbersome outcome that I would think the Town would not like to see as a consequence of the initiative.

Thank you for considering these questions.

Howard Kallem
210 Old Forest Creek Drive
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 16, 2023 12:46 PM
To: apomer9778@aol.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Building everywhere and rezoning

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: apomer9778@aol.com <apomer9778@aol.com>
Sent: Wednesday, March 15, 2023 4:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Building everywhere and rezoning

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

Dear Mayor,

It seems all the new residential construction is rental.

We, the homeowners, are paying the property taxes to support the infrastructure.

Please consider us in making decisions about where and what to build and rezoning our neighborhoods.

Joan Caccavelli
101 Cricket Ground

Amy Harvey

From: Jeanette Coffin
Sent: Friday, March 17, 2023 10:33 AM
To: Kate Hedges
Cc: Sarah Vinas; Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed LUMO Text Amendments

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: Kate Hedges <katehedges1@hotmail.com>
Sent: Friday, March 17, 2023 9:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed LUMO Text Amendments

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

Mayor Pam Hemminger
Members of the Chapel Hill Town Council

I write to ask you not to vote in support of the proposed LUMO text amendments which will cause environmental damage to Chapel Hill, harm to its residents and not create any pathway for “missing middle” housing.

The loss of mature trees in the process of densification is guaranteed.

On Old Pittsboro Road in Westwood, for example, a conservative estimate suggests that in 2022 we sacrificed 1,200 tons of carbon sequestration per annum to build multi-family housing that is marketed as follows **“Grab this one quickly for your student or add to your investment portfolio.”** (taken from the Compass listing for 806 Old Pittsboro Road).

The increase in automobiles, air pollution and a decrease in walkable living in Chapel Hill is guaranteed.

At 803 Woodland Avenue, a single family home with three ancillary cottages on ½ an acre built before R-2 zoning and therefore **an interesting example of what the future could hold if the proposed amendments are implemented** – there are 7 bedrooms and 9 cars on that property, 8 in the driveway and 1 with an on-street permit. If ALL 11 houses on Woodland with a 2 car average currently had 8 cars in the future, that would be an increase of approximately 60 cars for one street. For all the streets in one neighborhood, it will be an increase in the hundreds if not thousands with profound negative impacts on the environment and public health and safety. Add to this the increased area of water imperviousness, increased pressure on sewer and stormwater management, loss of wildlife habitat and one must ask – all this harm to what end? So that someone can “grab this one quickly for your student or add to your investment portfolio”.

As for walkable living in Chapel Hill, even at current car levels, walking in my neighborhood is dangerous. At the blind curve at 418 Westwood Drive, for example, 8 parked cars force walkers and school children into the road. Every day, dozens of cars including school buses, drive the wrong way down a one-way street. Increasing densification before making major improvements to pedestrian safety can only be seen as negligent and an accident waiting to happen.

As stewards of Chapel Hill’s future, I ask you not to vote for the proposed changes to the LUMO that will permanently harm the environment, harm residents and do nothing to advance the cause of low to middle income housing.

Respectfully,
Kate Hedges
805 Woodland Avenue

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 21, 2023 11:45 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: We say yes to "doing all of the things" when it comes to housing

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Tuesday, March 21, 2023 8:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We say yes to "doing all of the things" when it comes to housing

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

Opponents to housing in Chapel Hill often say that they're not against more housing, they're just against a particular development or type of housing because of its location and/or because it won't solve our affordable housing crisis. (This has, in practice, meant that they've largely and vocally been against every opportunity to add new housing in the last eight years.)

If you look around, you'll find that the arguments made against more housing in Chapel Hill and Carrboro are the exact same ones used in places like Berkeley, Palo Alto, Brookline, Austin, Arlington, Bloomington, Ann Arbor, and Portland.

They're so similar that economist Noah Smith recently [wrote up a playbook to](#) "arguments that are easy to deploy in opposition to nearly any proposed housing or transit project" and it reads like almost every Facebook thread and NextDoor thread we've seen in the last year.

We appreciate Smith's post, in part because he a) dismantles these arguments using empirical research — [Seriously, read the post](#) — and b) because he describes the way he (and we) think about housing as a "do all the things" approach.

We say yes to "doing all of the things" when it comes to housing. This post explains what that means.

[Read the post](#)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 28, 2023 9:39 AM
To: Tab Combs
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Missing Middle Housing - open house

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: Tab Combs <tab.combs@gmail.com>
Sent: Tuesday, March 28, 2023 8:10 AM
To: Planning Department <planning@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Missing Middle Housing - open house

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

Good morning,

I was unable to attend the open house last night on Missing Middle housing, but wanted to express my sincere appreciation and thanks for the town staff who were present and who have worked so hard on this effort. You are passionate, hardworking, and deeply knowledgeable about the challenges facing Chapel Hill today and in the future. Thank you so much for your dedication to this community.

Tab Combs
Oakwood Dr

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 27, 2023 4:24 PM
To: jaainslie@gmail.com
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, March 27, 2023 3:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/27/2023 3:25 PM
Response #: 684
Submitter ID: 15901

IP address: 24.211.138.57

Time to complete: 6 min. , 50 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Jesse Ainslie

2. Residency*

I am a resident of Chapel Hill

3. Message

Why have you approved so many construction projects? Cameron has been under construction for over a year and every day the road gets worse. There is construction on Rosemary, Merritt Mill, Mann's Chapel, at University Mall... the roads are garbage, the traffic is horrible. And now I hear you're trying to change zoning regulations in order to increase property taxes. Honestly, you are running this town like idiots, you are running this town like right-wing capitalist villains. There's no affordable housing, no parking, and you're trying to increase the wealth of the wealthy while ignoring the needs of the average citizen. Tell me what you're thinking and why you think any of these actions are of value to the average citizen of Chapel Hill.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

jaainslie@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 28, 2023 12:31 PM
To: Shelley deFosset
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Activities to Increase Density in Single Family Neighborhoods

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Shelley deFosset <defosset@gmail.com>
Sent: Tuesday, March 28, 2023 12:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Activities to Increase Density in Single Family Neighborhoods

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

Dear Mayor and Chapel Hill Town Council Members

>

>

> I am writing you to plead with you slow down your efforts to increase density in single family neighborhoods. The impact of proposed changes to current zoning will have a profound irreversible impact on Chapel Hill and specifically the Historic District. Below are just a few reasons why we need to plan carefully to get the results we want:

>

> Traffic is getting worst everywhere everyday especially on Hillsborough where it is at a stand still most mornings and afternoon. Franklin street is only a little better. How is the "new density" going to get in and out of these neighborhoods. Where are the cars going to park? This year the town cut visitor parking passes in half to accommodate increased need. Each new bedroom means 2 new cars coming and going and needing parking.

>

> Allowing more density in existing neighborhoods in no way guarantees that the new housing will be affordable or will be compatible with existing structures. No review process is allowed. Take a look at what is happening in Raleigh.

> I also want an inclusive, walkable town but feel plowing ahead without more planning will create a town none of us can relate to, and no one will like, except the developers who came and went.

>

> Before you proceed please do a national search for successful strategies to accomplish the goals of this "Missing Middle" idea. Everyone is using the same words to define something a bit different. Who is doing it well? How are they doing it? Let's be national leaders and show others the right way to build an inclusive, welcoming town for everyone.

>

> Please slow down!!

>

> Shelley deFosset

> 304 Hillsborough Street

> 919.619.5800

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 28, 2023 4:46 PM
To: kshapq@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Tuesday, March 28, 2023 4:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/28/2023 4:09 PM
Response #: 686
Submitter ID: 15909

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Kathleen Shapley-Quinn

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

March 28, 2023

Dear Chapel Hill Town Council,

Thank you for all your efforts to increase housing for the middle-income population in Chapel Hill. Like all of you, I would absolutely like to see options for more middle (as well as low) income earners to own homes in this wonderful town that my husband and I have lived in for more than 35 years.

I have many concerns with the conversations and current proposal to increase housing density and realize this is certainly a complex challenge. Of all the concerns though, my greatest fears are that developers would reap the rewards of buying and selling in our community, worsen the environmental risks, and ultimately not ensure increased ownership by low- and middle-income families. In general, I don't believe developers have the interests of low- or middle-income home buyers in mind; nor do I think they are committed to improving our overall community, much less improving the quality of our environment in the midst of this (potentially) existential climate crisis.

I have a proposal that could at least partially address these fears: take the developers out of the equation.

I will preface this proposal by saying I lack expertise in investing, politics, and building. Nevertheless, I make this proposal believing it is a kernel of an idea that could be refined with many benefits.

My proposal is as follows. I suggest that the town establish a housing fund for investors (individuals or foundations). This fund, carefully designed and monitored, could accrue the necessary funds to purchase available local properties that would be suitable for higher density and home ownership. The town (or some legal entity that answers to the town and manages the fund) would own the property and hire local construction companies to build homes, duplexes, etc., as per the needs and stipulations of the town as set out in the investor-town agreement. I envision a fund where those who contribute would agree to a relatively small return (e.g., perhaps a fixed return between 2 and 5% annually) in exchange for a guarantee that the monies invested would be used to build homes:

1. that are environmentally conscious (e.g., no appliances using fossil fuels, high quality insulation, maximal tree cover, etc.),
2. with prices in a range feasible for low- and middle-income purchasers
3. for sale to individuals who will live in the homes.
4. With an agreement that future sale of these homes will be to owner-occupiers.

As managers of the money, the town council (or its representatives) would be held accountable to the investment agreement and local builders would contract to fulfill the obligations set by the town (and the investors).

The benefits of this proposal are obvious. Employing local businesses and contractors supports our local economy (rather than funneling money to outside developers), having our democratically elected officials select the locations and types of structures that are built increases the chances that the needs for housing diversity and equity are met and finally, stipulations of the investment agreement result in increased owner-occupied homes. Importantly this proposal means people who live in and care about our town are involved in creating more inclusive, ecologically sensitive neighborhoods.

This proposal may have many flaws. But I offer it in hopes of spurring a conversation laden with creativity in responding to the challenges of multiple crises (increasing economic disparities, inaccessible home ownership, and a climate crisis, to name a few).

Thank you,
Kathleen Shapley-Quinn

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

kshapq@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 28, 2023 5:00 PM
To: David Adams
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Aura South Elliott

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: David Adams <david.adams.4383@gmail.com>
Sent: Tuesday, March 28, 2023 4:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura South Elliott

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

Mayor Hemminger, Council Members and Town Staff:

I read with dismay the recent article on the Aura South Elliott concept plan for 330 luxury apartments wrapped around a 495-space parking deck (T. Grubb, News & Observer, 3/24/23, p. 9A). Yet another "Texas donut" for the Blue Hill District from your favorite out-of-town developer, Trinsic Residential Group.

Surprisingly, Council discussion made no mention of the "Missing Middle", our supposed housing need that is so critical that established single-family neighborhoods should suffer disruptive rezoning, while this new Aura development need provide no such housing options.

An *undetermined* number of apartments would lease at 65% to 80% area median income, which is still not affordable to low income families (<30% AMI). These same questions could be asked of the proposed developments on Old Chapel Hill Road: more luxury apartments that we don't need; no missing middle/affordable units that we do need. Please help me and my neighbors in Colony Woods understand this disconnect.

I commend Council members Miller-Foushee and Anderson for advocating for housing for people with intellectual and developmental disabilities in the latest Aura project. However, this support belies the Council decision to sacrifice a true community park and its central pond feature on the American Legion property to build such housing, because this site is "the *only* option available" and this group has been waiting five years. With Aura 3, we now see another option, while those of us in east Chapel Hill have been waiting *over thirty years* for a park with amenities (which are still not in the town budget). Again, please help me and over a thousand Legion Community Park supporters understand this disconnect.

As you well know, both the Legion Community Park and single-family rezoning issues have generated much public opposition to which town government has so far turned a deaf ear, i.e., I am not aware of the public engagement sessions changing any Council members' minds, which have been decided from the outset.

These two issues are of such importance and public concern that *no* related decisions should be made until *after* the municipal election this November. Let community voices be heard by their *votes* if not their many letters to you, columns in local media and valid in-person objections at public hearings.

David Adams

Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 30, 2023 12:01 PM
To: melodykramer@gmail.com
Cc: Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: A duplex would be great for my family and families like mine

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: Melody Kramer <melodykramer@gmail.com>
Sent: Thursday, March 30, 2023 11:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: A duplex would be great for my family and families like mine

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

Dear Mayor and Town Council,

I live with my family in Carrboro in a single detached house. My father-in-law lives in Chapel Hill, alone, in a large single detached house. He moved to Chapel Hill to be closer to us. He watches our kids after school, which means we schlep between Carrboro and Chapel Hill almost every day.

We are the kind of multigenerational family who would benefit from having housing options like a duplex. We each like our own space, but would love to not have to rely heavily on cars to get back and forth. It would be easier to help my father-in-law age in place. It would be nice to have a shared porch or backyard.

Having grandparents near their grandchildren is really great for all sorts of reasons -- but it's hard without different housing options in Chapel Hill and Carrboro. If grandparents want to downsize, there are very few options. If those of us in the sandwich generation who take care of our kids and parents want to find a different housing arrangement, we have to go somewhere else.

We love living here for many, many reasons -- and see the housing choices proposal as a way to help multigenerational families like ours take care of each other, reduce our carbon footprint, and create a community where people of all ages can live and play on the same block.

I'm grateful for you looking into this, and we'll be one of the first to jump on board if it goes forward!

Thanks,
Melody Kramer

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 30, 2023 12:01 PM
To: Susana L. Dancy
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Missing Middle example in Atlanta

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: Susana L. Dancy <susana.dancy@gmail.com>
Sent: Thursday, March 30, 2023 10:38 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Missing Middle example in Atlanta

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

Dear Mayor and Council,

As a founder and former chair of the board of Incremental Development Alliance (<https://www.incrementaldevelopment.org>), a national non-profit organization that works with communities to encourage small-scale development, and as one who believes strongly that "missing middle" housing needs to be

allowed again by the Chapel Hill zoning ordinance, I thought the attached example of a small scale multi-family project might be of interest to you.

Sadly, the attached renderings and site plan were not allowed because of neighborhood pushback, and the developer decided to build large by-right duplexes. The original proposal is here (<https://www.edgewoodforeveryone.com>) and it includes an interesting comparison of the proposal vs by-right, specifically how similar the projects were physically even though the number of units differed significantly. In some ways, the proposed development is better qualitatively than the by-right project. Because of neighborhood resistance to the project, the developer decided to go with the by-right option, building eight large units instead of the 46 smaller units that initially had been proposed, or the 36 units in the amended plan..

Based on conversations I have had with Chapel Hill residents who do not normally follow town politics (much less zoning issues), I think there is a misconception about the impact your draft ordinance would have on the appearance and liveability of our town, and that you should consider backing off of this proposal until our public can be better informed about what exactly the proposal is (and isn't.) Should you pass the ordinance now, I am afraid the backlash from a partially-informed public will result in counterproductive policies in the future.

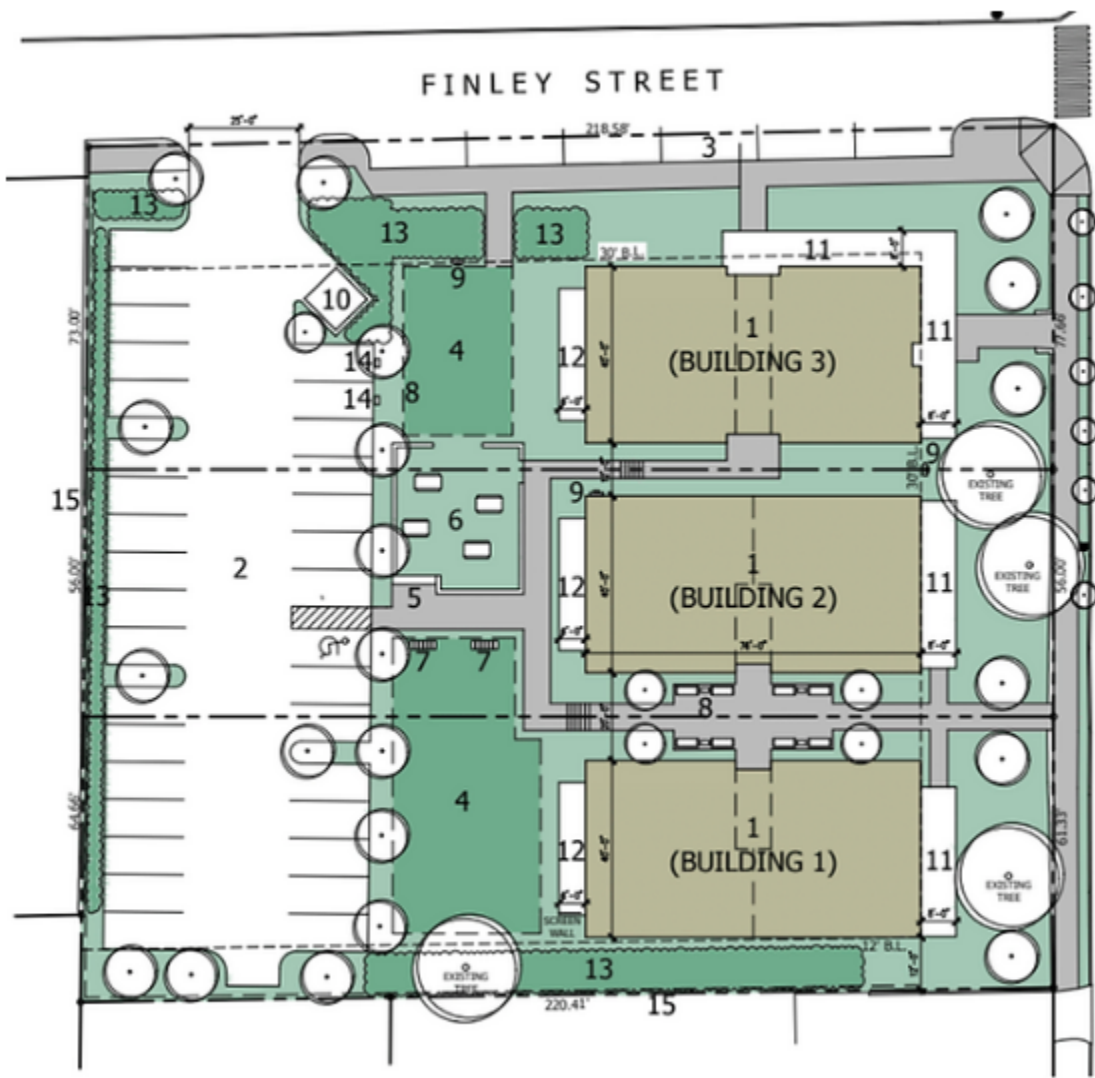
Thank you for your service to our town.

Best regards,

Susana Dancy
Chapel Hill resident

https://atlanta.urbanize.city/post/edgewood-missing-middle-housing-large-duplexes-take-shape?utm_source=Urbanize+Newsletter&utm_campaign=208dccbc90-news-atlanta-daily-2023-03-29&utm_medium=email&utm_term=0_f2c8779a36-208dccbc90-199610714





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- 4. C
- 5. M
- 6. PI
- 7. BI
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- 10. D
- 11. FR
- 12. BA
- 13. LA
- 14. PR
- 15. EV

- PRO**
- .1 MILES HUTCHIN
 - .2 MILES HUTCHIN
 - .3 MILES PARLIAM
 - .35 MILES

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 30, 2023 3:35 PM
To: Sue Goodman
Cc: Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: housing proposal

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: Sue Goodman <segmobile@gmail.com>
Sent: Thursday, March 30, 2023 2:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sue Goodman <segmobile@gmail.com>
Subject: housing proposal

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

Dear Mayor and Council members,

I am writing for two reasons:

First, I strongly support the "missing middle" housing proposal. I've lived in Chapel Hill and Carrboro for over 45 years and have seen housing prices and rents skyrocket. They are not just preventing those who teach our

children, clean our houses, work in our restaurants from living within a decent distance of their workplace, I doubt many young professionals and university faculty can afford to live here now. It narrows our experiences and restricts their opportunities in so many ways. While this modest increase in density will hardly solve our housing problems, it can move us toward a fairer community—and a more diverse and interesting one.

Secondly, I want to commend those of you who support this move despite an unreasonably angry, downright ugly at times, reaction from some residents. Diversity of opinion is good, but it can be expressed civilly. Town staff do *not* deserve to be treated with the disrespect that I have seen displayed at Council meetings and Town presentations. The shame is theirs.

With gratitude for your service to our community,
Sue Goodman
Chapel Hill resident

Amy Harvey

From: Jeanette Coffin
Sent: Friday, March 31, 2023 12:18 PM
To: Jane Stein
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Middle Housing

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: Jane Stein <stein.jane@gmail.com>
Sent: Thursday, March 30, 2023 8:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Middle Housing

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

As members of the Chapel Hill/Carrboro NAACP's Housing Committee, we would like to repeat and reinforce our support for the work that you and the town planning staff are doing on Middle Housing. We copy here the letter that has been sent to you by the NAACP and give those of you who support Middle Housing our gratitude.

Dear Mayor Hemminger and Town Council members of Chapel Hill,

While ultimately we envision a town that has affordable housing for **all**, the Chapel Hill-Carrboro NAACP is supportive of the measures to amend the LUMO to address “missing middle” housing in service of that larger goal. The predominance of single-family homes in our town and the growing demand for places to live compound the problem of the rising price of housing.

No strategy is a silver bullet, but if we don’t open the door for all town planning levers, thereby increasing the availability of housing at different price points, then we will become a homogeneous town socioeconomically. We will continue to lose racial diversity in our neighborhoods. We will fail to reverse policies of the past that were rooted in racism.

Some of the residents of our town have petitioned against these amendments, but we feel that these concerns have been well addressed by the Town staff’s research, documented in these [FAQs](#) and therefore are not elaborated here.

This Council has taken a strong stance on matters of increasing supply of housing for different income levels, and we are grateful for that. We are at a crossroads. This added measure and more that are needed to come will ensure a Chapel Hill that we can be proud of decades into the future.

We look forward to collaborating with the town on achieving our shared vision through this and additional policies aimed at increasing affordable housing for people earning below 80% AMI.

Respectfully,
Chapel-Hill Carrboro NAACP

Sincerely,
Jane and Adam Stein

Jane Stein
750 Weaver Dairy Road, #1324
Chapel Hill, NC 27514
tel: 919.969.4530
e-m: stein.jane@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 03, 2023 11:03 AM
To: copeland@nc.rr.com
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Follow up Westwood meeting

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Sunday, April 2, 2023 2:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Follow up Westwood meeting

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

Dear Mayor and Council,

First, it was great of town staff to hold a meeting with our neighborhood on Thursday. They were extremely gracious and answered questions of all types. The opposition to the re zoning is strong at around 4-1. But even so, they provided some insight.

The town does not have any good grasp on covenants that exist in neighborhoods today and how those covenants effect this proposal.

Covenants can be put in place by any neighborhood and they can make this zoning proposal have no impact. This has already been done by Laurel Hill and others neighborhoods are following that lead. I know that many neighbors in Westwood have expressed an interest in pursuing this route.

What is most surprising is that the council does not realize (or maybe doesn't care) that anyone who wants to pay for covenants can do that and avoid any impact of this proposal. Those that CAN'T afford to pay will feel the impact of all of the zoning change. Having lived here for decades, this seems uncharacteristic of Town of Chapel Hill government. Those that have bought their way out of regulations by spending \$10-\$20K on covenants get rewarded and those that can't afford it get all of the risk. Consider the impact of this potential proposal on those that have fewer resources and do not move forward. You are hurting those you plan to help, it seems. It would be great to hear some thoughts on this.

Further, in the 'missing middle is about form of structure and not price' discussion, it became clear that tearing down a 100 year old house and putting up 17 condos on the land (at \$2M each) as in the Hayes Barton situation would actually be considered a success per our meeting with the planning group. This was surprising.

The zoning proposal should not be considered any further. The town does not have any understanding of the impacts.

Sincerely,
Dan and Leigh Copeland
Westwood

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 03, 2023 11:03 AM
To: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Middle Housing
Attachments: NAACP_Middle Housing.docx

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063

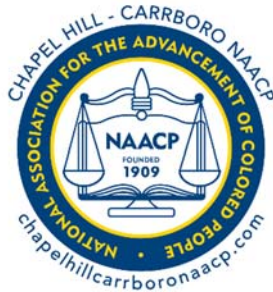


"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: Chapel Hill Carrboro NAACP Housing <housing5689@gmail.com>
Sent: Saturday, April 1, 2023 8:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Middle Housing

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

Please find attached a letter from the Chapel Hill-Carrboro NAACP branch.



Dear Mayor Hemminger and Town Council members of Chapel Hill,

While ultimately we envision a town that has affordable housing for **all**, the Chapel Hill-Carrboro NAACP is supportive of the measures to amend the LUMO to address “missing middle” housing in service of that larger goal. The predominance of single-family homes in our town and the growing demand for places to live compound the problem of the rising price of housing.

No strategy is a silver bullet, but if we don't open the door for all town planning levers, thereby increasing the availability of housing at different price points, then we will become a homogeneous town socioeconomically. We will continue to lose racial diversity in our neighborhoods. We will fail to reverse policies of the past that were rooted in racism.

Some of the residents of our town have petitioned against these amendments, but we feel that these concerns have been well addressed by the Town staff's research, documented in these [FAQs](#) and therefore are not elaborated here.

This Council has taken a strong stance on matters of increasing supply of housing for different income levels, and we are grateful for that. We are at a crossroads. This added measure and more that are needed to come will ensure a Chapel Hill that we can be proud of decades into the future.

We look forward to collaborating with the town on achieving our shared vision through this and additional policies aimed at increasing affordable housing for people earning below 80% AMI.

Respectfully,
Chapel Hill-Carrboro NAACP

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 04, 2023 10:39 AM
To: Carolyn Bellion
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill concerns

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: Carolyn Bellion <carolynbellion@gmail.com>
Sent: Monday, April 3, 2023 7:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill concerns

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

Good evening,

I've been a resident of Chapel Hill for 7 years, and a Carrboro resident for a few years prior to that.

I'm very disappointed and concerned with the long-lasting, numerous construction projects that are making this town increasingly difficult to drive through. This morning almost every road on my drive across town had some sort of construction, road closure, or flag man directing traffic. All of this excessive development is making this town into an

eyesore. The traffic jams are not good for air quality or the general health of the stressed out drivers who have to deal with it. And I hear even MORE projects are being considered, which is insanity. Are you trying to create an ugly town of constant construction?

In addition, all of these new complexes are having a negative impact on those of us with families that rent. Rent is increasing excessively with excuses given that the new apartments are raising property values which result in existing complexes raising rent by hundreds of dollars a year. This isn't helping current residents like me. I make good money but my salary can't keep up with these insane rent increases. I feel very concerned for those who aren't as fortunate and make (for example) the salary of a teacher or firefighter. Speaking of which, if you keep allowing these projects which adversely impact property values, you're going to have a hard time recruiting people for those positions, finding bus drivers, etc.

Sincerely,
Carolyn Bellion

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 04, 2023 10:40 AM
To: C. Schuft
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Let's take a pause

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: C. Schuft <c.schuft@gmail.com>
Sent: Monday, April 3, 2023 5:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Let's take a pause

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

Enough. I propose we take a 3 year break from approving any additional high-rise development until we learn how capable our town is of providing services to the residents moving in to all the apartments we already have.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 04, 2023 2:39 PM
To: catrobwill@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: LUMO Housing Initiative
Attachments: TOD Projected Development.pdf; Chapel Hill Active Housing.pdf; Petition.pdf; ParkingMultiFamily.jpg; MissingMiddleHousingDepiction.jpeg

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Catherine Williams <catrobwill@gmail.com>
Sent: Tuesday, April 4, 2023 1:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO Housing Initiative

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

Mayor and Town Council,
Since I first learned about the LUMO Housing Initiative in mid-February 2023, I have attended as many public meetings as possible and have read as much information as I could find in an attempt to educate myself on how this initiative came about. From the meetings I attended, there were those that spoke in support, with quite a few misunderstanding

that this initiative has nothing to do with affordable or middle-income housing (“Missing Middle” is a misnomer) and the majority that are opposed to the LUMO rewrite or density modification to single-family housing zoning. Those that are opposed are not saying that there isn’t a future need for higher density housing but are opposed to the **way** this LUMO re-write proposes to provide for it; by eliminating single family home zoning and allowing for automatic approval of multi-family housing embedded within pre-existing single-family neighborhoods.

Reasons to abandon the LUMO rewrite to eliminate single family home zoning:

1. **The 485 housing units needed per year number is not verifiable.** This number has been quoted over and over and was estimated in 2021 by 1 consultant. But another consultant in 2022 came up with 5785 units by the year 2040; or **321** housing units per year.(TOD Shaping Our Future pg 10). This housing demand number from which you base everything, should be confirmed from a variety of other sources, as well as updated at a minimum every 6 months to reflect the current housing need plus the additional housing that will be met with in-process, approved but not constructed, and proposed construction of multi-family housing units. According to one report I saw recently(attached), there are currently 5,154 units in process as of January 2023. The TOD report accounted for 3125 of these in the pipeline in addition to the 5785 needed by 2040 so there are still an additional 2660 units in-process not accounted for. If this report is correct, it brings the number needed to **174** units/year. So which number is it? Overbuilding and chopping up established single family neighborhoods is much worse than managing growth by continuing to require conditional zoning approval. The projected housing demand number is very important and should be scrutinized before any change is made to density and constantly monitored before making a change to single family zoning such as this proposal entails.
2. **“Missing Middle” Multi-Family housing should be accomplished by a Planned Approach.** Chapel Hill’s Complete Community Plan, adopted in 2022, has already identified that Transit Corridors are the priority as where to grow. Many of the reports I read online have presented specific locations along the transit corridors which make a lot more sense for “missing middle” housing than within pre-existing single-family neighborhoods. The TOD Shaping Our Future report (pg. 75 attached) identified 16 focus areas, none of which are proposals to embed within single family neighborhoods. These focus areas provide for the total number of housing units required by 2040 so why is there even a need to change single family housing zoning for this purpose? By reading town council minutes, I have learned there are constantly more opportunities coming before Council to influence developers to provide for “missing middle” rather than a radical change such as this rezoning initiative. Also, the petition to staff (attached) to study this last fall seemed to be focused on affordability more so than “missing middle”. Why not focus on changing the zoning in specific areas within Chapel Hill that have the potential to provide affordable “missing middle” housing which is the primary objective rather than this blanket approach to all single-family housing zoning. The units are not going to be affordable the closer you get to the downtown area because of property values and the higher rents students (parents) are willing to pay. A transit corridor approach (within ¼ mile all directions from transit hubs) to adding density would actually provide more actual affordable housing because of the land value.
3. **There is already a way for multi-family units to be approved by conditional zoning .** Conditional zoning approved by town council allows for a planned method to approve these multi-family housing units based on the specifics of the property and allows more time for evaluation and a forum for public input. In the minutes for the January 2023 Historic District meeting a HD commissioner expressed concern of “scope creep” with staff approvals. I feel the current method of conditional zoning is more appropriate than allowing automatic approval by staff .
4. **There will be minimal “missing middle” housing units provided by eliminating single family housing zoning.** Planning staff indicates this is the case so then there seems to be no reason to change zoning. The only appropriate density addition to single family neighborhoods that should be automatically allowed should be ADU’s since they will be owned by the single-family homeowner which has a vested interest to have them be maintained the same as their single-family home. Town Council can continue to approve by conditional zoning so no reason to make this drastic change.
5. **Not equitable treatment across all of Chapel Hill –** Some of the single-family neighborhood areas which make the most sense to allow this (in close proximity to transportation, retail, schools, churches) are NCD’s. Others are protected by HOA’s. So this initiative is attempting to implement this change in lower priority areas which does not make sense.

6. Inability to control the negative repercussions of allowing “missing middle” within single-family neighborhoods. Planning staff has stated “ cannot control” to the majority of single-family neighborhood concerns : 1) Increasing Student Rentals 2) Increased Developer Ownership (absentee landlords) rather than homeowners 3) Allowing Cheap Construction/Unattractive designs that do not fit in with the character of the neighborhood 4) Not enough parking for multi-family home residents. Walkability does not mean residents will not have cars. 4) Inability to prevent home demolitions which will occur at a much more frequent rate than it does for building single-family homes. 5) not enough infrastructure to support as it is even before allowing increased density. The inability to control these negative impacts is a reason in and of itself to reject this LUMO rewrite to eliminate single family zoning.

I would like to end with 2 pictures (attached).The first photo is a street in the East Franklin Historic District neighborhood in which I live. There is already an investor-owned tri-plex and a cottage court on this street (approved many years ago) and this picture shows the parking situation around these units on a good day (without contractors and guests). The street is 1 side parking only otherwise this narrow street would be totally blocked. What I did not take a picture of is how the yard of these residences are also full of cars, how out of place these units are within a single-family neighborhood, the state of neglect with them not being owner occupied, the lack of landscaping typical of single-family homes, and general lack of upkeep. It is precisely my and my neighbor’s experience with these units that fuels the opposition to allowing even more of these units to be automatically approved by the LUMO rewrite. This is the reality of what this LUMO rewrite could bring to our single-family neighborhoods. The second photo is a picture that is displayed on the MissingMiddleHousing.com website. This picture depicts missing middle housing on the outside borders of single-family neighborhoods, not within. I think this depiction of density approach is how most people expect housing density to look like and is an initiative they can get behind.

I am aware you have a workshop with Planning Staff about this issue on 4/10/23. It is for all the reasons above I ask you to abandon the current proposal by Staff for the LUMO rewrite to increase housing density and instead put your efforts behind encouraging developers to build missing middle units on new developments instead of mid/high rise units, provide guidance and resources to implement the TOD Transit Corridor approach to providing density, or a similar **planned** approach with **specific** areas within Chapel Hill in close proximity to transportation, retail, schools and churches rather than this “one size fits all” approach.

I thank you for your time and your service.

Catherine Williams

Projected Development Outputs

This data reflects potential development output ranges across the Focus Areas addressed. Data for the North Martin Luther King, South Martin Luther King and Downtown Focus Areas represent are transit oriented development outputs associated with the NSBRT Corridor. Sites other than those

identified may provide development outputs in coming years, and the sites studied may generate variations on the concepts shown within this report. The outputs shown are based on market demand forecasts, site capacities and densities and uses associated with TOD.

	Housing Unit Range	Retail, Services, Etc. Approx.	Office Approx.
North Martin Luther King Jr. Blvd	1,180 - 1,280	170,000sf	245,000sf
I-40 West	130 - 150	-	-
Chapel Hill North	260 - 280	95,000sf	245,000sf
Timberlyne	340 - 360	50,000sf*	-
Westminster	200 - 220	10,000sf	-
Martin Luther King Jr. Blvd + Homestead Road	250 - 270	15,000sf	-
South Martin Luther King Jr. Blvd	1,210 - 1,350	3,000	-
Former Horace Williams	1,100 - 1,230	TBD	TBD
Martin Luther King Jr. Blvd + Hillsborough	100 - 120	3,000	-
Downtown	660 - 700	120,000sf	50,000sf
Downtown East	480 - 500	55,000sf	-
Downtown West	180 - 200	65,000sf	50,000sf
South Columbia	N/A	N/A	N/A
TOD Corridor Sub-Total	3,050 - 3,320	293,000sf	295,000sf
15-501	1,860 - 2,320	75,000sf	485,000sf
Estes and Willow	320 - 340	10,000sf	-
Parkline East	1,200 - 1,600	65,000sf	485,000sf
University Place	300 - 320	-	-
Estes and Franklin	40 - 60	-	-
NC-54	800 - 820	-	-
Friday Center	800 - 820	-	-
Other Focus Area Sub-total	2,660 - 3,140	75,000sf	485,000sf
TOD + Focus Area Total	5,630 - 6,370	368,000sf	780,000sf

Active Development Applications

(as of January 10, 2023)

Project	Application Type	Use	Size	Next Step
CONCEPT PLANS				
Chapel Hill Transit Expansion	Concept Plan	Public Service Facilities	10-11 acres	Council Review
UNC Health Eastowne	Concept Plan	Medical Office	1,700,000 sf office/medical office	Council Review
Gateway	Concept Plan	Multifamily	380 units	Formal Application submittal
Hillmont	Concept Plan	Multifamily	450 units	Formal Application submittal
Huse Street Residential	Concept Plan	Multifamily	180 units	Formal Application submittal
Lullwater Park	Concept Plan	Multifamily / Mixed-Use	489 units; ancillary retail	Formal Application submittal
UNC Porthole Alley	Concept Plan	University / Mixed-Use	130,000 sf	Formal Application submittal
White Oak Dr	Concept Plan	Multifamily	381 units	Formal Application submittal
UNDER REVIEW - FORMAL APPLICATION				
5500 Old Chapel Hill Road	Conditional Zoning	Multifamily	150 units; 179,000 sf	Under Staff Review
Barbee Chapel Apartments	Conditional Zoning	Multifamily	370 units; 360,300 sf	Under Staff Review
Dunkin Donuts Drive-Thru	Special Use Permit	Commercial	Add drive-through	Under Staff Review
St. Paul Village	Conditional Zoning	Mixed-Use	350 units (93 affordable); 606,630 sf	Under Staff Review
Starpoint Refuel	Conditional Zoning	Commercial	3,270 sf gas station	Under Staff Review
UNC Health Eastowne	Conditional Zoning	Office	1,700,000 sf office/medical office	Under Staff Review
South Creek	Conditional Zoning	Multifamily / Mixed-Use	586 units; 102 townhomes; 19,500 sf commercial/office	Advisory Board Review
Homestead Rd Tri-Point	Conditional Zoning	Townhomes	108 units; 205,621 sf	Council Review
101 E. Rosemary Street	Conditional Zoning	Multifamily / Mixed-Use	150 units; 119,471 sf	Council Review
Aspen Heights	Conditional Zoning	Multifamily	112 units; 168,152 sf	Council Action
ZONING COMPLIANCE, PERMITTING AND CONSTRUCTION				
150 E Rosemary Street	Conditional Zoning	Office	228,000 sf wet lab/office	waiting for Final Plans submittal
710 N Estes Townhomes	Conditional Zoning	Multifamily / Townhomes	107 units; 218,538 sf	waiting for Final Plans submittal
Harris Teeter Chapel Hill North	Special Use Permit	Commercial	11,800 sf gas station/grocery	waiting for Final Plans submittal
Gimghoul Castle	Conditional Zoning	Social Club	1,200 sf addition	waiting for Final Plans submittal
Jay Street Affordable Housing	Conditional Zoning	Multifamily	48 units; 61,032 sf	waiting for Final Plans submittal
PEACH Apartments	Conditional Zoning	Multifamily	10 units; 7,697 sf	waiting for Final Plans submittal
Carraway Village	Special Use Permit	Mixed-Use	Develop 53.75 acres	Additional Phases TBD
University Place Redevelopment	Special Use Permit	Mixed-Use	Redevelop 42 acres	Additional Phases TBD
101-111 Erwin Road	Final Plans	Mixed-Use	54 hotel rooms; 52 townhomes	Under Staff Review

10722

2200 Homestead	Final Plans	Multifamily	115-130 units; 181,575 sf	Under Staff Review
1800 Fordham Blvd	Final Plans	Commercial	2,400 sf bank	Under Staff Review
Columbia Street Annex	Final Plans	Multifamily / Mixed-Use	59 units; 62,400 sf	Under Staff Review
Trinity Court	Final Plans	Multifamily	54 units; 66,488 sf	Under Staff Review
Stanat's Place	Final Plans	Townhomes	47 units; 101,000 sf	Under Staff Review
Putt-Putt Fun Center	Final Plans	Commercial	112,500 sf recreation/self-storage	Under Staff Review
West Rosemary Street Hotel	Final Plans	Final Plans	140 hotel rooms	Under Staff Review
1200 MLK	Final Plans	Mixed-Use	52,358 sf; mobile homes retained	Permitting / Construction Start
Aura Blue Hill	Form District Permit	Multifamily / Mixed-Use	285 units; 30,291 sf nonresidential	Permitting / Construction Start
Aura Chapel Hill	Final Plans	Multifamily / Mixed-Use	361 units; 57 townhomes; 544,946 sf	Permitting / Construction Start
Calyx II (Tekka) Glen Lennox	Development Agreement Compliance Permit	Multifamily / Mixed-Use	291 units; 280,802 sf	Permitting / Construction Start
Gattis Court / 307 N Roberson	Final Plans	Multifamily	4 units; 5,824 sf	Permitting / Construction Start

Chapel Hill 2020 Census: 23,713 Total Housing Units now exist.

Total units in process now: 5,154 or ~~no~~ 22% of current total.

Town of Chapel Hill founded in 1783, 240 years ago.

So, just in the next five years we are already set to grow almost one-quarter of the entire amount of growth we've seen over the last 240 years!

Petition to implement strategies to rapidly promote increased production and availability of affordable and missing middle housing

Submitted by: Karen Stegman, Tai Huynh, Allen Buansi, Michael Parker

The Town will be continuing its process of reviewing and revising the Land Use Management Ordinance (LUMO) over the next two to three years. In the meantime, Chapel Hill continues to struggle with rapidly escalating housing prices and a continued scarcity of housing units, particularly ones that are affordable to those making 80% of the area median income (AMI) and below. For those making 30% AMI and below, housing is desperately scarce. While there are significant revisions the Town can make to the LUMO to help address these issues, these changes would not take effect for many years, and in the meantime, residents struggle to find and keep housing that they can afford. With this petition, we call on the Town to take meaningful interim steps that will promote increased production of affordable and missing middle units in our community.

We direct staff to study best practices and innovations from across the country, while focusing on feasibility, and permissibility under NC law, and come back with recommended strategies to achieve the objectives described below. Additionally, seeking input from the Big Bold Ideas housing committee and the Orange County Affordable Housing Coalition, among other local advocates, would be beneficial as staff consider options. We request a draft workplan, timeline, and any resource requirements to accomplish these objectives for Council feedback by November 17, 2021.

1. Expedite and incentivize production of affordable and missing middle housing, by:
 - Creating a new application pathway (modeled on existing applications for ownership and rental single-family and multifamily housing) for “missing middle” development proposals, to provide appropriate standards for development, including recreation/open space, provision of affordable units, etc.. Such housing would include duplexes, triplexes, townhomes, cottage courts, and other forms of compact development that do not fit into current Town application options of single-family home or multifamily development. This should include approaches that will incentivize applications for units at price points between 60-120% of AMI, as feasible.
 - Creating an expedited application process for any development application that includes at least 30% proposed affordable units. This process should take less than nine months to enable developers to maximize opportunities to utilize low-income housing tax credits, grant funding, and other time-bound financial instruments.
2. Increase availability and affordability of rental units by:
 - Reviewing current Town affordable rental definition and recommending a revised target that more closely reflects real wages and the goal of spending no more than 30% of income on housing costs, generally considered to be below 60% AMI
 - Reviewing current Town affordable rental definition to clarify that affordability calculation must account for utility costs
 - Increase the affordable rental definition’s duration of affordability of units to no less than 30 years
 - Exploring potential pathways for the Town to ban source-of-income discrimination or otherwise increase acceptance of housing choice vouchers by landlords, such as through incentives
 - Proposing relevant ordinance and policy revisions (affordable rental policy, conditional zoning regulations, etc.) to reflect the above changes to the extent legal and feasible
 - Initiate discussions with UNC and UNC Healthcare, as the largest employers in Chapel Hill with the highest number of employees living outside of Chapel Hill, to partner on expansion of the Town’s Master Leasing Program to rapidly expand affordable housing options.



Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.



Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 06, 2023 9:11 AM
To: Janet Smith
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Re-Zoning Text Amendment

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Janet Smith <janet@jlfsmith.net>
Sent: Thursday, April 6, 2023 8:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Proposed Re-Zoning Text Amendment

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Mayor and Council-

Much has been said and written about this proposed Text Amendment to the LUMO.

Here are points on this that I have been pondering. I wish you would think about them as well:

1. A change as comprehensive as this deserves the full light of day. This should be a full-blown Re-zoning noticing the entirety of the town's residents rather than a Text Amendment which can easily be undone by the next Council. A Re-zoning would also require that additional issues be considered such as traffic, parking, public transportation, water and sewer and schools.
2. In contrast, a tremendous amount of town involvement and money went into the Ephesus-Fordham District Planning (now Blue Hill). I was involved in this effort as were many others. I remember distinctly that this redo was to be "human-scale", "walkable" and "connected". As I look at the height of the half dozen apartment complexes that have been built in this area spanning Fordham Blvd. and the extension of Elliot Road, I conclude that this is anything but human-scale or walkable. This was a big opportunity to build low- and middle-income housing (cluster homes, town homes, lofts, etc.) that would have created a beautiful village we could all enjoy. Sadly, there isn't even a park planned to provide a place for residents/families occupying these apartments to enjoy.
3. It was stated by one Council member that the average cost of an acre of property in Chapel Hill is \$250K. This may be the average, but if one looks at the cost per acre of properties within the 'walking shed' it is clear that the cost of an acre is closer to \$1M. This area is already very densely settled, probably for this very reason. Many homes have ADUs and/or apartments. Small apartment complexes are sprinkled throughout as well. While there are some magnificent large homes gracing the area, these are the exception, not the rule. Would you have these destroyed? What do you envision this area becoming?

The extremely high cost of real estate within the 'walking shed' will lead to the unintended consequence of investor-owned, expensive town homes and/or rentals designed for students at monthly rents well-beyond what low- and middle-income families can afford.

5. Excluding the Town's 11 NCDs and numerous HOAs and neighborhood covenants from the impact of this proposed change is ludicrous, especially when the Historic Districts are not exempted. The Historic Districts live under limitations intended to preserve their character. It is hard to see how this change will enhance it. The burden of this proposed increase in density now rests on a very small proportion of the walkable area of the town. This makes no sense and in fact lays itself bare to a court challenge.

I support the desire to provide housing that will be more affordable for low- and middle-income families in Chapel Hill. Sadly, this and other Councils have failed to take the opportunity to advance this goal on numerous occasions in recent years.

Finally, I believe that the method and the assumptions being made by the Council for achieving this goal are tragically flawed. Consider the pleas being made as a signal to start over with a different approach and full town participation.

Thank you for considering my input.

Janet Smith
108 Rose Lane
Chapel Hill, NC 27514
919-345-0524

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:30 AM
To: buckhouse4@nc.rr.com
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: buckhouse4@nc.rr.com <buckhouse4@nc.rr.com>
Sent: Monday, April 10, 2023 9:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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Affordable housing is a challenge but re zoning has not proved to help this problem. Scott and Lee Ann Buck

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:30 AM
To: Dorothy Gerard
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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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: Dorothy Gerard <dorothy.gerard7@gmail.com>
Sent: Monday, April 10, 2023 9:14 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Please provide a fully detailed letter to me, as a Chapel Hill homeowner of over 30 years, since my home is now located in one of the R1 zones under danger of having the zoning change the Town Council is considering.

Thank you,
Dorothy Gerard
614 Arlington Street
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:31 AM
To: Steven Feuerstein
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please delay rezoning decision, for the sake of the future of Chapel Hill

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: Steven Feuerstein <steven.feuerstein@gmail.com>
Sent: Monday, April 10, 2023 9:03 AM
To: W12678@publicinput.com; Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <pheeminger@townofchapelhill.org>
Subject: Please delay rezoning decision, for the sake of the future of Chapel Hill

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

Dear ToCH council,

I write to ask you to delay your decision regarding rezoning to allow higher density housing construction. I agree with the need to provide more affordable housing. It is far from clear that this rezoning would accomplish that.

Given the lack of due diligence, the inability to understand and forecast the impact, and the likelihood that unscrupulous developers will manipulate this for personal gain, please delay the decision so there is time for better analysis and widespread feedback.

Thank you,
Steven Feuerstein
2219 Esther Drive

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:31 AM
To: McReynolds, Louise
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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: McReynolds, Louise <louisem@email.unc.edu>
Sent: Monday, April 10, 2023 9:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Have you let all those who will be so negatively impacted by your zoning proposal know of the fate you envision for them? You know that this really isn't going to bring affordable housing. It will destroy the charm of the city. Very frustrating.

Louise McReynolds
Cary C. Boshamer Distinguished Professor

Department of History
421 Hamilton Hall
University of North Carolina
Chapel Hill, NC 27599

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:31 AM
To: Shane, Patricia M.
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: Shane, Patricia M. <pshane@unc.edu>
Sent: Monday, April 10, 2023 9:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

I am writing in opposition to proposed changes to zoning for Chapel Hill. The proposal is poorly planned and would severely disrupt single family neighborhoods. Past experience has shown that the veiled excuses for diversity and low income housing are not successful. Neighborhoods such Briarcliff and Ridgefield are not equipped to handle the on-

street parking issues that would result from multi-family structures; the streets are barely able to handle two cars passing without parked cars.

In addition, the seriously overcrowded Blue Hill area along 15-501 between the former University Mall and I-40 is appalling overcrowded already to the point where a friend visiting from Charlotte recently commented, "Wow! I thought Charlotte traffic was bad...this is worse!" after she had to travel along that strip of road. AND most of the in-progress apartments aren't occupied yet. The very last thing this area needs is more buildings & occupants.

The quality of life due to overcrowding in NE Chapel Hill has already slid dangerously low. There are too many people and too much traffic! I beg the Town Council NOT to do anything more that will increase density in any way, shape, or form!

Thank you.

Pat Shane
1205 Cypress Rd.
Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:32 AM
To: Daniel Saunders
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Daniel Saunders <glostamen@gmail.com>
Sent: Monday, April 10, 2023 8:04 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

I am against the proposed changes to the residential zoning codes. It is not fair to all existing residential areas of the city and is targeting specific neighborhoods that are not under the protection of HOA rules or pud subdivisions.

If the city and university are concerned about housing for low income people why don't they develop the airport property. It would seem to be a perfect location..

Targeting certain residential areas and not all residential areas is discriminatory by its design..

Daniel Saunders

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:32 AM
To: Andrea
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Letter in support of missing middle proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Andrea <averykoukis@gmail.com>
Sent: Monday, April 10, 2023 5:31 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Britany Waddell <bwaddell@townofchapelhill.org>; Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>; Britany Waddell <bwaddell@townofchapelhill.org>
Subject: Letter in support of missing middle proposal

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

Dear Mayor Hemminger and Members of the Chapel Hill Town Council,

Please accept this letter from me and a group of my Westside neighbors who support the Housing Choices for Complete Communities text amendment you are considering. We have some suggestions for complementary strategies for improving housing affordability in our beautiful town.

Thank you for taking the time to read and consider it,

Andrea Verykoulis

Dear Mayor and Members of the Chapel Hill Town Council,

We are writing to you as a group of residents of the Westwood neighborhood and Cameron-McCauley historic district. Some of us are homeowners, while others are renters. But we all live in this neighborhood and want to make it a place that is welcoming to all.

While no policy proposal is perfect, we are in broad support of the Housing Choices for Complete Communities text amendment that is currently being considered by the council. Our neighborhood already has diverse housing types, from small apartment buildings to townhouses to backyard cottages, and this proposal will make it easier to build more homes like these in the future.

As you might imagine, our neighborhood listserv has had robust conversations on the proposed text amendment, and several of our neighbors have already written to you in opposition to the proposal. With this letter we are hoping to propose changes to the proposal that have a better chance of producing an outcome that we believe has broad support—a neighborhood that is accessible to people at a range of income levels and with a variety of housing needs.

We are particularly excited about the possibility of incentivizing the development of smaller homes. There are a few changes we would like to see in the proposal:

- One of the primary benefits of living in our neighborhood is its proximity to campus, which allows people who work at UNC to have only one car per household. We would like to see the town eliminate parking minimum requirements and cap the number of parking spaces per unit at two.
- Under the current proposal, units in triplexes and quadplexes can be no more than 1,600 square feet in size. We would like to see the town staff explore implementing these same criteria for duplexes in our neighborhood, which will encourage people to build triplexes and quadplexes instead of large duplexes.
- Given that the town's inclusionary zoning requirements kick in for projects with five or more units, we would like to see the town explore using incentives or subsidies to encourage the construction of these projects, and additionally encourage the development of duplexes, triplexes, and fourplexes that incorporate dedicated affordable rental units.

We also hope that the town considers implementing complementary strategies to help advance housing quality and affordability. Here are our recommendations:

- While there is no guarantee that homes built under this proposal will be owner-occupied or affordable, we would like to see the town partner with community groups, like Community Home Trust, to provide financial support for the construction of more for-sale affordable housing in our neighborhood. While land in our neighborhood is

expensive, we believe that with modest amounts of subsidy it will be possible to build small homes for households making between \$60,000 and \$80,000 a year in our neighborhood, which is at the upper end of the qualifying salary for affordable subsidized housing in Chapel Hill.

- We encourage town planning staff to work with the town's urban designer, Brian Peterson, on developing some pre-approved home designs that can be easily built under the proposed text amendment. (See what they've done in another college town, South Bend, Indiana: <https://southbend.in.gov/bsb/preapprovedplans/>)
- We would like to see more robust code enforcement in our neighborhood. The current complaint-driven system is inadequate, as some of our neighbors have documented.
- To address concerns of some of our neighbors about the neighborhood being overrun with redevelopment, we suggest that the town consider placing a cap on the number of projects permitted in any given year.

In closing, we want to thank you for putting forward a proposal that will help our community meet the very real demand for housing in Chapel Hill. Many of the homeowners who have signed this letter would not be able to afford to buy their homes at current prices, and many of the renters who have signed this letter have little expectation that they will be able to find housing that meets their needs in Chapel Hill. The future of our community lies in its people, and with this proposal we hope that we can continue to welcome people from all backgrounds.

Warm regards,

Andrea & Nico Verykoulis, 421 Brookside Dr.
Jim & Caroline Spencer, 121 Mallette St.
Maxine Eichner and Eric Stein, 222 Vance St.
Adrian Bischoff and Margaret Sheridan, 311 McCauley St.
Martin Johnson, 416 Westwood Drive
Christine Kistler, 3 Pennick Drive
Abigail Welford-Small and Ivy Hall, 806 Woodland Ave

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:33 AM
To: Molly De Marco
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please move forward with more diverse housing types for Chapel Hill

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: Molly De Marco <mollydemarco@gmail.com>
Sent: Sunday, April 9, 2023 8:26 PM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>
Subject: Please move forward with more diverse housing types for Chapel Hill

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

Dear Mayor + Councilmembers:

I'm writing this evening in regard to your work session tomorrow night on the Housing Choices for a Complete Community initiative. I'd like to encourage you to go back to the original proposal for more diverse housing types that the staff originally brought before you in February and ultimately vote in FAVOR of more diverse housing options in our neighborhoods than simply duplexes.

There are quite a few reasons to allow more diverse types of housing in our neighborhoods. To name a few:

1. It will allow us to provide housing to keep recent graduates of UNC here.
2. It will allow us to retain more of our creative class.
3. It will allow elders to be able to downsize while staying in our community.
4. It will allow filtering up as people move out of lower cost housing to missing middle housing, and thus providing housing stock for people moving out of our shelters.

We must plan for our descendants and be forward-thinking, instead of planning for our ancestors. We are being called to address climate change. We can do this by building more and more diverse types of dwelling units closer to amenities like transit to reduce vehicle-miles traveled.

We can also advance racial equity as more types of housing at different price points will allow more people to remain here.

We can't maintain the status quo of large single-family dwellings predominating. If we are committed to no change in our neighborhoods we are committing to continue to reduce the diversity of who can live here and we will all be weaker for it.

I live in a neighborhood that was granted the last Neighborhood Conservation District designation in our town (Elkin Hills). Luckily, my neighborhood already had duplexes, small apartment units (like a 5-plex), and apartment complexes along MLK and Umstead. It's a shame though...this neighborhood is right on a transit corridor and should be more densely developed than it is now and will be allowed to be in the near future.

Let's be bold. Future generations need us to be. Let's move forward with more diverse housing options for Chapel Hill.

Thank you,
Molly De Marco
Elkin Hills neighborhood

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:34 AM
To: EarthLink
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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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: EarthLink <langcalm@earthlink.net>
Sent: Sunday, April 9, 2023 7:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Please advise what homeowners will be affected by this ill advised rezoning plan.

Thank you,
Barbara Lang
905 Cedar Fork Tr
Chapel Hill, NC 27514

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:34 AM
To: Robert Lewis
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Dear Chapel Hill Town Council,

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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: Robert Lewis <robertmlewis1959@gmail.com>
Sent: Saturday, April 8, 2023 9:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Dear Chapel Hill Town Council,

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

Dear Council members,

Although we don't quite live in Chapel Hill (darn close though), we immensely enjoy the town and mostly patronize the whole area by foot, if not by electric car. We care about the town & The University, and we therefore

wholeheartedly stand congruent with Sierra Club for supporting a decision to move forward with the Housing Choices proposal.

Rob Lewis

Gloria Lightsey-Lewis

that you stand with the Sierra Club in support of the

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:35 AM
To: Molly Starback
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Opposing 'Missing Middle' Zoning Changes

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

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Molly Starback <molly.starback@gmail.com>
Sent: Saturday, April 8, 2023 1:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposing 'Missing Middle' Zoning Changes

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

Dear Mayor Hemminger and members of the Chapel Hill Town Council,

I am writing to express my strong opposition to the proposed missing middle zoning changes. As a homeowner of 20+ years and a member of the community since 1983, I am deeply concerned about the potential negative impact these changes could have on our town. The proposed changes to the zoning regulations could lead to overdevelopment and the loss of the town's unique character. It will impact our schools, parks, water supply, and other public facilities,

straining our already overburdened resources.

Furthermore, I believe that the proposed changes will not address affordable housing needs in our community. The Town has publicly stated that they will have no control over what is built. Developers will take advantage of this to maximize profits. They will build more student housing, rather than housing options for middle-income residents. We live in Elkin Hills, one of the few affordable neighborhoods in town. Developers could knock down small houses like ours (765 square feet) to build student warehouses of the type that line Longview Road. We already see too much of this happening in our neighborhoods, along with increased noise, traffic, and speeding.

As a voter in every single Chapel Hill election, I want to emphasize that the Town Council's decision on this matter will be remembered in the next election. I, along with many other residents, will be closely monitoring the outcome of this issue and taking it into consideration when casting our votes in the future.

I urge the Town Council to consider alternate solutions that promote affordability, sustainability, and inclusivity while preserving the unique character of Chapel Hill, such as the one proposed to you by our Elkin Hills neighbor Dr Kathleen Shapley-Quinn.

Sincerely,

Mary Starback
206 Barclay Road

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:35 AM
To: Peter Starback
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Opposing 'Missing Middle' Zoning Changes

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Peter Starback <peter.starback@gmail.com>
Sent: Saturday, April 8, 2023 1:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposing 'Missing Middle' Zoning Changes

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

Dear Mayor Hemminger and members of the Chapel Hill Town Council,

I am writing to express my strong opposition to the proposed missing middle zoning changes. As a concerned homeowner of 20+ years, I believe that these changes will have detrimental effects on our town's character and quality of life. I urge the Chapel Hill Town Council to reconsider and reject these proposed zoning changes.

Chapel Hill has faced legal challenges in the past with enforcing red light cameras, texting while driving, and now regulating AirBNBs. These experiences have shown that rushing into changes without adequate consideration of their potential implications can lead to unintended consequences and costly legal battles.

Given these past experiences, I am concerned that the proposed missing middle zoning changes may face similar legal challenges, resulting in unnecessary costs for taxpayers like me. For our neighborhood, Elkin Hills/Colonial Heights, these changes could also result in increased cut-through traffic, speeding, and noise. Elkin Hills put in a traffic-calming request in January that the Town hasn't responded to yet. How are you going to manage regulations of this scope if you can't even respond to current taxpayers' request for traffic-calming? And by the way, the [online traffic-calming request form](#) still references Kumar Neppali. You might want to update that, speaking of legal issues.

The Town has also admitted that they have no way to stop developers from taking advantage of these zoning changes to maximize profits. Developers will build more student rental housing, as they have along Longview Street next to Chapel Hill Town Hall and in many other neighborhoods, rather than building affordable missing-middle housing.

Thank you for considering my concerns. I urge you to carefully consider the potential risks and unintended consequences of the proposed missing middle zoning changes, and prioritize the best interests of our community.

Sincerely,
Peter Starback
206 Barclay Rd, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 10:35 AM
To: Maria De Bruyn
Cc: Sarah Vinas; 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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Questions about rezoning proposal

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

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Maria De Bruyn <maria_debruyn@yahoo.com>
Sent: Friday, April 7, 2023 10:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Questions about rezoning proposal

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

7 April 2023

Dear Mayor and Town Council members,

This letter addresses unanswered questions posed to you and members of the Town Planning Department concerning the proposed rezoning of neighborhoods in Chapel Hill in order to make it easier to build duplexes, triplexes, quadplexes and cottage courts in this town.

My letter to Town Council members in January 2023 only received one response. When I asked about a response to my letter to the Town Planning Department (February 2023), I was told during a 29 March meeting that Town staff did not have the manpower to respond to questions in letters and that I could find information in the Frequently Asked Questions section of your website. I reviewed that section and did not find answers to the following questions.

1. What guarantees can be provided that large mature trees will not be cut down and replaced with saplings, which in turn will be cut down again when they achieve a certain height/girth near duplexes, triplexes, quadplexes and cottages? Will there be any regulations governing size/characteristics of the “tree canopy”? (EPA: “Trees lower surface and air temperatures by providing shade. Shaded surfaces maybe 20–45°F cooler than the peak temperatures of unshaded materials. Trees cool the city by up to 10°F by shading our homes and streets and releasing water vapor into the air through their leaves.”)
2. Why do the drawings of the proposed middle-housing types not include depictions of how the maximum number of allowed cars will be accommodated on small lots?
3. Some neighborhoods are quite hilly (e.g., Elkin Hill) with narrow streets in which many people walk and run, walk dogs and many small children play. The Residential Parking Permit program could allow up to five on-street permits per lot and this could contribute to dangerous traffic conditions in such neighborhoods. How would this be prevented from happening?
4. The Town Website states that “every new subdivided lot [must] front on a street meeting Town standards, which includes sidewalks, curbs, and gutters.” How will this affect older neighborhoods with old infrastructure, steep hills, etc. and that currently do not have sidewalks?
5. If property taxes eventually do increase due to construction of middle housing, can the Town consider having different property tax rates for houses/residences of different values or for residents with varying income levels? Or could the town offer reductions in property taxes for lower- and middle-income households as Orange County does?
6. Can Council revise the Inclusionary Zoning Ordinance so that there is no longer an option for payments-in-lieu and instead change the set-aside percentage for affordable housing for new residential developments to 30%?
7. Has the Town discussed with UNC changing their rules to require students to live on campus beyond their first year?
8. What examples can be given of (college) communities where such rezoning has actually resulted in more affordable housing for lower- and middle-income households?
9. Can Council ask residents for ideas and proposals for developing alternative means of increasing affordable housing in neighborhoods? For example, could the Town partner with non-profits to offer interested home-owners in neighborhoods that permit accessory dwellings (e.g., Elkin Hill) opportunities to construct small dwellings that an affordable housing entity would rent out to lower-income persons? Perhaps some grants could be accessed that would enable the home-owners to construct the dwellings at no cost or they could receive the subsequent rents.

10. Can there be a discussion with NCD/HOA neighborhood residents about the possibility of an expedited process for rezoning specific lots that come up for sale to permit construction of duplexes and triplexes (and space for 4-6 cars); i.e., by making exceptions to NCD/HOA standards without changing the NCDs/HOAs overall?
11. If Town Council votes to rescind all NCDs in Chapel Hill after the rezoning proposal has been handled, would the rezoning thereafter automatically apply to all neighborhoods from which NCDs are removed? (The Town website refers to “the number of NCDs in which residents express an interest in updated regulations” but the Council could in theory simply vote to abolish NCDs without such consultation.)
12. Can additional grants be sought to enable non-profits to construct /purchase housing for members of their target populations? Perhaps a (temporary) town employee/free-lance position could be created to pursue such grants as their sole focus.
13. Do Town Council members believe that Chapel Hill can continue to add large number of housing units in the coming years without a top limit being reached and without eventually getting rid of all natural areas except for some paved greenways with a few trees on either side?

I would be most appreciative if these questions would be answered.

Thank you for your attention to this letter.

M. de Bruyn

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 11:12 AM
To: foxrebecca@gmail.com
Cc: Judy Johnson; Corey Liles; Britany Waddell; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Housing in Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Liz Blakeney <lizblake84@gmail.com>
Sent: Friday, April 7, 2023 10:24 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing in Chapel Hill

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

I have been working at UNC for the last 8 years. I moved here from Winston-Salem in 2015. My husband works for UNC Health. As a family of 4 it is very difficult to find affordable housing. I'm not talking about low income affordable housing. I'm referring to the middle range. It is very difficult for a family whose income is in the 100k range to be able to afford rent or to buy a house here. We make too much for low income, but can't afford to buy a house. We are stuck renting.

We have to move every few years due to rent being increased out of our budget. I'm sure you are aware of how high rents have been going these last couple of years. Even more, many rentals in town seem to be priced for university students that can split a rent 3-4 ways, but is a financial burden for a family to pay.

I would like the council to look into and take action to make the town more family affordable. Make it more affordable for the employees that work here, so they can live here and not have to commute 20, 30, 60 minutes in.

Chapel Hill touts being an inclusive town, but it's not based on income. You have to have a high income to be able to afford to live in town. Or you can be low income to live in subsidized housing. You're missing out on the diverse families in the middle class.

I'm not sure middle housing is the answer. I think more housing policies in favor of families and middle class will help.

Thank you for your time,
Liz Douglas

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 11:14 AM
To: Liz Blakeney
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing in Chapel Hill

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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: Liz Blakeney <lizblake84@gmail.com>
Sent: Friday, April 7, 2023 10:24 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing in Chapel Hill

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

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Chapel Hill touts being an inclusive town, but it's not based on income. You have to have a high income to be able to afford to live in town. Or you can be low income to live in subsidized housing. You're missing out on the diverse families in the middle class.

I'm not sure middle housing is the answer. I think more housing policies in favor of families and middle class will help.

Thank you for your time,
Liz Douglas

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 11:16 AM
To: Vicki Derderian
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Against the missing middle proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Vicki Derderian <vicki2033@gmail.com>
Sent: Thursday, April 6, 2023 2:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Against the missing middle proposal

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

Dear Mayor,

I purchased a home 2 years ago in a zoned single family neighborhood in Chapel Hill and am very dismayed to learn about the proposal to make such a huge change to my property as the missing middle changes proposed by your city

planners. If I wanted to live in a denser environment I would have chosen to purchase a property in an area designated as such or indeed in a different town altogether.

I feel this change subverts what is desirable about living in Chapel Hill. If more housing for lower or middle income folks is needed why don't you change zoning in areas being developed going forward as opposed to changing the rules on folks who have invested in single family homes with the understanding that their contract gave them single family housing neighborhood.

Please vote no to this missing middle change.

Vicki Derderian

916 Kings Mill Rd

Chapel Hill, NC. 27517

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 12:47 PM
To: eastmansje@gmail.com
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: Susan Eastman <eastmansje@gmail.com>
Sent: Monday, April 10, 2023 12:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Fwd: Message from Website

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

----- Forwarded message -----
From: <info@townofchapelhill.org>
Date: Mon, Apr 10, 2023 at 11:38 AM

Subject: Message from Website

To: <eastmansje@gmail.com>

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/10/2023 12:38 PM
Response #: 692
Submitter ID: 15969
IP address: [107.115.207.58](#)
Time to complete: 8 min. , 59 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Susan Eastman

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor,
I am against the proposed rezoning. We live in Hidden Hills with about 60 homes. The infrastructure does not support increased traffic through triplexes and fourplexes. Children play in the streets.
If this is so important, put it to a vote to the people!
I've participated in Zoom meetings with planners in vain.
I also understand many Council member neighborhoods are unaffected by the proposed zoning! Really?
I object and I vote.
Sincerely,
Susan Eastman
[301 Burlage Circle](#)
[27514](#)

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

eastmansje@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

--

Susan

Susan Eastman

susanjeastman.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 2:32 PM
To: W. Insinger
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Urgent: Concerns about proposed zoning changes for "Missing Middle Housing"

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: W. Insinger <ewinsinger@gmail.com>
Sent: Monday, April 10, 2023 2:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Urgent: Concerns about proposed zoning changes for "Missing Middle Housing"

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

Dear Mayor and Town Council Members,

I read the Memorandum from the Planning Department Staff which will be presented at your work session tonight (April 10, 2023) at the Chapel Hill Public Library.

While the Planning Department has made changes to the original proposal, there are still a lot of items that will need careful consideration and further research.

Most importantly, more opportunities for public input need to be provided, and at a minimum all residents living in potentially affected areas need to be sent a letter outlining the proposed changes.

In addition, more effort needs to be made to reach ALL Chapel Hill residents about these wide-ranging proposed changes.

May 10, 2023 is much too early a date to be making a final decision about the proposal.

I urge you to make the following decisions at your meeting tonight:

1. A final vote is postponed from May 10, 2023 to a future date to be determined.
2. All residents who live in areas that could be affected by this change will be sent a letter outlining the zoning proposal.
3. More public input meetings will be scheduled, both in-person and online. In-person public meetings will be held in venues that are large enough to hold large numbers of members of the public.
4. More neighborhood-specific meetings will be scheduled.
5. Town Council Members will visit neighborhoods to observe how the proposed changes would affect these neighborhoods. For example, my neighborhood (Hidden Hills, located downhill from the Chapel Hill Public Library) abuts Bolin Creek and feeder creeks. During heavy rains, such as the storm of April 7 and 8, 2023, large amounts of water come through our neighborhood in runoff streams from uphill areas. Any increased building density would increase water runoff problems, as the streams and creeks will overflow into back yards and homes.

Lastly, I want to express my dismay at the fact that Chapel Hill residents' tax dollars were used to pay a non-U.S. consulting firm to research the housing situation. In the future, if a consulting firm needs to be hired, only engage a consulting firm that has a local connection and understands the local situation.

Thank you for your attention to my comments and requests.

Elisabeth Willemien Insinger
Hidden Hills
Chapel Hill, NC

--

Willemien Insinger
ewinsinger@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 2:33 PM
To: Anne McNamara
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "missing Middle"

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: Anne McNamara <amcnamara403@gmail.com>
Sent: Monday, April 10, 2023 1:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "missing Middle"

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

Dear Council and Mayor,

As a citizen of this town for over 50 years, I have seen enormous changes. The community has always been progressive and supportive of important issues. In the last 10 years however, there has been a decided change in direction, one that favors special interests of private groups that operate outside of our town. The town continues to publicize its commitment to healthy lifestyles (we are recognized as a Bike Friendly community!)

and environmental responsible actions. There are frequent statements of support for causes such as sustainability and energy efficiency.

While statements of support and publicizing its strong values are a good start they have been entirely ignored in the decisions the Town Council has made as it bows to outside developers. Posting a sign about being Bike Friendly community on a narrow two lane road with constructions vehicles driving well past the 35 mph speed limit does not make the town bike safe. There is not one continuous trail for someone to bike in the entire town. Short bike trails will abruptly end on a busy road with no hint of where the next leg of the 'trail' might begin. Bike friendly? It is only when someone is killed that the town quickly fixes one small problem and again professes its commitment to bike friendliness.

Claims of environmental support are obliterated by the catastrophic paving of acres of once green tree lined streets at Ephesus and Fordham. The pollution caused by an influx of 1000's of cars, waste water management issues, and impermeable surfaces is beyond belief. In a college "town" empty stores abound near campus, and the Town Council bows to developers who want to add "mixed use" spaces." Affordable housing" always wins votes but without any restrictions, Special Interest developers build 100's of apartment and condo units with no "affordable" ones among them!

The Town Council is charged with representing the citizens of Chapel Hill and the good of the town. They have not been given license to further the interests of developers from Texas who will quickly depart our community once they have reaped their profit. Town Council is to represent the actual residents, not fantasy residents who Developers claim have rights to our lands. They are not elected to grant favors to those special interests who offer them the best prizes or perks or fame as champions of some cause the developers have conjured up to force an outcome that favors the developer. Who has benefited from these town council decisions in the last ten years? Not the citizens, not the schools, not the small businesses, not the traffic, and certainly not the environment. There are two groups who benefit --- Developers and Town Council pockets.

It is time to stop the environmental disasters and hope that in 10-30 years our town will recover the damage and we can breathe clean air, hear the birds sing and walk among the trees and azaleas once again.

Vote NO to missing Middle and all other destruction of our environment.

Anne McNamara
amcnamara403@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 2:33 PM
To: Edward Marshall
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Why Do We Need to Rezone?

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: Edward Marshall <dr.edwardmarshall@gmail.com>
Sent: Monday, April 10, 2023 1:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; mayorandtowncouncil@chapelhill.org; Adam Searing <asearing@townofchapelhill.org>
Cc: Diane Bloom <bloom.diane@gmail.com>; Douglas Frederick <dfred@ncsu.edu>; Cox, Martha J. <martha_cox@unc.edu>; Bob Nau <robert.nau@duke.edu>; Steve Fleck <magritte88@yahoo.com>; Tommy Galloway <tommygalloway@yahoo.com>; Scott Harrison <scott.h.harrison@gmail.com>; Hongbin Gu <hongbin.gu@gmail.com>; Tom Henkel <thenkel1936@gmail.com>; wbaycock@schellbray.com; Tom Holt <THolt@bhspa.com>
Subject: Why Do We Need to Rezone?

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

To Mayor Hemminger and the Town Council,

As a 30 year resident of Chapel Hill, and resident of the Old Forest Creek Neighborhood Association, the obvious question many of us are asking is why do we need to eliminate R1 residential zoning so that you can "densify" 247 safe and quiet neighborhoods?

Over the last few years, as well as now, literally thousands of new apartments have been built all over town. There are plans to build an additional 5000 units in the next few years. **We do not need more housing--what we need is a town government that requires these private developers to subsidize 25% of them for low and moderate income people. That would solve your "missing middle" issue.**

Secondly, all this construction is destroying tree cover and increasing our flood risks due to all the impermeable pavements. Green infrastructure is still not a requirement of these developers. In fact, the green light has been given to developers to cut down trees at Legion Road, Homewood, the Greene Tract, Aura, and more. You are violating the town's Climate Action Plan. **We don't need environmental destruction--we need more parks, green infrastructure, and forest preservation.**

Thirdly, our town is already "complete". Our 247 neighborhoods are safe and wonderful places to live. Shopping is available to all. Health care and cultural events are in the center of our town. Who believes our town is "incomplete"? **We don't need high paid consultants from Toronto to come to our town and tell us we're "incomplete". What we need is common sense, locally controlled smart, green development.**

The reason you are getting so much resistance to this proposal is because you are going everyone's ox--you are violating the sanctity of our neighborhoods and the reasons why we chose to live in Chapel Hill. Even cities that chose to implement "complete communities" are now reversing course. **is a violation of the public trust and a travesty of public policy. You also need to reverse course--NOW!**

Sincerely,

Edward

Edward M. Marshall, Ph.D., PCC
Adjunct Professor, Leadership (Ret.)
Pratt School of Engineering
Duke University
(919)265-9616

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 2:33 PM
To: Anne Brubaker
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Lumo amendment

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Anne Brubaker <sfavb@comcast.net>
Sent: Monday, April 10, 2023 1:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Cc: Susan Elmore <elmorepathology@gmail.com>; Elizabeth BSharp <elizabethbsharp@yahoo.com>;
randallbru@comcast.net
Subject: Lumo amendment

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

Madam Mayor:

I am writing to express my serious objections to the proposed amendment(s). It is clear the motive is to garner federal "Build back Better" monies and to serve the desires of developers, both local and national. The stated goal of a community that better addresses the 'missing middle' is a very sad joke.

Why might I be so appalled? Here you go:

1. Fully built single family residence neighborhoods close to town and campus are not going to provide reasonably priced lots for builders. Therefore anything built on a tear-down property will produce high priced units which will subsequently only be affordable to college students (or their parents) illegally over-crammed in these units; conversely rented to highly paid professionals. With this will come an overage of cars, mostly on streets with no sidewalks. How do I know this? We have several in our neighborhood now, one of which seems just to have increased from 5 to 7 inhabitants and 7 cars.
2. This major building on neighborhood lots fails to take into consideration the loss of mature trees and vegetation and the very nature of Chapel Hill. We moved here to access a more nature driven, non-urban environment, and you are systematically destroying it. A sapling will not replace a mature tree in my lifetime.
3. The massive building you are currently approving has not addressed in any way the problems you have already created: a) starving wildlife losing their natural habitat, with no city management program in place (please do NOT cite the deer-hunter/archer regulations); b) a lack of mandated composting with city-wide collection service. This requirement exists in every major city on both coasts, and in every Hamlet throughout Europe. c) a reasonable plan to reforest our community - I have read your current policy and seen the theoretical mock-ups of future planned residential expansion. It is woefully inadequate to replace the vegetation that creates the oxygen we all breathe which mitigates global warming.
4. The concept that you are creating a community where residents will walk or bus to manage their lives is stupid at best, criminal in the main. The letter of protest you have already received citing Washington DC's transit/traffic situation says it all.
5. What you are wanting to create is giving a pass to the responsibility of UNC to provide adequate housing for its student body. I am told this is an age-old situation for the town of Chapel Hill. It is time for you, as our representative, do demand more in the way of housing from UNC.
6. Your survey states that 37ish% of Chapel Hill is dissatisfied with current housing availability. This points up that 63% is pretty happy. That is the majority of the public. You want to look at the glass 1/3 empty instead of 2/3 full. That is simply shady marketing. If there is dissatisfaction, I might ask what else is new? Was there ever a time when a portion of the public didn't want something else. We are still in a place where the majority is ok with housing.
7. I have read conversations that discuss the probable illegality of this 'text amendment.' Do you want to go to court over it? That would be my tax money you would have to spend to defend the issue. Not something I support.

So, why, might you ask, should you pay attention to me and this letter? Because I vote. I predict you and the rest of the town are working on borrowed time if you continue in this direction. My neighbors and friends know who is up for reelection, and we are disturbed enough to make this a major election issue.

Anne Brubaker
316 Glenwood Drive
Chapel Hill, NC 27514
847 769 5062

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 3:28 PM
To: Nan Nixon
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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: Nan Nixon <flinchparents@aol.com>
Sent: Monday, April 10, 2023 3:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

I like the proposal and the idea. However as we are often able to circumvent a good idea, some additional regulation might be required down the road. But for now, go for it.

Sincerely
Hans

Hans Flinch

2133 N Lakeshore Drive

[Sent from AOL on Android](#)

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 10, 2023 3:28 PM
To: David Ambaras
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Comment: I support the rezoning plan

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: David Ambaras <dambaras@gmail.com>
Sent: Monday, April 10, 2023 3:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comment: I support the rezoning plan

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

To the Mayor and Members of the Town Council:

I am a Chapel Hill resident, living in Estes Hills. I fully support the proposal to create more missing middle housing. When my family and I first moved here in 1999, we were able to purchase an affordable starter home near Legion Road -- and even then such housing was limited. We would not be able to afford a home in Chapel Hill under current conditions. The town needs more small houses, cottage courts, duplexes, triplexes, and fourplexes. I would not be opposed to having

these in my neighborhood. Thank you for your attention. And thanks to the planners and staff who have to deal with the fearmongering and obnoxious comments from others in this town.

Sincerely,

David R. Ambaras

dambaras@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:14 AM
To: Jordan Wilkie
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 4/10 work session public comment: Support housing choices for complete community

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Jordan Wilkie <jojot.wilkie@gmail.com>
Sent: Monday, April 10, 2023 12:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 4/10 work session public comment: Support housing choices for complete community

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

Hi,

I am a homeowner in the Colonial Heights neighborhood. I support the proposed text amendments as described in the 4/10 staff memo for the working session, linked here:

<https://chapelhill.legistar.com/View.ashx?M=F&ID=11820282&GUID=DE541ADD-5831-4328-A273-8D13C2210667>

Diversifying housing options is a social and ethical issue that will not always benefit people who already own homes in residential-zoned neighborhoods. During public comments, please consider and weigh statements made by people seeking to protect their own self interest against those statements made by people who take stances for the well-being of others.

I have been warned that rezoning may increase my property taxes, impact my property value, cause more concentration in my neighborhood, possibly create nuisance issues, etc.

Even taking those concerns at face value, none of them are remotely significant or severe enough to prevent me from supporting these text amendments considered at this 4/10 working session.

I support the healthy growth and development of my community in the years to come. That includes supporting policies that will generate housing for young people and people with less wealth than my family and I enjoy.

I look forward to my neighborhood growing in population and density. I also look forward to the city building the needed infrastructure to support denser neighborhoods, such as continued development of public transportation and biking/walking paths.

Thank you for your time,
Jordan Wilkie

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:15 AM
To: Amy Daubert
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

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

From: Amy Daubert <amydaubert@me.com>
Sent: Monday, April 10, 2023 7:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Our town is being ruined. The traffic, the apartments going up on every corner, increasing the traffic, and now old neighborhoods being threatened by rezoning. Our son, a doctor, in fellowship training at UNC and UNC med school grad, was hit by a car, while biking, a week ago. It took me almost 30 minutes to go three miles to be by his side. (He was badly injured, by the way). Too much traffic, too much development, no investment in what was once a beautiful

college town. Very disappointing, and to think that we pay over 20,000 a year in property taxes to live in what was once such a lovely college town.

Amy Daubert
1119 Hillcrest Circle
Chapel Hill,

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:15 AM
To: Sue Soltis
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: zoning proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Sue Soltis <suesoltis@gmail.com>
Sent: Monday, April 10, 2023 7:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: zoning proposal

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

Dear Town Council,

I hope you can still consider my opinion:

1. any "missing middle" zoning change should allow ADU's (accessory dwelling units),
2. there should be a stronger tree requirement than the current proposal;
3. metal or reflective roofing should be required or strong incentives be provided.
4. no new impermeable ground surfacing allowed

Also, with any increase in density -- the town is not doing enough to construct safe biking paths to common locations. Case in point is from my neighborhood (Elkin Hills/Colonial Heights) it's an easy bike ride to Carr Mill Mall. The Bolin Creek bike path is great, but Rosemary St. in Chapel Hill feels quite unsafe-- and is a huge contrast to the really nice and wide bike lane that Carrboro has on the Main Street coming in from Chapel Hill.

Working toward walkable/bikeable neighborhoods should be part of any conversation on increased density. That would mean especially grocery stores near where people live.

Thank you,
Sue Soltis

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:15 AM
To: Leonard Rogoff
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Leonard Rogoff <rogoff.leonard@gmail.com>
Sent: Monday, April 10, 2023 6:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

I urge the Council not to undertake the rezoning that would allow multiple units in single-family residential zones. Town staff has conceded that this rezoning will do nothing to address the most critical problem, affordable housing. Already many homes, including our own, have apartments, which we rent to diverse tenants with limited incomes. Our neighborhood, like many residential neighborhoods, does not have the infrastructure to support more dense growth: no sidewalks, stream systems that sometimes flood. With housing costs in Chapel Hill, it would only make sense for someone who subdivides a current single-residence lot is to build high-priced multifamily housing. In other communities

out-of-state investors are purchasing properties. Their concern is profit, not quality of life or community. Already a neighborhood home has been purchased by a California investor as a rental property.

Chapel Hill is already experiencing a spate of growth, and it lacks the infrastructure to support it, as flooding and traffic congestion demonstrate. More density will create rather than resolve problems.

Leonard Rogoff

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:16 AM
To: Virginia
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Changes to zoning

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Virginia <rosamundny62@gmail.com>
Sent: Monday, April 10, 2023 6:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Changes to zoning

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

Dear Mayor Hemminger and Council,
Thank you for your service. I want to express my deep opposition to zoning changes to our older Chapel Hill neighborhoods.

I ask that you and the Council truly consider the long-term benefit of these proposed changes. I am deeply concerned that these zoning changes will open the door to uncontrolled development, damage the inherent loveliness and

neighborliness of these older neighborhoods, and in the long run, not produce the kind of affordable housing which is promised.

Please consider the fast-vanishing charm of Chapel Hill, and do your work to retain the integrity of older neighborhoods, while examining with a deeply discerning eye whether these proposed changes will be beneficial in the long term to the people for whom these changes are intended, and to the community at large.

Surely adequate affordable housing can be erected elsewhere, rather than in already overbuilt small, older Chapel Hill neighborhoods. As always, think of the children who are left with this legacy, and make a good choice for them. Thank you.

Sincerely,

Virginia Meldahl

(50 year resident of Chapel Hill)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:16 AM
To: Linda Bittner
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: urgent zoning concern

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Linda Bittner <guggi1948@gmail.com>
Sent: Monday, April 10, 2023 5:33 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: urgent zoning concern

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

Write a letter to each home owner that could be impacted by this rezoning. These homeowners have invested in this/their community and should be afforded this courtesy.

Linda Bittner
206 Forbush Mountain Dr
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:16 AM
To: Rambo, Eleanor Alison
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Public comment in support of residential zoning changes

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rambo, Eleanor Alison <rambo@unc.edu>
Sent: Monday, April 10, 2023 4:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Public comment in support of residential zoning changes

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

Dear mayor and town council,

I'm writing briefly to voice my support for the updated zoning requirements proposed in the Complete Community Housing Text Amendment. I have been a Chapel Hill resident since 2020, and although I love the area and dream of living here after my graduation from a UNC PhD program, realistically I know it's a financial impossibility given the current lack of middle-income housing in the town. I know I will be forced to move

from Chapel Hill within the next few years, and perhaps even sooner, since rent prices are rising so unsustainably in the area.

I've had conversations with CHALT members about the lack of available rentals in Chapel Hill, as well as the impossibility of buying a home for all but the incredibly wealthy. One member told me that my current apartment is "not that expensive," even though the price represents more than half my graduate stipend (for a UNC program that is a full-time commitment). Although this group of Chapel Hill property owners is highly vocal (and quite motivated to oppose zoning updates in Chapel Hill), they do not represent the entirety of residents in town, including me. They claim they would like to preserve the "character" of Chapel Hill, but they ignore the real, material pressures of living here—financial pressures that are increasing rapidly due to a lack of housing. The town's character relies not only on an aging base of existing homeowners, but a diverse group of graduate students, young professionals, and other middle- and working-class residents who are being forced out of town. Despite how CHALT may position itself, residents like me who support mixed-zoning residential areas are the ones who will be crucial to the vibrancy and long-term future of Chapel Hill. Please don't sit by as we continue to be pushed out of town.

Thank you for your time,
Eleanor Rambo

ECL Teaching Fellow
Editor-in-Chief, *The Carolina Quarterly*
Greenlaw 404

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:16 AM
To: dowdhall@gmail.com
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: single family zoning

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: dowdhall@gmail.com <dowdhall@gmail.com>
Sent: Monday, April 10, 2023 4:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: single family zoning

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

April 10, 2023

Dear Mayor and Town Council of Chapel Hill,

We are deeply concerned about the council's determination to end single family zoning in order to increase so-called "missing-middle-housing." We are equally concerned that you are pursuing this radical change in policy without informing and consulting the citizens it will affect.

The slogan "missing middle" is deceptive. We hope not deliberately so. It suggests that your goal is to provide affordable housing for the middle class when it most emphatically is not. Instead, you are pursuing a policy of deregulation that gives carte blanche to developers whose goal is profit maximization. With no zoning regulations in place, they can tear down houses, destroy tree canopies, burden already inadequate infrastructure, and fill small lots with large luxury townhouses or crowded but lucrative student rental properties. If you wanted to prevent that outcome, you would provide guardrails and guarantees. You would look carefully at and consult with the residents of particular, diverse neighborhoods in order to ascertain how available housing might be augmented without destroying a sense of place, history, and community. You would not just throw up your hands and say, let the market decide.

As historians of race and class in the American South, we could not be more aware of how redlining, racial covenants, and, yes, zoning policies have perpetuated class and racial discrimination. We are also very much aware of how current banking and tax policies disadvantage poor people as well as of how mortgage tax exemptions and other policies privilege homeowners at the expense of renters. But that very awareness intensifies our dismay at how you are expending your time and, most important, your political capital on a policy that will alienate the very supporters you need for addressing the real problem of affordable housing.

We want to stress the term "affordable." For the problem of housing in Chapel Hill and elsewhere is a problem of affordability, which will not be solved by "more houses," let alone by allowing developers to build duplexes, triplexes, etc. anywhere they see fit. It will be solved by rent control, housing subsidies, requirements that developers provide affordable units, and so on. In that regard, you seem to have simply acceded to state legislation that ties the hands of local governments. We understand the predicament that you—and we, as local citizens—are in. But why not use your position as local leaders to band together with other localities and mobilize your citizens to fight to untie those hands?

At the risk of straying from our main subject—the protection of neighborhoods from unregulated development, the importance of the democratic process, the prioritization of policies that will produce both affordable housing and a sense of place and community—we want to add a few comments on your broader development strategies.

Among your stated goals are a "vibrant and inclusive community." Who would not support that? And yet this is what we see. A proliferation of cookie-cutter one plus fives (or variations of the same). Out of control traffic. Anemic support for parks and other public spaces. Rising real estate costs that push out local businesses. How can it be that Kidzu Children's Museum has been priced out of its current accessible location? Not to mention that another one and fives seems destined to be built on top of Mama Dip's? The Purple Bowl? Really? We could go on and could go back in time. You want people to frequent and choose to live downtown. But how are you going to achieve that goal with chain stores and soulless, ugly buildings?

To come back to and add another dimension to our main point: We are not opposed to mindful consideration of denser housing in certain areas, especially if density translates into affordability. We are, for example, supportive of accessory dwelling units. We know that certain neighborhoods will prefer and benefit from carefully regulated duplexes and such. We are very much in favor of "walkable neighborhoods," although we fail to understand how you are promoting this goal given the striking absence of sidewalks and streetlights even in neighborhoods near the university and downtown.

In sum, we implore you to slow down, look beyond current slogans and nostrums, honor democracy, and have the courage to take on the issue of housing justice in ways that do not play into the hands of developers

and thus further the cause of free market fundamentalism, which has done so much to undermine community and solidarity and escalate inequality in our town and throughout the country.

Sincerely,

Jacquelyn Dowd Hall, Julia Cherry Spruill Professor Emeritus, Dept. of History, UNC-Chapel Hill

Robert Korstad, Professor Emeritus, Public Policy and History, Duke University

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:16 AM
To: M Tornero
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: STOP Zoning Changes

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: M Tornero <mike.tornero@gmail.com>
Sent: Monday, April 10, 2023 3:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Alicia Vila Geis <aliciavila@gmail.com>
Subject: STOP Zoning Changes

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

Dear Town Council,

Just a short note to say STOP with zoning changes! STOP with unbridled development.

Chapel Hill is slowly losing its charm, looking more and more like Rockville MD.

Zoning changes and other 'advancements' like the corner of MLK and Estes are happening all too fast.

Remember the story of the Lorax,

Sincerely,

Mike and Alica Tornero

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 10:17 AM
To: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, April 10, 2023 6:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/10/2023 6:16 PM
Response #: 693
Submitter ID: 15970
IP address: 2603:6080:5906:e369:f5f5:1d4d:623:5bb
Time to complete: 5 min. , 21 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

anonymous

2. Residency*

I am a resident of Chapel Hill

3. Message

Hello,

I would like to offer a comment in support of the zoning changes being proposed by the council. I am an employee of the Town of Chapel Hill and have been for numerous years. I have always believed that it is important for civil servants to live in the town they serve if possible. However despite my and my partner's best efforts, we are almost assuredly going to be priced out of the town within the next year, and have almost no chance at home ownership within the town itself anytime soon.

I am under no illusions that the proposals being considered will "fix" the problem immediately, but from my perspective it is a good start and I enthusiastically encourage the council to move forward with them.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 11, 2023 2:38 PM
To: Christian Matthaesus
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Thank you + LUMO thoughts

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: Christian Matthaesus <christian.matthaesus@gmail.com>
Sent: Tuesday, April 11, 2023 2:19 PM
To: Planning Department <planning@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you + LUMO thoughts

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

Dear council members and dept. of planning employees,

Thank you for hosting the town council meeting last night. After more than seven years in Chapel Hill, it was my first meeting. I left impressed and gratified by the professionalism of our town planners as well as proud and emotionally moved by many of the council members. I also appreciated the council and employees' dedication to having a meeting

in the evening, away from their families (I'm sure I wasn't the only one missing a chance to say good night to my young children).

I have a few thoughts:

Like council members Huynh and Andersen, I was also raised in a "missing middle house" - a single-stair triplex in Germany. It was a wonderful living situation : our elderly widowed landlady lived upstairs and over time became known as our dear "aunt Katie". Aunt Katie became like a grandmother to my brother and I - she helped raise us decades after we moved out and became part of our family. I am disappointed that the latest revision excludes triplexes and fourplexes in R1. Not having walkable infrastructure is a bit of a "chicken and egg" - if we don't build denser, our town won't get more walkable, and we likely won't build the infrastructure since the neighborhoods (like mine) aren't walkable.

I am very happy that all other elements are kept intact and hope it starts to increase the diversity of the housing stock and thereby diversity of our town. "Quaint cottage courts" as council member Stegman described them sound awesome. I lived in a cottage court after college in Los Angeles with 2 room-mates and it was a wonderful little community, with young families, single professionals, and elderly residents all sharing a common backyard.

While I appreciated having the opportunity to hear deliberations, I was taken back by the lack of diversity (social, racial and age) of the attending crowd (and the less than welcoming signs) - please think of ways that a diversity of town residents can be heard. We have so much technology that could enable more participation - the survey demographics (and the lack of responses from our younger town residents) are particularly striking.

Finally, I was struck by Mayor Hemminger's statement that 40,000 commuters drive to Chapel Hill. The most disappointing development in our region is the lane widening of I-40 East of Chapel Hill. If we had only addressed our housing shortage sooner, those 40,000 people could live here and could contribute to our community. Those 40,000 cars driving on a soon-to-be 3 lane highway for miles could be walking or biking to work. The pollution of those 40,000 cars far outstrip a few trees that would need to be cleared for more housing (and save trees elsewhere).

There is an absolute "fierce urgency of now" to make our town more diverse, more dense, and more environmentally friendly - please do not delay in passing the rezoning (and other Complete Community initiatives) to combate sprawl and continued segregation. Thank you for all your hard work and efforts. I am very proud and feel very privileged to be part of this wonderful community.

Sincerely,

Christian Matthaeus

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 12, 2023 4:39 PM
To: McClain Musson
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Pro Zoning Changes Statement for TC Meeting

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: McClain Musson <mcclain.musson@gmail.com>
Sent: Wednesday, April 12, 2023 2:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Pro Zoning Changes Statement for TC Meeting

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

Good afternoon,

This morning I was driving near campus and saw "Save Chapel Hill" signs littering the lawns of multi-million dollar homes in an exclusive neighborhood. To put it bluntly, it felt more than a little like I was being berated with "Keep America Great".

Chapel Hill clokes itself in a liberal ideology but when given the chance to rethink zoning that currently reinforces systemic racism and classism, it becomes evident that a large portion of the community wants to double down on them.

What these restrictions really do is keep people who serve the community from owning homes. I recently left my job as a teacher at CHCCS because I knew I would never be able to own a home in this community if I remained a teacher. My brother works in Parks and Rec and has a similar feeling. Countless teachers, community leaders, firefighters, police officers, transportation, and maintenance workers love this community and invest in its potential, and yet we are excluded from owning homes. Even at my current salary, I can only afford 2 homes currently listed on Zillow, while developers continue to build single family dwellings costing upwards of \$500K. The people buying those homes are not the ones working in the community.

Maintaining the zoning laws is not "protecting" neighborhoods. This exclusionary housing market is enforcing a modern day "sundown town", one where the people who serve residents are unable to become residents. It is racist and classist and contrary to the greater values the town espouses. It is time the town's actions align with its words.

Thank you,
McClain Musson

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 13, 2023 9:20 AM
To: Carey, Tim
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: rezoning opinion from a long time resident- in support

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: Carey, Tim <timothy_carey@med.unc.edu>
Sent: Wednesday, April 12, 2023 5:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Carey, Tim <timothy_carey@med.unc.edu>; Kathleen Dalton <kekodalton@gmail.com>
Subject: rezoning opinion from a long time resident- in support

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

Mayor Hemminger and colleagues

We have lived in Chapel Hill for 40+ years and in the Franklin historic district for 17 years. We are writing in support of the proposed rezoning, and to let you know that yard sign density doesn't necessarily reflect opinion or informed opinion (the yard sign in our front was placed there without our knowledge-its gone now). We are sure the proposed

rezoning will need to be fine-tuned with appropriate modifications for parking, public transportation, etc. But the rationale remains:

The town should have more than just two types of housing- apartment blocks and \$1-2M private homes. Additional options are needed, and some greater zoning flexibility should be part of that. Over the years I have seen multiple efforts to improve housing in town, many of which have been opposed by some community groups largely comprised of high end owners. I hope you, colleagues and staff can move forward with initiatives to support housing flexibility with appropriate regulation as well as truly lower income housing.

Thanks for listening

Tim Carey MD and Kathleen Dalton PhD
206 Hillsborough Street

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 11:52 AM
To: Kaitlyn Wright
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Kaitlyn Wright <wrightk6081@connect.durhamtech.edu>
Sent: Monday, April 17, 2023 9:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will NEGATIVELY affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

We have a school, families who have lived here all their lives. Half of my neighborhood is already full of 'No Rezoning' signs, you are alienating the community against yourselves. To pass this proposal would be detrimental to the Chapel Hill we know and love.
Thank you.

Kaitlyn Wright

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 11:52 AM
To: Brendan McKenna
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Brendan McKenna <brendan.mckenna@gmail.com>
Sent: Monday, April 17, 2023 9:25 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill neighborhoods. While I agree we need more middle-income housing, high-density units should be concentrated on major thoroughfares with proper walkability, bike lanes and green space. Our neighborhoods need to be safe places for children, not traffic corridors.

I also ask that funding be put towards bike lanes from Estes and MLK up to Franklin Street and on Estes to the roundabout in Carrboro. Otherwise the new lane on Estes is a road to nowhere, and I remind you that two children were recently run over in front of Phillips.

Lastly, please take note that development in Carrboro and Durham has been focussed on resilience of existing structures and retains the character of the town, while Chapel Hill is focussed on tear-downs, strip malls and megastructures with no architectural reference to local materials or attempt to refurbish older structures. Please consider updating codes to retain the aesthetic of the town and ban outdoor advertising and oversized plastic signage—an unnecessary eyesore in the digital age.

Thanks for your consideration,
Brendan McKenna

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 11:53 AM
To: Bennett Dansby
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Bennett Dansby <btdansby@gmail.com>
Sent: Sunday, April 16, 2023 7:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 11:55 AM
To: Emma Gilliam
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Emma Gilliam <gilliam2@gmail.com>
Sent: Sunday, April 16, 2023 2:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

In a world where cookie cutter, slab built track homes and apartments rule, PLEASE understand this is the ANTITHESIS of what Chapel Hill has always been and should not be allowed to be ushered in. The residents of Chapel Hill value art, character, history, creativity, craftsmanship, and beautiful things. The changes that have occurred to date in the town are almost too much as it is, PLEASE do not add fuel to the fire! If we wanted to live in that environment we have plenty of choices (Cary, Holly Springs, Apex).

Thank you,
Emma Rader

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:00 PM
To: Jeff Tessin
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: support missing middle housing options

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: Jeff Tessin <jtessin121@gmail.com>
Sent: Sunday, April 16, 2023 10:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: support missing middle housing options

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

Hello,

I am writing to support the proposal to allow duplexes in single-family neighborhoods in Chapel Hill. I'd also support fourplexes and groups of small cottages.

In general, the town should encourage new development of denser housing options, such as apartments, condos, and townhouses, in appropriate places and scales, such as near major destinations and along transit lines. Dense housing can be designed to blend into existing neighborhoods and preserve the natural environment and quality of life through construction review standards.

Chapel Hill needs more housing options that are not 4,000 square foot, \$1 million homes or transitional apartments. Smaller single-family homes, townhouses, and condos serve people who are not wealthy families, retirees, or students. This group includes single adults without children, single parents, childless couples, older parents looking to downsize, recent immigrants, and many others. We cannot have a diverse community for all incomes and backgrounds without sharing land for a diverse range of lifestyles.

Single-family homes on large lots use more energy and require more expensive infrastructure than denser housing. Density helps the natural environment by limiting energy use and carbon emissions, preserving rural and natural land outside the town's boundaries, and giving people options to drive cars less or not at all. The Rural Buffer is critical to maintain, so we concentrate dense, well-designed development within the town's boundaries while preserving farmland and natural resources. That's the key to preventing this area from joining the sprawl of Wake County.

Many thanks for your hard work to make the town beautiful and accessible to all.

Jeff Tessin
932 Shadylawn Rd Ext
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:00 PM
To: Mark Foskey
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: I support denser housing for Chapel Hill in all its forms.

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: Mark Foskey <mark.foskey@gmail.com>
Sent: Saturday, April 15, 2023 9:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I support denser housing for Chapel Hill in all its forms.

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

I recently got an email with a link to the results of the recent town survey, and I was a little disappointed by how many people thought Chapel Hill was characterized by *too much* growth and change. On the contrary, we are one of the slowest-growing communities in the Triangle, and it's because housing stock is growing slowly. Of course, that's a choice we can make. Maybe, for us, 8% a decade is too fast.

But we have a housing crisis in America. Not letting people build housing worsens that crisis. It's that simple.

Yes, people will say that the housing developers want to build is housing for rich people. But that is because we have created so much scarcity that developers can charge rich-people prices for these units. With denser housing in Chapel Hill, there will be less pressure on the housing markets near and in town. UNC staff who want to buy a house but can't afford Chapel Hill's prices won't have to commute from as far away.

I am by no means a free-market purist. I favor having public housing in the mix. But really we are better off if there is enough housing to go around. Affordable housing with a waiting list is a very unsatisfactory situation.

Honestly, I am a bit of an extremist on this. Historic districts maybe should be eliminated (although perhaps there are commitments there that cannot so easily be rescinded). The rural buffer may have to be reconsidered. We really need more buildings like the one on Elliott, not fewer. My lovely single-family neighborhood should probably be zoned for much higher densities.

If we want to be the kind of place people want to come live, then we have to live with them wanting to come live here.

Sincerely,
Mark Foskey

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:00 PM
To: Mary Todd Peters
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Mary Todd Peters <marytodd.peters@gmail.com>
Sent: Saturday, April 15, 2023 7:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I strongly urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sincerely,
Mary Todd Peters

Get [BlueMail for Android](#)

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:01 PM
To: isami sakai
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: isami sakai <sam_sakai@icloud.com>
Sent: Saturday, April 15, 2023 5:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council,

As much as keeping affordable housing options is important for any town, rezoning areas and allowing the private market to provide those options in no way guarantees that goal will be achieved. Just seeing the recent developments in the area proves this proposal will provide no benefit to anyone except wealthy developers.

I urge you to not push through this agenda and continue to engage with citizens to find a solution that will work for all

Thank you for your time and consideration

Sam Sakai

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:01 PM
To: Jeffrey Miller
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Jeffrey Miller <jeffreymiller1957@gmail.com>
Sent: Saturday, April 15, 2023 5:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:01 PM
To: Judith Robb McCord
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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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: Judith Robb McCord <judithrobbmccord@gmail.com>
Sent: Saturday, April 15, 2023 12:44 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Mike McCord <mike.mccord1@outlook.com>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

We love Chapel Hill! Please protect this beautiful community from tear ups, tree and habitat loss and dense population.

Thank you!!!

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:01 PM
To: William Ewing
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: William Ewing <wdewing@gmail.com>
Sent: Saturday, April 15, 2023 12:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:01 PM
To: Matthew Gregoire
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please ACCEPT the Proposal to modify the Chapel Hill zoning code

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Matthew Gregoire <mattyg@cs.unc.edu>
Sent: Saturday, April 15, 2023 10:18 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please ACCEPT the Proposal to modify the Chapel Hill zoning code

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

To the Mayor and Town Council- I couldn't be more excited about the proposal to modify the zoning code—it will positively affect our communities, is strongly endorsed by voters, and provides a huge proven benefit to all members of our community.

Thank you!

- Matthew

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:02 PM
To: jason shropshire
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please reject the proposal to rezone Chapel Hill

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: jason shropshire <jj_shrop@yahoo.com>
Sent: Friday, April 14, 2023 8:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please reject the proposal to rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Jason Shropshire

518 North Street
Chapel Hill, NC 27514

[Sent from Yahoo Mail for iPad](#)

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:02 PM
To: M L
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: M L <mlily2@yahoo.com>
Sent: Friday, April 14, 2023 7:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council

I have just learned about the Proposal to Rezone Chapel Hill. I urge you to reject the proposal, as it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Please put a stop to this!

Sincerely,
May-Lily Lee

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 12:02 PM
To: Pete Gallo
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Pete Gallo <pwagallo@gmail.com>
Sent: Friday, April 14, 2023 6:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

LISTEN TO YOUR COMMUNITY! I do not want Blackrock investments owning the house next to me.

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 17, 2023 4:49 PM
To: Joseph McCullagh
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Joseph McCullagh <joseph.mccullagh@gmail.com>
Sent: Monday, April 17, 2023 3:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone **except wealthy developers.**

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 18, 2023 9:02 AM
To: Ian Voos
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Accept the Rezoning of Chapel Hill

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: Ian Voos <ianjv22@gmail.com>
Sent: Tuesday, April 18, 2023 8:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Accept the Rezoning of Chapel Hill

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

To the mayor and town council,

I am a former UNC student and current homeowner in Chapel Hill. I believe that the proposal for the rezoning of Chapel Hill is necessary and justified to ensure that more people are able to access and enjoy our town. The current single family zones in Chapel Hill benefit very few individuals and make the most convenient and usable areas inaccessible for the majority of people to live. While I do understand the sentiment to keep the character and charm of Chapel Hill. I

don't think that is done by fighting against rezoning. I believe that there are other actions that can be made to ensure that large developments are not popping up in neighborhoods while allowing multi-family townhouses and homes. This would ensure that the character of Chapel Hill is maintained while allowing more affordable housing to grow our community equitably. I firmly support the effort to rezone Chapel Hill with certain restrictions in place. I believe that our community will greatly benefit from this change. I encourage you to enact the rezoning and to ignore the loud NIMBY voices who would like to gate keep the best parts Chapel Hill for themselves.

Thank you,
Ian Voos

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 18, 2023 9:02 AM
To: Ewington, Angus William
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Approve Housing Choice LUMO Amendments

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: Ewington, Angus William <anguse@live.unc.edu>
Sent: Tuesday, April 18, 2023 1:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Approve Housing Choice LUMO Amendments

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

Good Morning,

Please accept the proposal to amend the allowed-uses of various zoned properties.
See generally—

1. Horowitz & Canavan 2023, <https://www.pewtrusts.org/en/research-and-analysis/articles/2023/04/17/more-flexible-zoning-helps-contain-rising-rents>);

2. Knaap, et al. "Zoning as a Barrier to Multifamily Housing Development," APA https://www.huduser.gov/publications/pdf/zoning_multifmlydev.pdf;
3. "The Effect of Market Rate Development on Neighborhood Rents," UCLA Law Center (2021), <https://www.lewis.ucla.edu/research/market-rate-development-impacts/>.

Please pass the proposed changes, and indeed, move to make more. New homes are, after all, the best way to solve for housing shortages and higher rents.

I understand that the latest threat to local NIMBYism ("Save Chapel Hill", with an unspoken 'from poor people') is upon you all, but as recent studies have shown *more housing is almost always the best policy to curtail housing issues*.

Just because the well-monied lords have time to respond to the questionnaires saying "we don't need more housing in Chapel Hill" (Publ. Eng. Summ., at 5/83) (atop their pile of inherited wealth perhaps even won off the backs of renters), the Town should not take them seriously. They likely have a stake in housing remaining prohibitively unaffordable. The only other explanation is a pure distaste for any non-country club, 'upper-crust' aesthetic.

And indeed, some of the responses are purely classist or weigh the Town's 'small' aesthetic well-below its collegiate atmosphere, *e.g.*, "I don't want college students live in my neighborhood" but see "We don't want no more houses, Chapel Hill is a small town and it must stay that way." *Ibid.*

Angus E.
UNC 2023
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 18, 2023 9:03 AM
To: Martijn van Overbeek
Cc: Britany Waddell; Judy Johnson; Sarah Vinas; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Martijn van Overbeek <martijn@vanoverbeek.net>
Sent: Monday, April 17, 2023 7:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Martijn van Overbeek

200 Overlake dr
Chapel hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 18, 2023 4:21 PM
To: Amanda Payne
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Amanda Payne <ajpayne.rn@gmail.com>
Sent: Tuesday, April 18, 2023 4:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amanda Payne
Brookview Dr, 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 18, 2023 4:58 PM
To: Lewis lipsitz
Cc: Britany Waddell; Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Lewis lipsitz <loulipsitz@icloud.com>
Sent: Tuesday, April 18, 2023 4:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:14 AM
To: Sarah Gall
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Sarah Gall <gall_sarah@hotmail.com>
Sent: Wednesday, April 19, 2023 9:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sarah Gall

631 Arlington Street

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:15 AM
To: Travis Hornsby
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Yay rezoning!

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: Travis Hornsby <thornsby2@gmail.com>
Sent: Tuesday, April 18, 2023 6:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Yay rezoning!

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

I just wanted to encourage the council and mayor and voice my strong support for rezoning.

As a personal example, my wife's immigrant parents recently had to purchase a home about 25 minutes away because they couldn't find any new middle class housing near us in chapel hill in their price range.

As the old adage goes, elections have consequences. The town residents had a clear choice last election between anti growth candidates and responsible growth candidates, and the latter won.

Thank you for serving the town regardless of whether you agree.

Travis hornsby
Lake forest
Chapel hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:16 AM
To: nsredava
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: nsredava <nsredava@yahoo.com>
Sent: Tuesday, April 18, 2023 6:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:16 AM
To: Kimberly Sanchez
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: CHT supports the Missing Middle amendment

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Kimberly Sanchez <ksanchez@communityhometruster.org>
Sent: Tuesday, April 18, 2023 6:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Nate Broman-Fulks <nbfulks@townofchapelhill.org>; Emily Holt <eholt@townofchapelhill.org>; Sarah Vinas <svinas@townofchapelhill.org>
Subject: CHT supports the Missing Middle amendment

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

Dear Mayor Hemminger and Chapel Hill Town Council members,

Community Home Trust (CHT) is supportive of amending the LUMO to address Missing Middle housing. Over the past 30 years, Community Home Trust has had the honor of being able to support low and moderate-

income individuals and families to purchase homes in developments that were created primarily for market-rate homeowners.

In our 30 years of engagement with inclusionary policy, we know that diversity of housing brings a diversity of neighbors and gives opportunities to those who may have otherwise been excluded. In addition, CHT does not support zoning policies that are exclusionary. Exclusionary zoning policies are historically based on racism and fear and CHT opposes them.

Affordable housing remains CHT's primary concern and we are hopeful this text amendment will provide opportunities for CHT and other non-profit developers the chance to build or acquire housing that can be made affordable. Making sure affordable housing can be part of this plan will require increased investment by the Town of Chapel Hill.

The opposition to this issue has been loud and CHT wants to recognize the hard work of town staff in their efforts to provide many opportunities for engagement in this issue and transparency of the process. CHT is grateful to this Council for its steadfastness on all housing issues that arise and its proven commitment to finding ways to increase housing, increase diversity and strengthen our communities.



Kimberly Sanchez
Executive Director

PHONE: 919.967.1545,

EMAIL: ksanchez@cor

WEB: communityhor

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:16 AM
To: Thomas
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for Missing Middle Zoning Reforms

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: Thomas <thomasjohnson7104@gmail.com>
Sent: Tuesday, April 18, 2023 5:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for Missing Middle Zoning Reforms

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

Hello,

As a former (and likely future) student at UNC and a current resident of Chapel Hill, I would like to voice my support for the proposed zoning reforms. I believe that such reforms are necessary to address the ongoing housing crisis, to defeat the ecological disaster that is suburban sprawl, and to make Chapel Hill a more livable town. I applaud you for taking on this task. Additionally, I would like to express my support for you, the staff member tasked with reading these emails. I

have spent much of this afternoon taking psychic damage from many of the messages you have received on this subject, and I count myself lucky that I do not have to do this as part of my job.

Sincerely,
Thomas Johnson

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 9:16 AM
To: James Ricci
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Chapel Hill Rezoning Proposal

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: James Ricci <james.ricci@gmail.com>
Sent: Tuesday, April 18, 2023 5:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Chapel Hill Rezoning Proposal

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

Dear Mayor and Town Council Members,

I attended the Town Council working session on April 10th, 2023 at the Chapel Hill Public Library and listened to the QA discussion about the rezoning proposal.

As a Chapel Hill resident I have major concerns about the proposal:

1) It seems to me that a change this broad in scope could potentially impact the character and quality of life in the town. Such an important and drastic rezoning would transform Chapel Hill from a college town into an urban environment. Such a radical change in quality of life should be voted on directly by the residents of the town in the form of a referendum.

2) While promoting new housing that might be considered more affordable to students and families seems commendable, the implementation and reality of this plan would in the end turn out to be something quite different. Builders, contractors, and landlords are profit driven. Clearly they would be the primary beneficiaries of this rezoning plan. As an example, I do not foresee that units in duplexes would sell in the open market for much less than a starter single-family home. If the objective is to offer housing for people and families who currently work in the town, this rezoning plan will fall far short of that objective.

3) The impact of an increasing population in the town is already pushing essential services to their limits. Police, Fire, Public Works, and the School System are not adequately staffed to accommodate the exponential growth of population this plan would bring to the community. It is likely that taxes would eventually have to be increased to fund an increase in demand. Residents who are retired (such as myself) or living on a fixed income are not in a position to have their local taxes increased. This could in fact force residents "of the middle" to move away to less expensive environs.

4) Much of our town's economy, culture, and life centers around UNC. Since most of the demand for affordable housing for students, faculty, and staff is related to the needs of university, UNC should shoulder most of the burden. I would assume that the university owns land and would have the right to build affordable student, worker, and faculty units on their own premises. The Town of Chapel Hill and its residents should not be asked to subsidize UNC housing requirements.

Given all of the issues and questions I have raised here, I request that the rezoning proposal be shelved. As concerned Chapel Hill residents, we do not condone growth at any cost. Implementing the rezoning plan as currently defined would be a mistake and lead to potentially catastrophic consequences for the town in the long term.

Regards, James Ricci

--

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 11:01 AM
To: Jeffrey Howard
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Jeffrey Howard <jah@jeffreyhowardlaw.com>
Sent: Wednesday, April 19, 2023 10:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council-

As you can probably see, this email is being sent through the savechapelhill.org website. I could just limit the email to the boilerplate sentence suggested, but I'd like to weigh-in in a more detailed way.

While I'm sure your goals are altruistic and well-intentioned, I think the proposed rezoning is, in addition to being misguided, a solution looking for a problem.

Virtually every person in my neighborhood moved into that neighborhood because it is what it is; it's a neighborhood of single family homes with adequate space for their kids to play and limited traffic for peace and safety. Your proposal would upend our neighborhood as well as possibly everyone like it in town. None of us moved to our neighborhoods in the hopes that they would soon resemble Brooklyn with its constant traffic and saturated housing. The very idea that any of us would be happy to have a triplex built next door to us, *therefore tripling the amount of traffic, noise, congestion, etc.* that we otherwise would have is simply ludicrous. All this does is, like many decisions made by the town council in the past 10 years, make money for real estate developers while ruining the college village we all used to love.

And specifically *how* does this address any of the purported issues of a lack of housing? You want to address housing issues? I recall the land trust housing solution being an excellent answer to this issue. Have the town buy houses and rent them to qualified renters at affordable rates. Or, and I know this is crazy, STOP allowing developers to build 6 story luxury apartment buildings which the people whom you propose to house can't afford. Perhaps encourage your developer buddies to make affordable apartments? Oh, you can't make people build the "right" kind of housing? So I suppose then the best solution is to shove it down the gullets of existing homeowners/taxpayers/the people that voted you into office to make their town better, not worse. So I guess you can just make us accept it?

The bottom line is I don't want to live next to a triplex and I'm not the only one. If I did, I would have bought a condo downtown. I bought a house in a neighborhood that I had every reason to believe would be that neighborhood for at least as long as it took me to raise my children. If people want to live downtown, more power to them. I don't. There's a reason I chose a quiet neighborhood. It's because it's quiet and NOT like living downtown. If you allow this nonsense to go forward, you'll make every neighborhood more like living downtown.

I mentioned my objections to Council Member Tai Huynh a few weeks ago in passing. As I was leaving the gym we were in, he waved at me and said, "*Enjoy your triplex!*" Pretty classy, huh? But I suppose when you let 12 year olds make decisions, this is what you get.

In closing, I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 11:01 AM
To: Carolyn Bellion
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Concerns over re-zoning in Chapel Hill

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: Carolyn Bellion <carolynbellion@gmail.com>
Sent: Wednesday, April 19, 2023 10:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns over re-zoning in Chapel Hill

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

Hello,

I've recently written to the mayor expressing concerns over the constant and never-ending construction and its impact in raising annual rents in recent years. I'm writing to the council to reiterate my concerns - please see my previous email message below sent 3April. In addition to the below message, I am opposed to the re-zoning of this town and will take this into consideration during the upcoming voting cycles. 2 of my 3 children are also now of voting age, and I am

keeping them informed of these updates as well. For the past 20+ years I've lived in Durham (while working at UNC) and in Chapel Hill/Carrboro (7yrs), there's been constant concern over the availability and cost of housing. This will never end, realistically, and every attempt I've seen at supposedly addressing the cost of living over the past decades has either failed or resulted in the exact opposite.

A close friend was offered a rent renewal this month, on Elliot Rd., at an *11%* increase. Last fall my rent rose *14%*. And the excuses given always mention the current market and the changes taking place locally. It's impossible for any salary to keep pace with just the increase in rent.

In addition, there are some places I avoid going as much as possible but used to frequent, due to excessive traffic and parking concerns - the University Mall area (which is very unsafe due to parking conditions), and I also avoid Eastgate and Franklin St. downtown. Rams Plaza is also increasingly becoming impossible to park in. **This town was not constructed to be a Raleigh or a Durham, so please stop trying to make it into something it was never planned to be.**

I agree with all of the concerns expressed on SaveChapelHill.org.

Good evening,

I've been a resident of Chapel Hill for 7 years, and a Carrboro resident for a few years prior to that.

I'm very disappointed and concerned with the long-lasting, numerous construction projects that are making this town increasingly difficult to drive through. This morning almost every road on my drive across town had some sort of construction, road closure, or flag man directing traffic. All of this excessive development is making this town into an eyesore. The traffic jams are not good for air quality or the general health of the stressed out drivers who have to deal with it. And I hear even MORE projects are being considered, which is insanity. Are you trying to create an ugly town of constant construction?

In addition, all of these new complexes are having a negative impact on those of us with families that rent. Rent is increasing excessively with excuses given that the new apartments are raising property values which result in existing complexes raising rent by hundreds of dollars a year. This isn't helping current residents like me. I make good money but my salary can't keep up with these insane rent increases. I feel very concerned for those who aren't as fortunate and make (for example) the salary of a teacher or firefighter. Speaking of which, if you keep allowing these projects which adversely impact property values, you're going to have a hard time recruiting people for those positions, finding bus drivers, etc.

Sincerely,
Carolyn Bellion

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 12:21 PM
To: Peery, David David
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please ACCEPT the Proposal to Rezone Chapel Hill

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: Peery, David David <jdavidp@live.unc.edu>
Sent: Wednesday, April 19, 2023 11:05 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please ACCEPT the Proposal to Rezone Chapel Hill

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

Hi!

I just graduated from UNC-Chapel Hill and after my freshman year, I lived in Durham the other three years because I couldn't afford to live in Chapel Hill. I drove to and from UNC every day, adding to the traffic, CO2 emissions, and taking up a parking spot. I would have loved to live closer to campus, but couldn't afford to because the low supply drives up prices so much. I think this proposal to allow for the "missing middle"

housing is great! It can get out of developers way to allow them to build the additional housing we so desperately need without spending the town's money on some big project.

I saw yard signs advocating against this and thought I'd add my opposite voice that I think it's a great idea!

Thanks!

David Peery

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 2:47 PM
To: christinecolven@att.net
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh
Subject: FW: Message from WebsiteA Council

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Wednesday, April 19, 2023 2:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/19/2023 2:16 PM
Response #: 695
Submitter ID: 16032
IP address: 2600:1700:6b0:ec40:a4d7:cd97:1fc4:d2ec

Time to complete: 21 min. , 56 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Christine Colven and Walter Hinton

2. Residency*

I am a resident of Chapel Hill

3. Message

Greetings!

Listening to some audio conferences recently we hear that there is still interest in rezoning this area for some purpose that we still do not understand, If there are families in Chapel Hill still looking for a place to live/build, there is lots of space in Durham, after all we are in Durham County.

Why is there a need to crown places that are already busy. Leaving our neighborhood to get on Pope Road is already a challenge - what will it be like when you place a 4 or 6 story building with adjoining parking? Impossible to access. There are already several multi-story buildings in the vicinity. There are 26 houses in Stratford Glen - no more room.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

christinecolven@att.net

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 19, 2023 3:43 PM
To: Jill Ridky-Blackburn
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Notification to all property owners in Chapel Hill

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: Jill Ridky-Blackburn <jridkyb@gmail.com>
Sent: Wednesday, April 19, 2023 3:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Notification to all property owners in Chapel Hill

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

Dear Mayor and Town Council,

The current proposal to eliminate single family zoning in our town has many significant and important implications.

We are greatly disappointed that the Town has not taken the initiative to officially notify all property owners by written mail about this proposal. Perhaps you are not legally obligated to do so, but historically the town would properly notify owners, thereby creating trust, transparency and providing the proper awareness and necessary information.

Although the town has initiated public meetings, there is still a significant number of property owners who are totally unaware of your proposed change and were not aware of the date/time/location of the public forums.

Do the right thing and please notify all property owners,

Jill and Dick Blackburn

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 20, 2023 10:00 AM
To: karen thigpen
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: karen thigpen <kwthigpen2012@gmail.com>
Sent: Thursday, April 20, 2023 4:55 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 20, 2023 12:44 PM
To: Bethann Horey
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Re-Zoning

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

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: Bethann Horey <bethannahorey@gmail.com>
Sent: Thursday, April 20, 2023 12:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re-Zoning

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

I respectfully request that you exclude the historic neighborhoods from the proposed zoning change. We live at 611 E. Rosemary Street in the Franklin-Rosemary Historic District. This neighborhood in particular (especially the upper Tenney Circle area) as well as the Gimghoul neighborhood are highly sought after single family home areas that draw people to the Chapel Hill area. To dilute these beautiful, small communities with higher density housing seems like it would have a

negative effect. There are plenty of other areas of Chapel Hill where the impact of increased density might be less of an issue for homeowners in those communities and more consistently embraced. Please protect our historic districts.

Thank you,
Bethann Horey

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 20, 2023 2:26 PM
To: Rebecca Domin
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Reject the Proposal to Rezone Chapel Hill

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: Rebecca Domin <becky.domin@gmail.com>
Sent: Thursday, April 20, 2023 1:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Reject the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

--
Rebecca Gray Design, Inc.
919.265.9641

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 21, 2023 8:53 AM
To: Nye, Nancy H
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: EXCLUDE HISTORIC NEIGHBORHOODS FROM NEW ZONING CHANGE

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: Nye, Nancy H <nancy_nye@med.unc.edu>
Sent: Thursday, April 20, 2023 9:38 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: EXCLUDE HISTORIC NEIGHBORHOODS FROM NEW ZONING CHANGE

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

I request the exclusion of our historic neighborhoods from this new Zoning Change.

Nancy H. Nye
733 East Franklin Street
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 21, 2023 10:56 AM
To: Shay
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Shay <shaymcjones@gmail.com>
Sent: Friday, April 21, 2023 10:27 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

Mayor Heminger- just about every corner and lot are over developed. Taking small businesses from owners on Franklin now our homes and places of safety and rest.

NO - we voted for you to stop over growth. Please keep your promises

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 21, 2023 11:11 AM
To: Edgar Mendez
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Edgar Mendez <camaro19962@gmail.com>
Sent: Friday, April 21, 2023 10:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:08 AM
To: Breckany Teal Eckhardt, M.S, PMP
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Breckany Teal Eckhardt, M.S, PMP <breckany@gmail.com>
Sent: Monday, April 24, 2023 12:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

--

Breckany Teal Eckhardt, M.S., PMP

Pronouns: she/her/hers

Lead Consultant, Training Solutions – Advisory Services

Nordic Global

Mobile: 919.259.4504 (Texts welcome)

Home: Breckany@gmail.com

Office: Breckany.Eckhardt@nordicglobal.com

Epic Certifications:  **ASAP**  **Cupid**  **Lumens**  **Radiant**

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain **confidential** and privileged information that is protected from disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachments.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:14 AM
To: Andrew Kane
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "Greedy Developers" is a red herring

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: Andrew Kane <andrew.bradley.kane@gmail.com>
Sent: Sunday, April 23, 2023 9:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Greedy Developers" is a red herring

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

Dear Town Council Members,

You have received a lot of emails claiming that legalizing missing middle will benefit only wealthy developers. These emails make an important point: it is much easier to argue against missing middle when you ignore the people that would live in the new homes. Developers are an easier target than the renters and future homeowners whose only way to live in Chapel Hill is by legalizing duplexes, triplexes, and fourplexes.

We don't have the luxury of waiting for someone to build our home for no profit out of the goodness of their heart. Please make Chapel Hill a more inclusive, just, and environmentally friendly place. Allow missing middle housing to be constructed.

Sincerely,

Andrew

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:14 AM
To: sean baker
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: sean baker <baker.sean31@gmail.com>
Sent: Sunday, April 23, 2023 1:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:22 AM
To: Charles Liner
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The Economics of Duplexes: a Chapel Hill Case Study

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: Charles Liner <cdliner@yahoo.com>
Sent: Sunday, April 23, 2023 10:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The Economics of Duplexes: a Chapel Hill Case Study

This case demonstrates how developers can buy relatively expensive single family homes, tear them down, and build lucrative student rental duplexes.

Developers could do even better by buying the many less expensive houses in family neighborhoods around town, and they will be able to do that if single family neighborhoods lose R-1 zoning protections, which could well happen in June.



This 1950s house at 721 Hillsborough Street and both houses next door ended up in an R-4 zone surrounded by development. It is shown as it was in August 2019 (from Google Maps street view).



A developer bought the home in March 2021 for \$530,000. Because of the R-4 zoning, this was a relatively expensive home. It was 17 percent higher than the typical home value in Chapel Hill then of \$452,880; it is \$577,881 today. (Zillow.com)



This duplex replaced the house at 721 Hillsborough. Each unit has four bedrooms with an advertised rent of \$3,400 per unit, a total of \$6,800 for the two units.

The remaining ranch house at 719 Hillsborough can be seen at the left of the photo.

That these units are intended for student renters rather than families is evidenced by the number of cars parked in the shed that stretches across the back yard and by the four-bedroom design.



A second identical duplex replaced the neighboring 723 Hillsborough, so there are now two duplex apartment buildings in a row, for a total of 16 bedrooms yielding a total of \$13,600 in monthly rent.

Could a moderate-income family afford to rent one of these apartments?

Moderate-income families might have difficulty paying \$3,400 monthly rent, the total amount paid per apartment by students in this case, so it is debatable whether these two duplexes could be considered "affordable housing."

In a college town where the university enrolls 31,500 students and high-tech jobs are available nearby, developers likely will be marketing to students, as in this case, or to young professionals who can afford the rent.

The 28/36 rule of thumb of mortgage lenders is that total house payments (mortgage interest, insurance, and taxes) should not exceed 28 per cent of a family's income, and that total plus the addition of other debt payments should not exceed 36 percent of income. To meet the 28 percent standard, a family paying rent of \$3,400 per month would need monthly income of at least \$12,143 per month, or \$145,700 per year.

A family that could afford monthly rent of \$3,400 could instead afford to purchase a moderately-priced home in a single family neighborhood.

For example, it could instead buy a single family home priced at as much as \$530,000 with nearly the same total monthly payments, depending on the down payment together with income and credit rating. Home buyers are often required to put down 20 percent as a down payment (\$106,000), in which case the monthly payment would be \$3,216, and according to the 28/36 rule they would have to have an income of about \$138,000 to qualify for a mortgage. With only a 10 percent down payment (\$53,000) the monthly payment would be \$3,710 and require an income of about \$160,000 to qualify at current mortgage rates. (Zillow.com and local real estate sources)

If the Town Council approves proposed zoning law changes in June as expected, developers would be allowed, for the first time, to build duplexes in single family residential neighborhoods now zoned R-1.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:47 AM
To: andrea.lorelli@gmail.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Sunday, April 23, 2023 4:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/23/2023 4:07 PM
Response #: 698
Submitter ID: 16058

IP address: 136.56.170.99

Time to complete: 6 min. , 22 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Andrea Vinson

2. Residency*

I am a resident of Chapel Hill

3. Message

I am writing in regard to the proposed apartment complex on 5101 Barbee Chapel Road. I do not agree that this is the best location for another apartment complex. We live in Downing Creek, and there is already 6 other apartment complexes within a 1 mile radius. Additionally, the schools zoned for that address (Creekside, Githens, and Jordan) are also at or well over capacity.

Please consider a different location that is not already highly congested.

Thank you,
Andrea Vinson

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

andrea.lorelli@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:47 AM
To: Thomas Grizzle
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Against Rezoning

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: Thomas Grizzle <griz@mindspring.com>
Sent: Sunday, April 23, 2023 10:09 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Against Rezoning

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

Dear Madame Mayor,

I recently sent the following message to folks in my neighborhood via a Colony Woods listserv. I received a lot of positive feedback and was asked by more than a few to send it to the mayor and town council.

Tom Grizzle
1541 Ferrell Road

+++++pasted message+++++

Hi Neighbors,

Just throwing in my two cents, I'm against this "work around" rezoning on so many levels.

1. There's a proper way to rezone that has been worked out through the ages where it is advertised, then a comment period and then it either is or isn't rezoned. What certain members on our Town Council are proposing (not Adam Searing, maybe others?) feels sneaky, this "amendment" method.
2. Say this initiative is successful. I'm certain that, because of this work around rezoning process (by amendment, without advertising), some property owners will be blind-sided when a nearby house is bulldozed and a duplex erected. Is this how our town should treat its citizens? Of course not.
3. Global warming is here and now and it's human-caused activities that have brought this predicament upon us. Stimulating a host of new construction in otherwise established and stable neighborhoods is, in all likelihood, a large source of additional carbon emissions. Diesel and gasoline motors for earth moving, hauling, transportation, and consumption of all those new construction materials that had to be manufactured somewhere, concrete pouring (a huge emitter), huge amounts of waste going to the landfill and to what end? A duplex where a perfectly good single-family home once stood. It's long past time we walked the walk. When are we humans going to start looking at our activities through the global warming filter, asking ourselves, 'does this proposed rezoning help reduce overall emissions or not?' That's a worthy discussion, but I think not, only more consumption and emissions.

I doubt a single property owner approached the town and asked for this. Hopefully, the citizens of Chapel Hill will make enough noise to shut this down.

tom

+++++

--

Thomas B. Grizzle
 Email: griz@mindspring.com
 Home: (919) 967-5199
 Cell: (919) 932-0704

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 11:31 AM
To: Mark Rothert
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Mark Rothert <markrothert@yahoo.com>
Sent: Saturday, April 22, 2023 7:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Regards,
Mark Rothert
Chapel Hill resident and concerned voter

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 11:33 AM
To: Gbpanache
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Gbpanache <Gbpanache@optimum.net>
Sent: Saturday, April 22, 2023 7:36 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my T-Mobile 4G LTE Device

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 11:33 AM
To: Thom Middlebrook
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Thom Middlebrook <middlebrookdesign@mac.com>
Sent: Saturday, April 22, 2023 10:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Thom Middlebrook
middlebrookdesign@mac.com
651-343-7665

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 11:37 AM
To: Madge Duffey
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Madge Duffey <madgeduffey@mac.com>
Sent: Saturday, April 22, 2023 8:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 11:37 AM
To: Jennifer Diliberto
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Jennifer Diliberto <jadiliberto@gmail.com>
Sent: Friday, April 21, 2023 10:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council-

I STRONGLY urge you to **reject** the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Thank you.

Jennifer

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 25, 2023 9:54 AM
To: Ernest Brown
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please ACCEPT the Proposal to Rezone Chapel Hill

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: Ernest Brown <ebrown1025@gmail.com>
Sent: Monday, April 24, 2023 6:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please ACCEPT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to accept the Proposal to Rezone Chapel Hill—it will b3 positive fo4 our communities, is strongly supported by voters, and provides proven benefit to everyone.

Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 25, 2023 11:28 AM
To: Daniel Jensen
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Daniel Jensen <outlook_569AC14E8BF95145@outlook.com>
Sent: Tuesday, April 25, 2023 11:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

You are ruining our town. Apartments everywhere and now you want more density. We know what you are doing trying to congregate us all under your control. We will fight.

Thank you.

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 25, 2023 4:54 PM
To: Stephanie Greenberg
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: You wouldn't listen to the little guy...

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Stephanie Greenberg <stephaniekareng@yahoo.com>
Sent: Tuesday, April 25, 2023 4:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>
Subject: You wouldn't listen to the little guy...

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

So renowned PHD Historians have urged you to reconsider your damaging proposals on re-zoning. Will this make an impression ? Will you now start to listen to your constituents and stop playing into the hands of developers? Will you protect our green spaces and communities? You have whipped up a hornets nest and people with the means and legal resources are fighting back... The only sad thing is that you don't listen to the little guy and only follow money and

overpriced consultants who don't live here...now that you know better do better and undo this out of control development train...

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 25, 2023 4:54 PM
To: Kimberly Sanchez
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Orange County Affordable Housing Coalition statement on "Missing Middle" text amendments

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: Kimberly Sanchez <ksanchez@communityhometruster.org>
Sent: Tuesday, April 25, 2023 4:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Jackie Jenks <jjjenks@ifcmailbox.org>; Sarah Vinas <svinas@townofchapelhill.org>; Tas Lagoo <tlagoo@townofchapelhill.org>; Anya Grahn-Federmack <agrahn-federmack@townofchapelhill.org>
Subject: Orange County Affordable Housing Coalition statement on "Missing Middle" text amendments

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

Dear Mayor Hemminger and Chapel Hill Town Council members

The Orange County Affordable Housing Coalition (OCAHC) comprises about a dozen nonprofit housing developers, service providers, and advocacy groups who all share a common goal: advocating for the creation and preservation of

safe, dignified, affordable housing in Orange County. We envision an abundance and variety of housing available to all who desire to live and thrive here.

With that vision in mind, our Coalition wants to express our support for the revisions to the text amendments, which we understand to be designed to alleviate pressure on the housing market by allowing for the creation of more diverse housing. We also understand these amendments to be a part of the solution to end historical exclusionary zoning, a racist policy that our Coalition explicitly denounces, and we believe that diversification of housing types will lead to the diversification of our neighborhoods. This directly correlates to our vision for “an abundance and variety of housing available to all,” and to that end, we encourage Council to adopt these text amendments.

As a Coalition, we understand that all housing policy affects housing affordability, so while we support these text amendments, we also recognize that they are not explicitly focused on our Town’s housing affordability crisis. We are concerned about the possible unintended negative consequences of these policy changes, given that they are being made without an explicit focus on our most vulnerable populations.

Specifically, we are concerned about the impact on neighborhoods without HOAs or restrictive covenants, which may become even more vulnerable to predatory development, leading to further displacement and gentrification if naturally occurring affordable housing is replaced by new, unaffordable development. That’s why we urge Council to work concurrently on specific policies protecting housing for our most vulnerable populations.

Per our petition presented to Council in March, we ask that you

- Dedicate two cents on the property tax rate toward affordable housing creation and preservation; and
- Issue a bond referendum on this year’s ballot for \$50 million in support of affordable housing.

We also urge Council to consider these other measures, which should be used in conjunction with the aforementioned tools to work toward improving housing affordability in the Town:

- Offer incentives to affordable housing providers to acquire and develop property;
- Offer incentives to individual homeowners who want to provide affordable housing options on their property;
- Facilitate land banking and conservation districts in communities that already see the most pressure from non-local investors and developers, including creating new Neighborhood Conservation Districts with exemptions for new higher density affordable housing development, (like triplexes and fourplexes) as in Northside;
- Foster more accountability for landlords in our community who refuse voucher holders or other potential lessees based on income source;
- Fund the gaps identified by the Orange County Partnership to End Homelessness;
- Incentivize employers paying a living wage to all employees; and
- Hold the University and Hospital systems, as the largest employers in our community, accountable to both provide more housing directly and invest in affordable housing for their stakeholders, especially their employees.

We are grateful for the hard work of our Town staff, whose extensive research and diligence in this process have led to these suggested changes, and we appreciate their ongoing focus on improving the overall housing landscape in Chapel Hill. We also want to express our gratitude for our Mayor and Council’s deep commitment to improving housing affordability in the Town.

As affordable housing providers and advocates, we encourage you to adopt these text amendments and remain focused on making Chapel Hill “a place for everyone” by tackling our affordable housing crisis in bold, strategic ways. We look forward to continuing to partner with you in that work.

Sincerely

Kimberly Sanchez and Jackie Jenks
OCAHC Co-Chairs



Community
HOME TRUST

Kimberly Sanchez
Executive Director

PHONE: 919.967.1545,

EMAIL: ksanchez@communityhor

WEB: communityhor

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 26, 2023 11:15 AM
To: Mandy Mericle
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support of Missing Middle Housing

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: Mandy Mericle <mandmericle@gmail.com>
Sent: Tuesday, April 25, 2023 5:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support of Missing Middle Housing

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

Hello Mayor and Town Council,

I am a graduate student at UNC living in Chapel Hill and I support the proposal for more affordable and denser housing in Chapel Hill. My hope is that such housing would make it easier for those who work and study in Chapel Hill to live here. I believe that doing so could decrease traffic by increasing access to public transportation or making it easier to walk or bike.

I am currently renting but would love to be able to afford to own a house in Chapel Hill in the future. Increasing the number of duplexes (or triplexes/fourplexes) would allow more people to continue living, working, and studying in Chapel Hill without having to commute from other cities.

I prefer denser housing as an alternative to suburban sprawl as it is more likely to preserve the green spaces around Chapel Hill.

Thanks for all you do!

Best,
Mandy Mericle

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 26, 2023 12:15 PM
To: po@newrevenue.org
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Wednesday, April 26, 2023 11:17 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/26/2023 11:17 AM
Response #: 699
Submitter ID: 16073
IP address: 2600:1700:f90:4280:edf1:f8f1:7b0a:ccb1

Time to complete: 2 min. , 19 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Patrick Oglesby

2. Residency*

I am a resident of Chapel Hill

3. Message

Middle ground on rezoning.

I have friends with vehement views on both sides of the rezoning issue. I'm not studying it or taking a position, but what about allowing new uses not currently permitted as a matter of right, automatically, but conditioned upon payment of a fee? The fee might well be calculated as a multiple of the current property tax obligation.

Like splitting the baby in half, that might please no one, but just removing restrictions unilaterally adds a lot of value to private property owners for free – and makes non-owners think that our community is losing value. A fee payment could offset that perceived loss of value.

Thanks for all you do,

Patrick Oglesby
1830 North Lakeshore Drive
Chapel Hill NC 27514-6733 USA
919 619 8838 cell
Center for New Revenue
www.newrevenue.org

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

po@newrevenue.org

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 27, 2023 1:32 PM
To: Mariel Hewett
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Mariel Hewett <mariel.hewett@icloud.com>
Sent: Thursday, April 27, 2023 12:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 27, 2023 1:49 PM
To: Caroline Winterhoff
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: delay and reject vote to change zoning in residential neighborhoods

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: Caroline Winterhoff <caroline56b@hotmail.com>
Sent: Thursday, April 27, 2023 1:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: delay and reject vote to change zoning in residential neighborhoods

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello, I am writing to support delaying the rushed vote about zoning changes in single family neighborhoods. Too much is unknown about how this might impact quality of life in our town. I do not support the current plan at all. There is a place for single family neighborhoods with larger lots. We need affordable housing, but duplexes or triplexes built under this new plan near downtown would not be affordable.

The character of central Chapel Hill has already been negatively impacted by new development. Some of those store fronts are already vacant very soon after being built. Existing store fronts are still empty. I know there

are a lot of factors that influence this, but allowing outside developers to profit at the expense of local quality of life is not the answer.

Thanks for listening.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 28, 2023 9:49 AM
To: jonathan.jonathangfwalker.com
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: jonathan.jonathangfwalker.com <jonathan@jonathangfwalker.com>
Sent: Friday, April 28, 2023 8:38 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

We've just moved home (Chapel Hill) from California where similar measures were passed. As I'm sure you've heard, it's become an untenable place to live and there's a huge exodus. Please, let's not what many nationally call an iconic college town into yet another nondescript, overcrowded big city and lose what many of us still hold so dear.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 01, 2023 10:02 AM
To: Evie Pugsley
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Evie Pugsley <evie_aksel@me.com>
Sent: Sunday, April 30, 2023 6:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 01, 2023 10:02 AM
To: Sean Molligan
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Sean Molligan <smolligan@gmail.com>
Sent: Sunday, April 30, 2023 6:02 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sean Molligan

(813) 728-2139

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 01, 2023 2:01 PM
To: Paula Gildner
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: Paula Gildner <paulagildner@gmail.com>
Sent: Monday, May 1, 2023 1:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 02, 2023 11:00 AM
To: Acupuncture Health Co
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Acupuncture Health Co <acupunctureworksforyou@gmail.com>
Sent: Monday, May 1, 2023 8:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Stacy Hewitt, L.Ac, LMBT
Acupuncture Health Company:

Carrboro Office Location: 304 Weaver Street Carrboro, NC 27510

www.acupuncturehealthcompany.com

Info@AcupunctureHealthCompany.com

Phone: [919-960-1054](tel:919-960-1054)

Please note for all appointments AT LEAST 24 HOURS NOTICE OF CANCELLATION IS REQUIRED TO AVOID A MISSED/LATE/CANCELLED APPOINTMENT CHARGE.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 02, 2023 11:00 AM
To: Thomas Latimer
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: No Rezoning

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: Thomas Latimer <latimert75@hotmail.com>
Sent: Monday, May 1, 2023 6:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: No Rezoning

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council,

This has been a disaster in Raleigh and I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

I support affordable housing, but so far everything we have tried has failed. In Raleigh, "affordable" quickly became \$300,000 apartments.

Thank You

Tom

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 02, 2023 11:01 AM
To: Charles Liner
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The last time Chapel Hill experimented with zoning we got Blue Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Charles Liner <cdliner@yahoo.com>
Sent: Tuesday, May 2, 2023 10:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Adam Searing <asearing@townofchapelhill.org>
Cc: Evan Dimke <eadimke@gmail.com>; Susan Gravely <sgravely@vietri.com>; Sandra Freeman <sfreemanmd@gmail.com>; Ryan Reynolds <ryanmreynolds@hotmail.com>; Frances McClure <mclurefrances@gmail.com>; Beril Steiner <beril.steiner@gmail.com>; Mimi Hock <mimighock@gmail.com>; Susan Allison <susanallison1231@att.net>; Ritch Allison <ritch@rsallison.com>; Anne Lyerly <annie.lyerly@gmail.com>; Lisa Jones <lisaclements@jones@gmail.com>; Betsy Giduz <BetsyGiduz@gmail.com>; Inessa Fishbeyn-Reeve <ifish4@me.com>; drlouisejohnson@gmail.com; Marika Steele Schoolar <marika@soloarch.com>; Aaron Biek@gmail.com <aaronbiek@gmail.com>; Susan Moffatt <ssmoffatt@icloud.com>; Stuart Lascelles <jsmabie@gmail.com>; Peter McCubbin <jpetermac@gmail.com>; Michael Ulku-Steiner <michael.ulku-steiner@da.org>; Kim Slomiany <kslomiany@gmail.com>; Mike Slomiany <mslomiany@gmail.com>; Margo Reynolds <margo.w.reynolds@gmail.com>; Julie Lunsford <julialunsford@gmail.com>; Alison McNamara

<alisonmc03@outlook.com>; cdhall511@gmail.com; Bob Korstad <rkorstad@duke.edu>; Bradley Kirsch <bradleywkirsch@gmail.com>; Steve Jones <wsj@unc.edu>; Lauren Biek <laurenbiek@gmail.com>; Sally Brown <sallylarsonbrown@gmail.com>; Kit Flynn <kitflynn8015@gmail.com>; Julia Grumbles <juliagrumbles@gmail.com>; William Stacy <williamstacyjohnson@gmail.com>; David Reeve <cdcreeve@mac.com>; Bill Ross <sg95br@me.com>; Camilla Tulloch <jfc_tulloch@yahoo.com>; Dave Clemmons <daclemmons@gmail.com>; Don Liner <cdliner@yahoo.com>; Greg Fitch <greg@fearrington.com>; Lou O'Shea <l_oshea@bellsouth.net>; Lisa McCubbin <jlpmc@msn.com>; John Sweet <jws@icloud.com>; Duncan Lascelles <bdxl@me.com>; Anne Bernholz <annebernholz@gmail.com>; Anne Perldepal <perldepal@yahoo.com>; Scott Kirsch <kirsch@email.UNC.edu>; Leigh McAllister <lmca106@gmail.com>; Tom Lunsford <lunsford.tom@gmail.com>; Kathy Clemmons <ksclemmons@gmail.com>; Beth Kurtz-Costes <bkc@unc.edu>; Rachel Baum <rachelbaum@gmail.com>; Eric Formeister <eformeister@gmail.com>; Jacqueline Hall <jhall@email.unc.edu>; Sandy Kanakis <sandykanakis@yahoo.com>; Marcie C. Ferris <ferrism@email.unc.edu>; Karla McPherson <karlamcpherson@gmail.com>; Virginia Gray <vagray@email.unc.edu>; lindapassman888@gmail.com; Edward Marshall <dr.edwardmarshall@gmail.com>; Linda Brown <lbrown1@live.unc.edu>; Julie McClintock <mcclintock.julie@gmail.com>; Nancy Preston <nspreston517@gmail.com>; Catherine Williams <catrobwill@gmail.com>; Ed Preston <etpreston@gmail.com>; Vincent Kopp <vincentjkopp@gmail.com>; Nancy Oates <neoates112@gmail.com>; Maria Fernandex <chemfsxm@netscape.net>; Kristy Lee <leecabin@yahoo.com>; Melissa M. Bullard <mbullard@email.unc.edu>; Katherine Craft Kopp <kkopp3@gmail.com>; Louise King <louiserking@gmail.com>; Pam Weiden <expamch@gmail.com>; John May <johnsmayjr@gmail.com>; Sallie Shuping Russell <blueheaven02@aol.com>; Edward May <edward@energyintelpartners.com>; Amir Barzin <amirhbarzin@gmail.com>; Randall Roden <rroden@tharringtonsmith.com>; Amanda Kyser <amanda@kyserdesign.com>; Jimbo Parrott <jimbo.parrott@gmail.com>; evanrodewald@aol.com; Tom Hardy <thomhardy0@gmail.com>

Subject: The last time Chapel Hill experimented with zoning we got Blue Hill

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Mayor and Councilors,

The last time Chapel Hill experimented with zoning we got Blue Hill.

The outcome of proposed changes to single-family zoning might also be different than the one you intend.

One idealized vision of what our community should look like was presented to you by the Town's planning staff at the April 19 town council meeting, as described in [Chapelboro](#).

Anatomy of a Complete Community



However, developers might have a different idea. Their recent handiwork in Chapel Hill is in evidence in the results of a zoning experiment by the town council in 2014 in the area now known as Blue Hill: the Eastgate-Ephesus-Elliot-Fordham Boulevard area. We have all gawked at it in amazement and disbelief that such a thing could happen here. This is what it looks like today.



Blue Hill today. Can someone tell us how much affordable housing is in Blue Hill? How many families live there? Where are the walkways, the bicycles, the playgrounds? And the parks and green space other than the unbuildable swampy park on Bolin Creek? And where are the moderate-rent apartments like Colonial Apartments that were there before? Why does this remind us of big cities like Dallas and Brooklyn?

We urge you to beware of unintended consequences. Families in our single family neighborhoods depend on your good judgement.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 9:41 AM
To: Ralph Blach
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Ralph Blach <chip.from.nc@gmail.com>
Sent: Wednesday, May 3, 2023 12:45 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 9:41 AM
To: John de Figueiredo
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Against Rezoning

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: John de Figueiredo <john@defigueiredo.com>
Sent: Wednesday, May 3, 2023 12:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Against Rezoning

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Town Council:

My wife and I live at 105 Half Moon Point, Chapel Hill, NC, 27514, and we are absolutely against any rezoning of the City. We view this as a singular voting issue with the same consequences as when Mayor Kleinschmitt attempting his rezoning a decade ago. Please do not do this.

Joao and Bronwyn de Figueiredo

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 9:53 AM
To: Hudani, Shakirah
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: missing middle housing stock in Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Hudani, Shakirah <shudani@unc.edu>
Sent: Wednesday, May 3, 2023 9:44 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: missing middle housing stock in Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council, Chapel Hill:

I write in support of more inclusive housing policies in Chapel Hill and 'missing middle' housing. In particular, the past few years have seen the growth of unaffordable large-scale rental housing in Chapel Hill, with a few units set aside for below market rate rental housing. This is an inequitable and ineffective policy direction. What is missing are affordable ownership options for many Chapel Hill residents, including those who are being displaced from their neighborhoods due

to high costs and low levels of ownership stock. The result is increased costs to purchase and high rents, which students and faculty, community members and workers of all kinds in the area cannot afford.

I urge Chapel Hill to work on this missing middle ownership stock, in addition to considering limits on investor purchases for those who do not live in the Triangle area. We must prioritize our residents and their viable futures.

Sincerely,
Shakirah Hudani, PhD.

Assistant Professor

Department of African, African American and Diaspora Studies

Department of City and Regional Planning

University of North Carolina, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 10:27 AM
To: Margaret Olsen
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: missing middle

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: Margaret Olsen <olsen.margaret@gmail.com>
Sent: Wednesday, May 3, 2023 10:21 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: missing middle

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Chapel Hill Town Council,

I have lived in Chapel Hill for eight years and have three children who attend CHCCS schools. We love living here. I love that my kids can roam the neighborhood and play in the woods. I also support rezoning efforts to allow duplexes and cottages in our neighborhood. My house has doubled in price since we moved here. That's disturbing to me--I want my kids to have diverse neighbors and friends. I want their teachers to be able to live in our community. I want Chapel Hill to be a welcome, accessible place for all.

Thank you,
Margaret Olsen

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 10:27 AM
To: info.preservationchapelhill.org
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Slight Change to Missing Middle Position

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: info.preservationchapelhill.org <info@preservationchapelhill.org>
Sent: Wednesday, May 3, 2023 9:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Slight Change to Missing Middle Position

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Dear Mayor and Council:

The Preservation Chapel Hill Board of Trustees have slightly altered a formal position on the Town of Chapel Hill's proposal for "Housing Choices for a Missing Middle". After attending several of the Planning staff neighborhood and other public information meetings, as well as Council's April 10 working session, we request the exclusion of both

the three local historic districts **and** our four National Register of Historic Places districts. We note that many of these properties can be found in both. All are in close proximity to UNC

Our members and Trustees feel that this proposed change, even as modified, will encourage tear-downs of historic properties replacing them with structures that are incompatible with the special character of our historic neighborhoods, which are already dense and under development pressure.

The University and its historic neighborhoods are the core ingredients of a “sense of place” that makes Chapel Hill unique throughout the nation and indeed the world. The Chapel Hill **sense of place** is enjoyed by those who study here, return here, who visit here, and who live here.

We appeal to Council to protect our historic neighborhoods by excluding our historic neighborhoods from this proposal, just as it has for our many NCDs.

Sincerely,

Preservation Chapel Hill Trustees

Preservation Chapel Hill
610 E Rosemary St.
Chapel Hill, NC 27514
919.942.7818
info@preservationchapelhill.org

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 11:05 AM
To: C Adams
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[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: C Adams <c_adams15@yahoo.com>
Sent: Wednesday, May 3, 2023 10:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council -

I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

The main reason we bought into our neighborhood was the low density and vast tree coverage that has been so wonderful for our family and the Chapel Hill Community. The peace, tranquility, and wellness one experiences as you walk through our neighborhood is nothing but a positive for everyone - those that live here and those that choose on a

daily basis to walk here. Cutting down trees and increasing traffic will not solve the problems that we very much want to have solved.

We are supporters of higher density, urban, and affordable development. However, it MUST be done in areas that are appropriate. Our neighborhood IS NOT an appropriate place to action this.

Thank you,
Chris Adams
204 Martha Lane

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 11:25 AM
To: Charles Liner
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Duplex clusters bring traffic grief to Westwood

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: Charles Liner <cdliner@yahoo.com>
Sent: Wednesday, May 3, 2023 11:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Adam Searing <asearing@townofchapelhill.org>
Cc: Evan Dimke <eadimke@gmail.com>; Susan Gravely <sgravely@vietri.com>; Sandra Freeman <sfreemanmd@gmail.com>; Ryan Reynolds <ryanmreynolds@hotmail.com>; Frances McClure <mclurefrances@gmail.com>; Beril Steiner <beril.steiner@gmail.com>; Mimi Hock <mimighock@gmail.com>; Susan Allison <susanallison1231@att.net>; Ritch Allison <ritch@rsallison.com>; Anne Lyerly <annie.lyerly@gmail.com>; Lisa Jones <lisaclements-jones@gmail.com>; Betsy Giduz <BetsyGiduz@gmail.com>; Inessa Fishbeyn-Reeve <ifish4@me.com>; drlouisejohnson@gmail.com; Marika Steele Schoolar <marika@soloarch.com>; Aaron Biek@gmail.com <aaronbiek@gmail.com>; Susan Moffatt <ssmoffatt@icloud.com>; Stuart Lascelles <jsmabie@gmail.com>; Peter McCubbin <jpetermac@gmail.com>; Michael Ulku-Steiner <michael.ulku-steiner@da.org>; Kim Slomiany <kslomiany@gmail.com>; Mike Slomiany <mslomiany@gmail.com>; Margo Reynolds <margo.w.reynolds@gmail.com>; Julie Lunsford <julialunsford@gmail.com>; Alison McNamara

<alisonmc03@outlook.com>; cdhall511@gmail.com; Bob Korstad <rkorstad@duke.edu>; Bradley Kirsch <bradleywkirsch@gmail.com>; Steve Jones <wsj@unc.edu>; Lauren Biek <laurenbiek@gmail.com>; Sally Brown <sallylarsonbrown@gmail.com>; Kit Flynn <kitflynn8015@gmail.com>; Julia Grumbles <juliagrumbles@gmail.com>; William Stacy <williamstacyjohnson@gmail.com>; David Reeve <cdcreeve@mac.com>; Bill Ross <sg95br@me.com>; Camilla Tulloch <jfc_tulloch@yahoo.com>; Dave Clemmons <daclemmons@gmail.com>; Don Liner <cdliner@yahoo.com>; Greg Fitch <greg@fearrington.com>; Lou O'Shea <l_oshea@bellsouth.net>; Lisa McCubbin <jlpmc@msn.com>; John Sweet <jws@icloud.com>; Duncan Lascelles <bdxl@me.com>; Anne Bernholz <annebernholz@gmail.com>; Anne Perldepal <perldepal@yahoo.com>; Scott Kirsch <kirsch@email.UNC.edu>; Leigh McAllister <lmca106@gmail.com>; Tom Lunsford <lunsford.tom@gmail.com>; Kathy Clemmons <ksclemmons@gmail.com>; Beth Kurtz-Costes <bkc@unc.edu>; Rachel Baum <rachelbaum@gmail.com>; Eric Formeister <eformeister@gmail.com>; Jacqueline Hall <jhall@email.unc.edu>; Sandy Kanakis <sandykanakis@yahoo.com>; John May <johnsmayjr@gmail.com>; Sallie Shuping Russell <blueheaven02@aol.com>; Edward May <edward@energyintelpartners.com>; Amir Barzin <amirhbarzin@gmail.com>; Randall Roden <rroden@tharringtonsmith.com>; Amanda Kyser <amanda@kyserdesign.com>; Jimbo Parrott <jimbo.parrott@gmail.com>; evanrodewald@aol.com; Tom Hardy <thomhardy0@gmail.com>; Marcie C. Ferris <ferrism@email.unc.edu>; Karla McPherson <karlamcpherson@gmail.com>; Virginia Gray <vagrays@email.unc.edu>; lindapassman888@gmail.com; Edward Marshall <dr.edwardmarshall@gmail.com>; Linda Brown <lbrown1@live.unc.edu>; Julie McClintock <mclintock.julie@gmail.com>; Nancy Preston <nspreston517@gmail.com>; Catherine Williams <catrobwill@gmail.com>; Ed Preston <etpreston@gmail.com>; Vincent Kopp <vincentjkopp@gmail.com>; Nancy Oates <neoates112@gmail.com>; Maria Fernandex <chemfsxm@netscape.net>; Kristy Lee <leecabin@yahoo.com>; Melissa M. Bullard <mbullard@email.unc.edu>; Katherine Craft Kopp <kkopp3@gmail.com>; Louise King <louiserking@gmail.com>; Pam Weiden <expamch@gmail.com>; Diane Willis <willisdc@gmail.com>; Doris Elkin <dbdorito@gmail.com>; Janet Smith <janet@jlfsmith.net>; Charles Coble <ccoble2@gmail.com>; Kathy Clissold <kclissold@gmail.com>; Lisa Ostrom <lisaostrom@yahoo.com>; Linda Carol Homes <lcdhomes@bellsouth.net>; David Adams <david.adams.4383@gmail.com>; Charles Humble <chashumble@gmail.com>; Leigh T. <miyow19@hotmail.com>; Robin Langdon <chuckrobin@bellsouth.net>; Susan Elmore <elmorepathology@gmail.com>; Molly McConnell <clotheachild@yahoo.com>

Subject: Duplex clusters bring traffic grief to Westwood

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Councilors,

Duplex clusters in Westwood have turned narrow neighborhood streets into thoroughfares.

Three clusters of duplexes were built at the end of residential streets in the southern part of Westwood near the medical complex. All traffic from these three duplex clusters must exit on one-lane streets through one intersection--Dawes and Coolidge. That's a lot of cars on narrow streets that have no sidewalks.



Duplex cluster at end of Dawes Street



Duplex cluster at end of Pine Bluff Trail



Duplex cluster at end of Coolidge Street



Dawes Street



Coolidge Street

Thus, Dawes and Coolidge streets have become thoroughfares for duplex cluster traffic.

We urge you to beware of unintended consequences for the safety of our families and their children and for the preservation of their neighborhoods as desirable places to raise families.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 11:26 AM
To: Sunny Vallotton
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Sunny Vallotton <sunnyvallotton@gmail.com>
Sent: Wednesday, May 3, 2023 11:07 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. I am surprised how this city's elected officials are so consumed by money, do not listen to their constituents and have no regard for the long term health of the community.

Thank you.
Sara Chew

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 4:20 PM
To: Jack Marcheschi
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Jack Marcheschi <jackmarcheschi56@gmail.com>
Sent: Wednesday, May 3, 2023 4:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

I moved here from NYC almost 30 years ago and I now KNOW it was the best thing I could have done for my family. By removing the protection afforded to the people of Chapel Hill by changing the zoning laws, you are exposing us to the risk of turning our town into another overcrowded metropolitan area. In many ways our infrastructure is not suitable for this type of development. Big developers will reap massive profits from their projects and leave us with infrastructure nightmare that we would have to deal with, with no help from the developers.

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 04, 2023 9:07 AM
To: Daniel Wallace
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Daniel Wallace <danielwallace1@mac.com>
Sent: Thursday, May 4, 2023 7:35 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

— Daniel Wallace

This Isn't Going to End Well

Pub date: April 11, 2023

Algonquin Books

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 04, 2023 9:07 AM
To: Eric Boesch
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: Eric Boesch <ericboesch3@gmail.com>
Sent: Wednesday, May 3, 2023 9:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Thank you.
Eric Boesch

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 04, 2023 9:07 AM
To: S C
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: S C <sarahcorley@gmail.com>
Sent: Wednesday, May 3, 2023 8:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sarah Corley

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 04, 2023 9:07 AM
To: S C
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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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: S C <sarahcorley@gmail.com>
Sent: Wednesday, May 3, 2023 8:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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Hello,

I wanted to follow up on my prior email as I am against the re-zoning which I think would lead to disruption of communities and yet still housing would be at a premium. Then you would have two sets of unhappy citizens. Just look at all the apartments that you have allowed to take over our city— 1 bedrooms renting for \$1500/month!! What I recommend is truly getting creative. I don't pretend to have solutions to this as I am not creative when it comes to city

planning, but perhaps ideas like allow certain housing to have caps on prices and reduced taxes as long as working for the school system for example. That way teachers who want to live in the district where they work would be able to. I think these inventive solutions are what we should be looking for rather than taking established neighborhoods and breaking the houses up into duplexes and triplexes. The supply will never meet the demand here— the price of those will go up and up as well. Instead be creative— maybe if you work for the city, you don't have to pay taxes on your house? It sounds crazy, but taxes here are very expensive and you can get more if you are having to pay \$500 escrow to your taxes each month. These may be terrible ideas, but my point is that I think this deserves creative solutions and significant thought put into it.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 04, 2023 9:09 AM
To: cdliner@yahoo.com
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Developers have duplex designs ready to go

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
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[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: Charles Liner <cdliner@yahoo.com>
Sent: Thursday, May 4, 2023 8:42 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Camille Berry <cberry@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Paris Miller-Foushee <pmiller-foushee@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Ryan Reynolds <ryanmreynolds@hotmail.com>; Adam Searing <asearing@townofchapelhill.org>
Cc: Evan Dimke <eadimke@gmail.com>; Susan Gravely <sgravely@vietri.com>; Sandra Freeman <sfreemanmd@gmail.com>; Ryan Reynolds <ryanmreynolds@hotmail.com>; Frances McClure <mclurefrances@gmail.com>; Beril Steiner <beril.steiner@gmail.com>; Mimi Hock <mimighock@gmail.com>; Susan Allison <susanallison1231@att.net>; Ritch Allison <ritch@rsallison.com>; Anne Lyerly <annie.lyerly@gmail.com>; Lisa Jones <lisaclements-jones@gmail.com>; Betsy Giduz <BetsyGiduz@gmail.com>; Inessa Fishbeyn-Reeve <ifish4@me.com>; drlouisejohnson@gmail.com; Marika Steele Schoolar <marika@soloarch.com>; Aaron Biek@gmail.com <aaronbiek@gmail.com>; Susan Moffatt <ssmoffatt@icloud.com>; Stuart Lascelles <jsmabie@gmail.com>; Peter McCubbin <jpetermac@gmail.com>; Michael Ulku-Steiner <michael.ulku-steiner@da.org>; Kim Slomiany <kslomiany@gmail.com>; Mike Slomiany <mslomiany@gmail.com>; Margo Reynolds <margo.w.reynolds@gmail.com>; Julie Lunsford <julialunsford@gmail.com>; Alison McNamara

<alisonmc03@outlook.com>; cdhall511@gmail.com; Bob Korstad <rkorstad@duke.edu>; Bradley Kirsch <bradleywkirsch@gmail.com>; Steve Jones <wsj@unc.edu>; Lauren Biek <laurenbiek@gmail.com>; Sally Brown <sallylarsonbrown@gmail.com>; Kit Flynn <kitflynn8015@gmail.com>; Julia Grumbles <juliagrumbles@gmail.com>; William Stacy <williamstacyjohnson@gmail.com>; David Reeve <cdcreeve@mac.com>; Bill Ross <sg95br@me.com>; Camilla Tulloch <jfc_tulloch@yahoo.com>; Dave Clemmons <daclemmons@gmail.com>; Don Liner <cdliner@yahoo.com>; Greg Fitch <greg@fearrington.com>; Lou O'Shea <l_oshea@bellsouth.net>; Lisa McCubbin <jlpmc@msn.com>; John Sweet <jws@icloud.com>; Duncan Lascelles <bdxl@me.com>; Anne Bernholz <annebernholz@gmail.com>; Anne Perldepal <perldepal@yahoo.com>; Scott Kirsch <kirsch@email.UNC.edu>; Leigh McAllister <lmca106@gmail.com>; Tom Lunsford <lunsford.tom@gmail.com>; Kathy Clemmons <ksclemmons@gmail.com>; Beth Kurtz-Costes <bkc@unc.edu>; Rachel Baum <rachelbaum@gmail.com>; Eric Formeister <eformeister@gmail.com>; Jacqueline Hall <jhall@email.unc.edu>; Sandy Kanakis <sandykanakis@yahoo.com>; John May <johnsmayjr@gmail.com>; Sallie Shuping Russell <blueheaven02@aol.com>; Edward May <edward@energyintelpartners.com>; Amir Barzin <amirhbarzin@gmail.com>; Randall Roden <rroden@tharringtonsmith.com>; Amanda Kyser <amanda@kyserdesign.com>; Jimbo Parrott <jimbo.parrott@gmail.com>; evanrodewald@aol.com; Tom Hardy <thomhardy0@gmail.com>; Marcie C. Ferris <ferrism@email.unc.edu>; Karla McPherson <karlamcpherson@gmail.com>; Virginia Gray <vagrays@email.unc.edu>; lindapassman888@gmail.com; Edward Marshall <dr.edwardmarshall@gmail.com>; Linda Brown <lbrown1@live.unc.edu>; Julie McClintock <mclintock.julie@gmail.com>; Nancy Preston <nspreston517@gmail.com>; Catherine Williams <catrobwill@gmail.com>; Ed Preston <etpreston@gmail.com>; Vincent Kopp <vincentjkopp@gmail.com>; Nancy Oates <neoates112@gmail.com>; Maria Fernandex <chemfsxm@netscape.net>; Kristy Lee <leecabin@yahoo.com>; Melissa M. Bullard <mbullard@email.unc.edu>; Katherine Craft Kopp <kkopp3@gmail.com>; Louise King <louiserking@gmail.com>; Pam Weiden <expamch@gmail.com>; Diane Willis <willisdc@gmail.com>; Doris Elkin <doris.elkin@yahoo.com>; Janet Smith <janet@jlfsmith.net>; Kathy Clissold <kclissold@gmail.com>; Lisa Ostrom <lisaostrom@yahoo.com>; Linda Carol Homes <lcdhomes@bellsouth.net>; David Adams <david.adams.4383@gmail.com>; Charles Humble <chashumble@gmail.com>; Charles Coble <ccoble2@gmail.com>; Robin Langdon <chuckrobin@bellsouth.net>; Susan Elmore <elmorepathology@gmail.com>; Molly McConnell <clotheachild@yahoo.com>; Leigh T. <miyow19@hotmail.com>

Subject: Developers have duplex designs ready to go

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Mayor and Councilors,

More duplex clusters might be coming to our single-family neighborhoods soon if the proposed elimination of single-family zoning protections is approved.

Here is the small cluster of two duplexes on Hillsborough Street that I reported to you earlier in a case study of the economics of replacing single-family houses with duplexes.



721-23 Hillsborough Street

On Purefoy Road, behind Merritt's Grill on South Columbia, a cluster of duplexes has four duplexes identical to the two on Hillsborough and two others with the same style but with fore and aft units. So duplexes like these are already approved and built in other zones and are ready to go into Chapel Hill single-family neighborhoods if rezoning is approved by "text amendment."



215 Purefoy Road in 2014



Duplex cluster under construction, 2019-20



The middle of the cluster is all parking lot. This lawn is the only type of green space there.





Parking shed at 215 Purefoy Road. Where is the playground?

If your intentions are to provide affordable housing for families, we urge you to ensure that the housing is appropriate for families and children. And please protect from teardown the houses they live in now.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 05, 2023 12:09 PM
To: Whitney Afonso
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rezoning plan

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: Whitney Afonso <w.b.afonso@gmail.com>
Sent: Friday, May 5, 2023 11:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning plan

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good morning,

I am writing to add my voice to many of my neighbors regarding the plan to rezone existing neighborhoods that are currently zoned for single family residence. First of all, I am writing to ask you all to not support this proposal because I think it is unreasonable to change the composition of peoples neighborhoods. For most people that own a home, it is their biggest asset, by a lot. They make this investment carefully. They look at the schools, they look at their commutes, and they look at what kind of neighborhood it is. How much congestion there is, what are their neighbors like, are the streets safe, is it quiet or vibrant, are there other young families or there other retirees, etc. There is not a right answer to these questions--just different preferences. Which is why options are important. By rezoning existing and

established neighborhoods you would be harming the people in those neighborhoods by changing what they bought into (or rented into). That is wrong and unfair.

Second, I do not believe that it will accomplish the goals that you are looking for. I am an academic who does research on local governments and I feel strongly that this is not good policy. For example, there is a great study in California (where concerns about housing affordability first surfaced) looking at what you can do to increase the supply in the optimal way. (It can be found here:<https://www.lao.ca.gov/Publications/Report/3345>). This is not it. I personally do not agree with the extreme growth that Chapel Hill has been experiencing in recent years. I miss the greenspace, the small town feel, and the shorter commutes (amongst a great deal of other losses to the heart and soul of Chapel Hill). But there do not appear to be any elected officials that sympathize with this perspective. So I will not spend much time advocating for it (though there is once again great research on the correct sizing of government and the ways that they can distinguish themselves and best serve their residents--which the path we are on is not accomplishing). So, I will simply highlight that this policy (while also unfair to existing residents--which are the people you are elected to serve) is unlikely to actually accomplish the purported goal, or at least not as well as other policies could.

I believe that this is well intentioned. I believe that you all are trying to navigate very difficult waters and do what is best for current residents and future residents. I know that this is a strongly worded email, and I do feel strongly--but I also appreciate that you all have taken on the mantle to serve and to take on these challenges facing our community. Thank you for your work and your service. I do hope though, that you do not end up supporting this proposal.

Best wishes,
Whitney Afonso

--

Whitney B. Afonso
Associate Professor of Public Administration and Government
School of Government
The University of North Carolina at Chapel Hill
Campus Box 3330, Knapp-Sanders Building
Chapel Hill, NC 27599-3330
T: 919.966.5381 | F: 919.962.0654
<http://afonso.web.unc.edu/>
www.sog.unc.edu

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 05, 2023 12:09 PM
To: Karla McPherson
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Zoning changes

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Karla McPherson <karlamcpherson@gmail.com>
Sent: Friday, May 5, 2023 11:47 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Fwd: Zoning changes

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

To the mayor and council:

> There have been many letters and documents flowing around about the proposed zoning changes to R1. One thing that I haven't seen discussed is this: the three historic districts that ring the campus are already bursting with student stuffers. I think a solid argument could be made that because of their proximity to campus, these neighborhoods would be targeted by developers who want to build student stuffers. The proposed 1500 square foot per side limit would do

nothing to that. I'm sure that the places that surround my house already have little more than that but they are packed with students and their cars.

> We like having a mixed neighborhood with students but it could easily tip to become primarily students, losing the character and charm of these historic neighborhoods. I think we need to be careful about throwing out the baby with the bath water here. Please consider this aspect of the almost certain consequences of opening up the historic neighborhoods to more duplexes and student apartments than we already have.

> I would invite you to walk my neighborhood- the 500 block of North Street is where I live. I think you will readily see that we have enough apartments and student homes already: 500, 501, 502-510, 507 are all surrounding me and they are ALL student housing. I really think that adding more will break us. Please help us preserve our historic neighborhoods.

> Thank you for your consideration.

> Karla McPherson

>

> Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 05, 2023 12:09 PM
To: Courtney Yarbrough
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please Exclude Historic Neighborhoods from Current Zoning Rewrite

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: Courtney Yarbrough <courtneywyarbrough@gmail.com>
Sent: Friday, May 5, 2023 8:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please Exclude Historic Neighborhoods from Current Zoning Rewrite

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Chapel Hill Town Council -

Please exclude historic neighborhoods from the current zoning rewrites - for all the reasons that you have heard. Please consider other proposals offered by members of our communities. As you all know, it only takes a year to wait out any historic guidelines.

Please also realize that it feels like the town is going after historic, quirky, and/or "less put together" neighborhoods - neighborhoods that do not have NCDs and HOAs. The town's website says 13 neighborhoods have NCDS. How many

neighborhoods have HOAs? What percentage of neighborhoods are getting rezoned? As people, we always like to feel like we're in this together and that changes have been well thought out.

Thank you for your time.
Courtney Yarbrough

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 05, 2023 12:10 PM
To: Andrew Kane
Cc: Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Blue Hill and anti-renter bias

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: Andrew Kane <andrew.bradley.kane@gmail.com>
Sent: Friday, May 5, 2023 12:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Blue Hill and anti-renter bias

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Town Council Members,

I would like to thank you, and your predecessors, for allowing my home to be built in the Blue Hill district. On a graduate student stipend, I am able to live within a ten minute walk of multiple grocery stores, several doctors, a park, and a beautiful greenway. I drive less often here than I did when I lived in downtown Durham. This is a wonderful community.

I have been surprised to see my home portrayed as an unaffordable dystopia by some Chapel Hillians. I can live in Blue Hill on a graduate student stipend and young families with children live in my apartment building. However, there is not one single family home in Chapel Hill affordable to a family that earns the median household income for Orange County. It is strange that people living in single family houses worth hundreds of thousands of dollars criticize my home in Blue Hill for being expensive.

I would also like to bring to your attention anti-renter prejudice among some opponents of new housing. I have been told that because I live in a Blue Hill apartment, I must be wealthy, my neighbors are elitist, and that I should not live in Chapel Hill at all. We renters are as much members of the Chapel Hill community as homeowners. We are also poorer and more vulnerable to housing shortages. When you are considering whether new housing should be built, please be cognizant of this bias against people who don't own their homes.

Sincerely,

Andrew Kane

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 08, 2023 9:31 AM
To: William Lamason
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Recommendation to REJECT the Proposal to Rezone a large portion of Chapel Hill's single family properties

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: William Lamason <blamason@icloud.com>
Sent: Sunday, May 7, 2023 9:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Pam Lamason <pamlamason@icloud.com>
Subject: Recommendation to REJECT the Proposal to Rezone a large portion of Chapel Hill's single family properties

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

To the Mayor and Town Council-

I cannot appear before you due to current health issues so I am waiting to provide our input of the proposed major change in our town's zoning.

y wife and I are long time residents of Chapel Hill. I purchased our home in 1985 scraping together money to make the down payment. We love the urban forest we live in and cherish how it keeps our neighborhood cooler in summers and shelters wildlife displaced by development around us. The property is both a wonderful home and our life savings. The proposed policy change would have severely negative impacts on our home's value, quality of life in our neighborhood and burden the town with infrastructure issues at costs caused, but not paid for, by those most likely to profit from this immense change.

I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and is highly unlikely to provide the affordable home ownership goal of the proposal. Developers would benefit at the expense of home owners whose homes represent most of their family's assets.

Any policy that increases housing density should follow well thought out previous plans that concentrate densification along, and within a quarter mile (10 minute walk) of the major bus routes.

Any increases in zoning densities should be done on a neighborhood by neighborhood basis with well informed public input with abundant outreach and community engagement.

The town's future development plans should recognize the tremendous value provided by our urban forest that slows and reduces water runoff, helps mitigate the greenhouse gas impacts of our community and provides wildlife habitat while our town continues to urbanize.

Any housing or zoning policy must recognize and consider the limitations our town has in developing in that we are surrounded by communities that have more land and have greater flexibility to provide affordable housing.

Any policy should allow time for previously made decisions affecting zoning and housing availability to be built out and occupied. Chapel Hill has added many new apartments in just the last few years and these units are not fully completed and occupied. The town should be cautious and strategic and not fuel "boom and bust" cycles.

Any policy to create affordable housing may require the town to buy land to create housing for town employees. This could be done in collaboration with a nonprofit such as Habitat for Humanity.

Thank you and I hope you will not proceed with the current proposal.

Bill and Pam Lamason
813 Shadylawn Road

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 08, 2023 9:44 AM
To: angela horan
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: angela horan <adhoran@bellsouth.net>
Sent: Saturday, May 6, 2023 12:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.
Angela Horan

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 08, 2023 9:44 AM
To: Ken Arneson
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Ken Arneson <kenarneson@outlook.com>
Sent: Saturday, May 6, 2023 8:32 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Thank you.

Sent from [Mail](#) for Windows

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 09, 2023 10:26 AM
To: jon faigle
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: jon faigle <jonfaigle@hotmail.com>
Sent: Tuesday, May 9, 2023 9:50 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Jon Faigle
807 Emory Chapel Hill

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 09, 2023 10:28 AM
To: Natallia Sredava
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: rezoning/overdevelopment

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: Natallia Sredava <nsredava@yahoo.com>
Sent: Monday, May 8, 2023 8:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: rezoning/overdevelopment

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello,

I am not able to attend the town council meetings because I work long shifts at the local hospital. Few things I would like to point out to those supporting rezoning:

- the number of new apartment buildings popping out all over town is out of control
- those are not for people to buy, but mostly rental units; instead of community it will create a culture of temporary residents who don't really care about this town
- our hospital is overwhelmed by growing number of patients, we are constantly out of beds
- our schools are overcrowded resulting in some kids having to attend classes in trailers outside of the main building. When the school goes on lockdown, how safe do you think those children feel?
- Traffic. No parking

- cutting down trees - more and more floods

The list goes on and on. Please do not sell out to developers who will destroy this great town so they could get richer.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 09, 2023 11:36 AM
To: sarah cashen
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Stop Rezoning in Chapel Hill

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: sarah cashen <cashensarah@gmail.com>
Sent: Tuesday, May 9, 2023 10:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Stop Rezoning in Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear town council,

I have lived in the Chapel Hill area for the past twelve years and have fallen in love with the town. I am now a home owner in the city, a choice I made because of my children. My home is in a beautiful neighborhood that has been a part of the community since the 60s. Already in the time I have lived in Chapel Hill development has been significant. Every year there are more apartments, stores and traffic. I know for a fact these apartments are not affordable and have already changed the feel and appearance of our town. I implore you - do not pass this petition. Investigating affordable housing is a necessity but this proposal is not the answer.

Sincerely,
Sarah Faigle

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 09, 2023 2:59 PM
To: Amanda G
Cc: Britany Waddell; Corey Liles; Judy Johnson; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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: Amanda G <nyag84@gmail.com>
Sent: Tuesday, May 9, 2023 1:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 09, 2023 2:59 PM
To: Barbara Riff
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Barbara Riff <bjriff@icloud.com>
Sent: Tuesday, May 9, 2023 1:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 10, 2023 1:24 PM
To: Lauren
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of rezoning

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: Lauren <thelaurenrosenfeld@gmail.com>
Sent: Wednesday, May 10, 2023 12:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of rezoning

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

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Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 11, 2023 4:18 PM
To: GARY
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rezoning Proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: GARY <grichman@nc.rr.com>
Sent: Thursday, May 11, 2023 4:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Highland Woods Listserv <highland-woods@googlegroups.com>
Subject: Rezoning Proposal

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

Asking for our neighborhood - Highland Woods

Several years ago we worked with the town to create a Neighbor Conservation District. My understanding at the time was that the NCD was an overlay to the zoning. As such the NCD incorporated the features of the zoning that we wanted

to maintain (e.g. setbacks, lot sizes, density) and the neighbors unanimously approved only new dimensions that we wanted to altered or were not part of the underlying zoning.

So would the new proposed residential zoning undercut the features of the existing zoning on which we relied?

Gary Richman
Highland Woods Resident Association

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 11, 2023 4:18 PM
To: GARY
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: GARY <grichman@nc.rr.com>
Sent: Thursday, May 11, 2023 3:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Gary Richman

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 12, 2023 11:42 AM
To: jsviscom@email.unc.edu
Cc: Judy Johnson; Britany Waddell; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Rezoning Chapel Hill
Attachments: town council letter 11 may 2023.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.

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: Viscomi, Joseph S <jsviscom@email.unc.edu>
Sent: Friday, May 12, 2023 7:35 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Planning Department <planning@townofchapelhill.org>
Subject: Rezoning Chapel Hill

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Dear Mayor, Town Council, and City Planners of Chapel Hill,

Attached is a letter addressing a few of the unintended consequences that rezoning will have on our older and historic neighborhoods.

Sincerely,

Joseph Viscomi

11 May 2023

Dear Mayor, Town Council, and City Planners of Chapel Hill:

I wish to address a few of the unintended but predictable and negative consequences that rezoning will have on our older and historic neighborhoods. Rezoning *incentivizes* buyers looking for investments, not homes, buyers who will repurpose houses as rental properties and build multiplexes on the lots. Permission to build on single family lots directly benefits developers and will shut out single families from competing for such properties. The last two houses on North Street that came up for sale went to developers; they are now renting to students by the room and are responsible for at least 14 of the over 40 cars now on lots and street from other student rentals—all in the first third of the street. This kind of densification is the future of the historic districts and those neighborhoods close to down town. The past is prologue, one that building multiplexes on single family lots encourages and ensures.

Changing zoning laws affects neighborhoods disproportionately. Many neighborhoods are protected by covenants and others are safe or will experience minimal disruption because they are not walking distance from the center of town or near bus routes. Their homes are in little danger of being bought up and turned into rentals with auxiliary units built in the yards and more cars on the street. Prices of houses in those neighborhoods are not going to shoot up. It is disingenuous of council members to say they are for rezoning and densification when they live in neighborhoods where the changes will not apply or in neighborhoods too distant from down town to attract developers. Location alone will determine which neighborhoods are adversely affected, not the changed laws themselves. Thinking that the new zoning laws are for people wanting to build “granny” apartments is equally disingenuous. These people can (and should) be assisted by relaxing regulations in their neighborhood for that specific purpose without rezoning all of Chapel Hill, which developers will certainly take advantage of. Such home grown rentals are an organic way of diversifying neighborhoods and keeping rents stable without disrupting the ecology, character, and integrity of the neighborhood. Rents for such places will be lower and residencies will be more stable.

Neighborhoods near the hospital, university, and down town will be the communities most affected by the plan; they will be targeted by developers because they are walking distance from these key locations and walkability is a key objective. But with proximity comes higher than average rental and housing prices, which means these boutique units on single family lots will not be *affordable* in any meaningful sense. They will be exclusionary, exactly what the council says it wants to avoid. The council needs to be honest about that—and about the contradiction of not trusting developers to meet the city’s housing needs with large complexes on convenient bus routes but trusting them to build smaller (aesthetically more pleasing?) units closer to town to meet those needs. Yes, theoretically more housing should lower the cost per unit, but that has not been true this past decade of new apartments near the university, hospital, or down town, nor will it be the case for designer units in targeted locations. The planners acknowledge this because they can’t regulate rents. So why proceed when the stated objectives are not going to be realized and real communities and their identities as communities will be damaged?

The unintended consequence of rezoning is to manipulate the housing market very much in favor of developers and investors, which in turn favors well to do students and families. Rezoning incentivizes developers and depresses residents in the targeted zones; with every “for sale” sign comes the fear of a home repurposed as a student rental, a yard transformed with multiplexes, a street with many more cars for a densification that is not wanted or needed, that is ideologically motivated, poorly reasoned, and incapable of realizing the objectives of providing affordable housing for the missing middle, young professional, or average college student. Indeed, the plan’s idea of “community” clashes with real communities’ ideas of themselves as communities. The intense, organized opposition to changing the

guardrails that protect the integrity and character of neighborhoods shows how very cohesive these communities are.

The very premise that the town *needs* apartments built on single family lots to densify and diversify neighborhoods—particularly the older ones—is an unproven assertion based on models that do not best represent Chapel Hill. Moreover, the idea of densifying historic neighborhoods is presented as though it is somehow analogous to desegregating the housing market. The idea that the plan opposes “perpetuating exclusionary housing policies” casts old neighborhoods as the enemy of progress. It is unfortunate that some planners and members of the town council speak of its historic districts not as charming neighborhoods that contribute positively to Chapel Hill, but as potential building sites; not neighborhoods with tradition and character which do their part to draw and keep good and talented people in Chapel Hill, but as remnants of past social wrongs. The planners are good intentioned, and the council appears aware of the law of unintended consequences (having seen it before), but the narrative thus far has been framed as a simple binary between pro affordable housing and Nimbys. If we who see ourselves as protecting the integrity and identity of our communities object to the town’s plan to incentivize developers, then we are dismissed as being elitist or accused of being racist. No honest discussion can come from framing the narrative in this way—and no plan can correct for past manipulation of the housing market by manipulating the present market. The irony here is not only is the town ready to manipulate the housing market as a way of countering past manipulation, but also that in doing so it is doing the bidding (unintentionally) of developers and investors while expressing progressive rhetoric about helping the missing middle.

There is no shortage of housing in Chapel Hill, currently or in our future; *asserting* that there is does not make it so. Others have pointed this out using hard data, but our eyes tell the same story. However, we are being asked to disbelieve our eyes and believe instead the plan and its unsupported assertions based on models for cities not our size or make up. Thousands of housing units are currently under construction, being added to thousands built in the last decade, and many thousands more are in the queue. When acknowledged, these large complexes are disparaged. Why? The complexes on Rosemary and Franklin have done and are doing what the city wanted: they are providing housing for students and young professionals and densifying down town. That these units are more expensive than most can afford was one of those unintended consequences that many predicted. Other large complexes, like the ones on Hillsborough and those being built at University Mall, on Fordham Blvd., on the by-pass, on Ephesus Church Road, at Estes and MLK, etc. etc., are diverse and cater to a larger clientele and more readily meet the housing needs of the city. Many units will be expensive, but relative to what? They will be more affordable than units in multiplexes on expensive lots nearer the town center. They are themselves walking distant from shopping centers, restaurants, cafes, and grocery stores, and some to greenways as well. Instead of disparaging these complexes and emerging communities, the planners could think of ways to make them more attractive, with greenways, bus stops, bike trails, playgrounds, walkways, etc., perhaps as leverage with developers to provide more affordable units within the complexes. MLK can become a fine boulevard with communities that have easy access to town and to Chapel Hill North. The graduate students I have spoken to about housing marvel about how easy it was to find an apartment and to get to school; free transportation makes a huge difference to the cost of living in Chapel Hill. Many of the apartment complexes are already advertising for the fall. People wanting to move to or within Chapel Hill have plenty of options from which to choose. You have not convinced residents otherwise.

Chapel Hill is a large community comprising many diverse smaller communities. It is expanding, yet the plan privileges the town center, imagining a village of walkers and shoppers and few cars, much at the expense of most neighborhoods making up Chapel Hill. The plan pays more attention to people not here than to those who are. It may seem that opposition to rezoning is disproportionate, but that is because the plan disproportionately affects certain parts of town more directly and adversely than others. When the conversation moves to particulars on the ground, not on paper, the unintended consequences of the plan

become readily apparent—as do the reasons the opposition seems disproportionate. We move from a macro perspective—the plan’s near exclusive perspective—to a micro perspective, which recognizes the real and material ways rezoning affects real communities. The former zooms out and sees Community as an idea or ideal construct; the latter zooms in and sees actual construction in backyards, an unwanted densification failing to meet its stated objectives, and sharp increases in the demand and prices for houses and apartments. One has real effects on real people and the other is an abstraction comprising the ideas of the missing middle and affordability in the most general terms, an abstraction in which there are no negative consequences because there are no particular locations.

Moving from the macro perspective to the micro exposes the plan’s problems. On paper, cottages look quaint and fit nicely almost anywhere, fourplexes are not imposing, and noise and parked cars are absent, but in practice, in real, well defined communities, that will not be the case. Rezoning will do nothing to assist the missing middle nor to address seriously the need for affordable housing. It will not realize its stated objectives but its multiplexes will push housing prices higher, denigrate single family neighborhoods, and sow the seeds for the eventual decline in the quality of life in many communities. As others have pointed out, the damaging consequences of multiplexes in single family neighborhoods are already present in the Northside neighborhood,—and, as others also have pointed out, framing the discussion about rezoning as correcting past wrongs is insulting and reductive. My neighbors and I do not oppose affordable housing. We oppose the *means* by which *this specific plan* intends to realize it. Whether intentional or not, rezoning will manipulate the housing market and compromise the character and integrity of neighborhoods, features the town council should continue to protect, not undermine.

Sincerely,

Joseph Viscomi
North Street
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 9:07 AM
To: Lohmann, Catherine M.F.
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Blue Hill Developments

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: Lohmann, Catherine M.F. <clohmann@email.unc.edu>
Sent: Sunday, May 14, 2023 9:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Blue Hill Developments

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council,

Two related topics:

- 1) I have heard many neighbors recently castigate the current mayor and council for overseeing Blue Hill developments. I know that Blue Hill came in under Mayor Kleinschmidt and some of you at least were elected after you opposed the developmental madness in Blue Hill. I and my neighbors would very much like to know why the Blue Hill form-based development has not been rolled back. Is there a procedural or legal reason? Or

has it been rolled back but my neighbors are just wrong? I'm frustrated about the aesthetics, traffic, stormwater and, overall, the lack of thoughtful, coherent planning. I know you commissioned a planning study for which I commend you – yet all it seems to have produced is a ridiculous argument about R1 zoning, which frankly, you should have been smart enough to dodge.

- 2) With regard to rezoning: I have written before and suggested that you limit the rezoning to duplexes and carriage houses and I was astonished to see that you had implemented that change. I was quite pleased – I don't suppose it was my letter that prompted the change, but I feel good about it anyway!

There are still many fears. Now, the neighbors are concerned about 8-bedroom duplexes built right to the property line with parking spaces for 16 cars. So, please, limit these future duplexes to 4 or possibly 5 bedrooms total. Indicate what setbacks will be required (make sure there ARE setbacks), and quiet all this hyperventilating. Discuss parking. Many know that there is a limit of how many unrelated adults can live in a house in R1 zoning, Would the same apply to duplexes? Many fear a building with 8 random residents (like an apartment building) as opposed to a family home. Many of us know you mean well and are walking the line between allowing reasonable housing to be built and maintaining the charm of our town. My neighbors are also frustrated that this seems to be about affordable housing but isn't really, I know you cannot implement rent controls, but most of my neighbors don't know that. **You need to pay attention to these fears and provide good clear information.**

What I strongly recommend is 1) little steps and 2) very clear communication. (Why did I find out about the new rezoning recommendation from The Local Reporter instead of from a clear announcement from you). Also, take back Blue Hill.

Sincerely

Catherine Lohmann
9 Ellen Place
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 9:16 AM
To: Grodsky, Logan Hunter
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support Housing Development in Chapel Hill

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: Grodsky, Logan Hunter <lgrodsky@unc.edu>
Sent: Saturday, May 13, 2023 6:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support Housing Development in Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor Hemminger and Members of the Town Council,

As a student at the University and resident of Chapel Hill, it is disturbing to see so many fellow residents argue against basic measures to develop the town and improve conditions for all.

The reactionary NIMBY element in Chapel Hill is a menace to the livability of this town. [There is an extremely destructive shortage of housing](#) in town, a shortage which is responsible for soaring housing costs. Those residents who insist that authoritarian zoning regulations are necessary for preserving the town community could not be further from the mark.

In fact, high housing costs destroy our community by displacing long-time residents and forcing many further from the town. The solution is clear: we need to construct more housing to reduce competition for the currently limited housing stock. The housing developers that facilitate that process will make money on it, but objections to this fact are totally absurd. Nobody would object to a dry cleaner making money on laundering clothing or a baker turning a profit on selling cakes. Instead, I suspect that these arguments are meant to distract from the true reason many residents oppose development: a desire to protect their own, artificially inflated home values.

The Council cannot allow a vocal minority to stand athwart necessary progress. In a liberal society, we do not use the levers of the state to mandate our preferred environment or to protect our own economic interests. Thus, I strongly urge the Council to pursue the maximum possible degree of liberalization of zoning and other housing regulations to allow for the construction of more housing.

Sincerely yours,

Logan Grodsky

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 9:16 AM
To: Paige Gillon
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Paige Gillon <paigeeg@sas.upenn.edu>
Sent: Saturday, May 13, 2023 3:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

While I support Chapel Hill progressing, I am vehemently against sacrificing the community that chapel hill provides for wealthy investors. The charm and comfort of this town is dependent on maintaining our neighborhoods. Please uphold the expectations of current residents.

Thank you.

Paige Gillon

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 9:17 AM
To: Margaret McGuinn
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Article in the Guardian of London on real estate in Durham

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: Margaret McGuinn <margaretmcguinn1@gmail.com>
Sent: Saturday, May 13, 2023 3:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Article in the Guardian of London on real estate in Durham

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I hope that all of you have time to read this long and thoughtful article from The Guardian on what is happening in Durham as well as in towns and cities around the country who have already implemented the zoning changes you are considering.

<https://www.theguardian.com/us-news/2023/may/12/us-city-desert-palaces-durham-housing-crisis>

The most powerful paragraph is this one:

"In 2019, the city council voted to amend single-family zoning rules in some neighborhoods to allow for more density. Over the past year, the fruits of that change have become apparent: supply is increasing, but prices aren't going down. On some lots in popular communities near downtown, three brand-new homes priced at \$400,000 each now stand where there was once a single \$300,000 house. Indeed, a recent Urban Institute [study](#) of over 1,000 cities around the country found no association between loosened land-use restrictions and lower housing prices."

I strongly urge you to put the breaks on this rush to change zoning, and wait for evidence that shows it provides the results we all hope to see!

Thank you,
Margaret McGuinn

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 9:18 AM
To: Eddie & Jane Kim
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; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Please REJECT the Proposal to Rezone Chapel Hill

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Eddie & Jane Kim <eddiejanekim@gmail.com>
Sent: Friday, May 12, 2023 6:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Edward and Jane Kim
107 Grainger Ln, Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 10:06 AM
To: Mitchell Anscher
Cc: Judy Johnson; Britany Waddell; 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: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Mitchell Anscher <msanscher@gmail.com>
Sent: Monday, May 15, 2023 9:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 12:05 PM
To: nancee merritt
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: Please REJECT the Proposal to Rezone Chapel Hill

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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: nancee merritt <nanceenails@gmail.com>
Sent: Monday, May 15, 2023 11:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

Thank you.

Nancee Merritt

208 Forsyth Dr, Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 12:06 PM
To: Pete Goldstein
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; 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: Please ACCEPT the Proposal to Rezone Chapel Hill

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: Pete Goldstein <pmgoldstein@gmail.com>
Sent: Monday, May 15, 2023 10:44 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please ACCEPT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to ACCEPT the Proposal to Rezone Chapel Hill—it will positively affect our communities, is strongly supported by voters, and provides proven benefit to everyone. Thank you.



May 15, 2023

Dear Mayor and Council members,

I am writing on behalf of the Orange-Chatham Group of the North Carolina Sierra Club. We are writing in support of the Town of Chapel Hill's LUMO changes regarding Housing Choices for a Complete Community. This proposal aligns with the national Sierra Club infill and smart growth policy adopted in 2019 -- the latest tool in our longstanding fight against sprawl, greenspace destruction and climate change. (<https://www.sierraclub.org/smart-growth-urban-infill>) The national Sierra Club has even launched a guidance document for the policy, meant to assist Sierra Club activists who are interested in making a difference in their community. For these purposes, as well as for a more vibrant, resilient and equitable Chapel Hill, we support the proposed changes to the LUMO, changing the single-family ONLY zoning to be able to include gentle density – a return to historic housing patterns.

The Sierra Club's infill policy states:

Affirmative support for [smart growth and equitable] communities is a natural corollary to the **Sierra Club's opposition to sprawl, which promotes automobile dependence, destroys natural ecosystems, separates people from each other, increases social inequity, reduces economic security and increases carbon emissions** (emphasis added).

The Sierra Club acknowledges that many national and local land use policies were designed to separate people by class and race, and that many planning, housing and development practices still reinforce those inequitable and racist outcomes. The Sierra Club believes affordable housing is a human right. Further, all neighborhoods should be open to people of all income levels and backgrounds. In working to expand housing and economic opportunities we recognize our obligation to address past and ongoing inequity in the communities and neighborhoods most damaged by it and to fully engage the stakeholders of such communities in our work.

The Policy also addresses specific priorities for vibrant communities:

Land use zoning regulations and public infrastructure investments that favor lower density, automobile dependent development are problematic for numerous reasons, including: increasing vehicle miles traveled, degraded air and water quality, and destruction of open space, farmland and critical habitat. Concentrating economic opportunities, new homes, services, and amenities in existing communities protects and mitigates against sprawl, reduces pollution and greenhouse gas emissions, while creating livable communities.

Some of the priorities for vibrant communities are especially relevant to Chapel Hill's Housing Choice proposal:

- Development should allow a mix of uses (housing, commercial, retail, schools and amenities) sufficiently close to each other, and at sufficient densities, to support walkability... [and] at the highest densities within walking and bicycling distance of transit stations.
- Regulations and public incentives should expand housing choices in neighborhoods that offer access to educational and economic opportunity, particularly for residents who, because of race, ethnicity, and/or income, have historically been marginalized and displaced in land use decisions.
- Every neighborhood should host its fair share of affordable and low-income housing through equitable zoning, regulation, and investment.

Finally, the guidance includes an entire section this very issue: “Increase Missing Middle Housing Types” (page 66). Most pointedly to the Town proposal, it provides a recommendation:

Club activists should encourage their city or county to adopt zoning regulations that encourage the construction of missing middle housing types. This may mean that a jurisdiction that currently relies exclusively on traditional zoning rules for single family neighborhoods should replace the zoning with form-based codes, or a hybrid code that allows a wider variety of housing types (e.g., fourplexes, townhouses, courtyard buildings) in single family zones.

As Sierra Club members, we want to, and work to, protect the environment, the climate, trees, green space and natural habitats. We also recognize that the best way to accomplish these things now is to prevent more sprawl by more effectively utilizing the land and infrastructure inside the limits of our Rural Buffer. We hope that you will pass the proposed changes to the LUMO, allow gentle densification of Chapel Hill, and help to preserve the natural lands and farm land that we have remaining.

Should you have any questions, please do not hesitate to contact me.

With thanks,

Melissa McCullough, Chair

Orange-Chatham Group of the North Carolina Sierra Club

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 4:55 PM
To: GARY
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: Rezoning Proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: GARY <grichman@nc.rr.com>
Sent: Monday, May 15, 2023 3:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Highland Woods Listserv <highland-woods@googlegroups.com>
Subject: Re: Rezoning Proposal

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Wondering if there is a definitive answer from the Town's perspective on this topic- and/or when we could expect one
Thanks Gary Richman

> On May 11, 2023, at 4:06 PM, GARY <GRICHMAN@NC.RR.COM> wrote:
>

> Asking for our neighborhood - Highland Woods

>

> Several years ago we worked with the town to create a Neighbor Conservation District. My understanding at the time was that the NCD was an overlay to the zoning. As such the NCD incorporated the features of the zoning that we wanted to maintain (e.g. setbacks, lot sizes, density) and the neighbors unanimously approved only new dimensions that we wanted to altered or were not part of the underlying zoning.

>

> So would the new proposed residential zoning undercut the features of the existing zoning on which we relied?

>

> Gary Richman

> Highland Woods Resident Association

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 16, 2023 9:17 AM
To: Katy McClure
Cc: Judy Johnson; Corey Liles; Britany Waddell; 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: Input about LUMO from 2 Colonial Heights residents

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: Katy McClure <ktmccclure2@gmail.com>
Sent: Monday, May 15, 2023 6:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Input about LUMO from 2 Colonial Heights residents

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Town Council:

We appreciate the recent outreach by planners, especially Ms. Anya Grahn-Federmack and Mr. Tas Lagoo. They have offered (and endured!) many "Q+A" meetings around town, and they have been welcoming and responsive despite many challenges.

We are now opposed to the LUMO Text Amendments that allow even duplex redevelopment in R-1 zones and here's why:

- We know from direct experience here in Colonial Heights that UNC students will pay market rates or above to rent housing close to campus.
- Planners have acknowledged that the town cannot legally control who rents where, and the town can only legally mandate and require the developer to provide a relatively small percentage of "affordable" rental units.
- Because the town cannot legally control these variables, when you change the R-1 zoning the buyers/developers will indeed maximize density, then rent to students at the highest rents attainable. This will change neighborhoods convenient to UNC (like Colonial Heights) from modest family homes into much more dense student suburbs.

As Chapel Hill residents and homeowners, we do not support the LUMO zoning changes to residential areas (R-1 and R-2). We do urge the town to find ways to actually require and enforce the provision of affordable housing units within the many huge new developments currently being considered and built all over Chapel Hill (like AURA, which is already only a few blocks from Colonial Heights). We thank you for your consideration of this input.

Katy McClure and Dana Daum, Colonial Heights residents (on Williams Circle)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 10:57 AM
To: Janet Smith
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: "Missing Middle" Solution

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: Janet Smith <jlsmith108@gmail.com>
Sent: Wednesday, May 17, 2023 8:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Missing Middle" Solution

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council -

I think we can all acknowledge that there is a housing challenge in Chapel Hill - many people who work in the town cannot afford to live in it. This is true for essential town workers - police, firefighters, teachers, hospital and university workers, university staff and many faculty. This is especially true for single-parent families and even for many two-income families.

I think we can all agree that this is not a satisfactory situation and we'd like to correct it.

A “solution” has been proposed - increase downtown density by changing zoning rules to allow duplex, triplex and quadplex housing to encourage “Missing Middle” housing. Mission accomplished! This is not a solution. It is a trend. A catchphrase that caught on. And it will not solve the problem.

Enter the law of unintended consequences. *The Town cannot control who will buy these new homes.* We are a university town. Home to over 30,000 students. Anyone who lives within walking distance of campus knows that this new housing will not go to its intended owners but rather it will be purchased by investors and rented at exorbitant rates to students. As we have seen in Northside, there is a tipping-point at which high-priced student rentals dispossess families and destroy neighborhoods thus creating the exact opposite of what is intended. It is disingenuous and insulting to residents to suggest this won't be the result of this “solution”.

Therefore, let us start over to address a problem we can all agree exists in Chapel Hill and work together to come up with a solution that will actually achieve the desired result.

Thank you for considering this plea.

Janet Smith
108 Rose Lane
Chapel Hill, NC 27514
919-345-0524

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 12:07 PM
To: copeland@nc.rr.com
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: Westwood Opposition to Zoning Proposal

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Thursday, May 18, 2023 12:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Jeanette Coffin <jcoffin@townofchapelhill.org>
Subject: RE: Westwood Opposition to Zoning Proposal

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council,

I just wanted to circle back with you and let you know that despite the effort to scale back the proposal, **those who signed this letter still stand in strong opposition to the revised plan.**

Please focus on those things that can significantly increase housing and affordable housing. This is not one of those things and it has likely seriously negative impacts on our neighborhood.

President Macron in France this week said that they were 'pausing' on green regulations this week in order to actually focus and execute on those things that can have an impact. I ask that you do the same thing. Take a step back from new regulations like this proposal and execute on the big developments that are likely to have the biggest impact. If Macron and the French can do it, Chapel Hill Town Council can also find the ability to restrain from regulation changes.

Best,
Dan

From: copeland@nc.rr.com <copeland@nc.rr.com>

Sent: Sunday, March 12, 2023 1:48 PM

To: 'mayorandcouncil@townofchapelhill.org' <mayorandcouncil@townofchapelhill.org>

Cc: 'Jeanette Coffin' <jcoffin@townofchapelhill.org>

Subject: Westwood Opposition to Zoning Proposal

Dear Mayor, Town Council and Staff,
Attached please find a letter from many in the Westwood neighborhood.

This started from a conversation that I had with one neighbor about writing a joint letter. Then a few other people expressed an interest. Then 10, then 20. All in all, this letter now contains nearly 50 signatures from town residents who live in Westwood. Specifically, this is not just the historic district. All have read this exact letter and volunteered to sign it. I am sure I will receive other requests to sign, but I wanted to get this to you in time to hopefully make a difference, so I stopped taking calls and requests.

This letter explains why the proposal is bad for the entire Westwood neighborhood. There are other reasons that it may be bad for other residents of Chapel Hill, but we live here in Westwood so we focused on our neighborhood.

If you have any questions, please let me know. And, please share this with any staff that may be working on this effort.

Best,
Dan and Leigh Copeland
2 Briar Bridge Lane

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, May 18, 2023 4:14 PM
To: stanley schwartzman
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: Please REJECT the Proposal to Rezone Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: stanley schwartzman <schwartzmanstanley@yahoo.com>
Sent: Thursday, May 18, 2023 4:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:01 AM
To: Denny Cook
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
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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: Denny Cook <Denny.Cook@sas.com>
Sent: Friday, May 19, 2023 7:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers. Thank you.

I have lived this more than once, I have lived in Long Beach, CA and McKinney, TX. I saw the impact of explosive growth in both of those areas and moved away because of unintended consequences to the community. The perceived increased tax revenue did not pan out. The costs went up more than the revenue because of water use, sewer system being overwhelmed, increased crime and more. The standard of living suffered and people with means left. There is a

sweet spot for density and once you cross that line bad things will happen. I believe that Chapel Hill has already crossed that line with all of the apartment buildings going up so quickly. This is a very bad idea.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:22 AM
To: wayan@wayan.com
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: Thank you for putting up with us

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: wayan@wayan.com <wayan@wayan.com>
Sent: Thursday, May 18, 2023 10:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thank you for putting up with us

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

Mayor & Council,

I just spent too long reading through the Housing Choices online survey responses. Wow! Such vitriol, negativity, and baseless attacks. I am so sad that hard working public servants have to put up with that commentary online. I've been told that you get the same or worse in-person too. I am so sorry.

Please persevere.

There is a major silent majority that understands how unaffordable Chapel Hill has become, especially in the last few years. We know what our houses are valued at now, and while its a nice future windfall, we also know we could not afford to live here had we not bought years ago. We don't know how teachers, firefighters, police, and all town workers can afford it.

Actually, we do know. All of us see the inbound traffic each morning of those who have to live elsewhere and commute to jobs here. Our children's teachers, our community's garbage truck drivers, and every service worker drives from Durham, Chatham, or greater Orange counties.

We want them to live here, love this town, and be our neighbour. Please help make that happen with the Housing Choices re-zoning.

Thanks,
Wayan Vota
622 Arlington St

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 19, 2023 9:23 AM
To: Maia Tellier
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: Please REJECT the Proposal to Rezone Chapel Hill

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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: Maia Tellier <mailys1@mac.com>
Sent: Thursday, May 18, 2023 5:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please REJECT the Proposal to Rezone Chapel Hill

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

To the Mayor and Town Council- I urge you to reject the Proposal to Rezone Chapel Hill—it will negatively affect our communities, is strongly opposed by voters, and provides no proven benefit to anyone except wealthy developers.

We like living in our town and don't want to have to move,

Thank you.

Maia Tellier

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 3:56 PM
To: Susan Bickford
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: proposed zoning changes

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: Susan Bickford <susanbickford44@gmail.com>
Sent: Monday, May 22, 2023 3:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: proposed zoning changes

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

To the Mayor and Town Council:

We write to respectfully ask that you reject the proposed changes to the Town's Land Use Management Ordinance and that you preserve single-family zoning. The proposed changes will only benefit developers and will not create more affordable housing.

From 1997 to 2014, our family lived on Davie Circle. We loved the neighborhood, and particularly the mix of renters and owners, families and singles, older people and students. However, in 2004, two small rentals were torn down, and

replaced by two large rental houses designed to be rented to students. This was a kind of tipping point. Each house was supposed to have only four residents; eight cars were suddenly added to our small narrow streets. It became less safe and pleasant to walk around the circle, or to teach our kid to ride a bike in our neighborhood, or to play near the street. It was one of the main reasons we moved to Oakwood Drive in 2014.

If you make the changes under consideration, what happened on Davie Circle will happen all over town, including on Oakwood Dr. ***It will only benefit developers and landlords.*** There is no reason to believe that such development would keep rents down. Imagine a fourplex with three bedrooms in each unit. The landlord will not price each unit on the assumption that a single family is living there; they will price it on the assumption that three or four students are living there. Rents will stay high, and neighborhoods will become even more clogged with cars. (In the scenario I described, a fourplex with each unit rented by a single family would mean 4-8 more cars. A fourplex rented by groups of students would mean 12-16 more cars.)

The affordable housing crisis in Chapel Hill is real. If developers want to benefit financially from building in Chapel Hill, we should require them to commit to a serious percentage of affordable units being offered -- 20-30%, say -- with serious consequences for not following through. Rent controls for a certain number of units should also be considered.

Please don't be captured by the unproven assertion that more and different buildings make prices go down. Please don't ignore the impact of increased car traffic on our neighborhoods. At the very least, do a serious assessment of potential impacts, supported by existing empirical research, not assumptions.

We believe in affordable housing and diverse livable neighborhoods. These proposed changes are not the way to achieve either.

Sincerely,
Susan Bickford and Greg McAvoy
44 Oakwood Dr.
Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 3:57 PM
To: eleanorhowe@icloud.com
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: FW: Housing Choices
Attachments: NFH 5-14 E-mail Meeting Follow-Up.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.

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: Eleanor Howe <eleanorhowe@icloud.com>
Sent: Monday, May 22, 2023 3:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choices

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We have lived in the Stateside Subdivision in the Lake Ellen neighborhood for 30 years. We bought our house *because* it has an "in-law" apartment. Our parents lived in the apartment at different times, and we have rented it out in intervening years.

So, obviously we support "ADUs" in R-1 zoning. **We also strongly support the provision to allow duplexes in R-1 zoning.**

Our most recent tenant moved out after 10 years' residence to become a homeowner. Although our former tenant has a very good job in Chapel Hill, because of housing costs in Chapel Hill what was a 6.5-mile daily commute is now 50 miles.

It seems only logical that one 1,500 SF unit (half of a 3,000 SF duplex) would be less expensive than a 3,000 SF single-family home, and we support making more-affordable housing available to more people in Chapel Hill.

We believe this will help make Chapel Hill's population more diverse, which we support. In addition, and without question, shorter commutes, whether by personal vehicle or public transit, greatly benefit the environment.

We are also greatly disturbed by the misinformation that has been going around our neighborhood regarding the Housing Choices proposal, specifically what will and won't be allowed in R-1 neighborhoods. Please see the attached copy of a handout widely shared in the North Forest Hills neighborhood by the Lake Ellen Homeowners Association, and separately, by two neighbors who are leading efforts to institute restrictive covenants in our area.

Dan & Eleanor Howe
135 Stateside Drive
Chapel Hill, NC 27514
919-929-1567

The Petition for “Housing Choice”

A [petition](#) was created in September 2021 by Council members Karen Stegman, Tai Huynh, Allen Buansi, Michael Parker that tasked the Chapel Hill Planning Department to create a plan that developed “missing middle” and affordable housing. This petition states this plan is just an interim step before “significant” long-term changes to the Land Use Management Ordinance (LUMO) can occur.

In October 2022 [Chapel Hill Planning Commission](#) members voted unanimously to recommend the Mayor and Town Council approve the plan. Note: the [Planning Commission Meeting Minutes](#) show that commission members wanted even greater density and **“discussed whether drawing the line at fourplexes (vs. higher) goes far enough.”**

The plan called “Housing Regulations and Housing Choices for a Complete Community” (Housing Choice) will take the form of text amendments to the Land Use Management Ordinance (LUMO). The LUMO is the land development ordinance that sets the rules and uses for the built environment: buildings, streets, lighting, parking lots etc. The plan is here: <https://www.townofchapelhill.org/government/departments-services/planning/plans-and-ordinances/current-initiatives/housing-access-text-amendments>

Why Haven’t You Heard About “Housing Choice”?

This will be one of the largest changes to residential housing in Chapel Hill in many decades yet most property owners don’t know about it. Typically, Town staff notify residents through postcards or yellow zoning signs near a property before a change. Since these zoning changes will affect hundreds of neighborhoods, no postcards were sent or signage posted. The Town used various social media accounts and the Town’s website to notify residents.

The Chapel Hill Planning Department held public information meetings including multiple neighborhood meetings but without widespread notifications only a fraction of homeowners is aware of the pending zoning changes. A [timeline of events](#) is available at the Town’s website.

Who’s Impacted by “Housing Choice” Zoning Changes

The town estimates roughly 250 neighborhoods that will be affected by the loosening of land use regulations but has not published a list of neighborhoods. It is left to homeowners to determine if they are subject to the zoning changes.

Neighborhoods Protected from Zoning Changes

- neighborhoods whose HOA’s limit land use to single family homes will be exempt
- neighborhoods whose original covenants (not expired) that limit land use to single family homes will be exempt
- neighborhoods that enact new covenants that limit land use to single family homes will be exempt
- homes above a certain price point will essentially be exempt because it is not economically feasible for a builder to knock down a million-dollar home and build duplexes

In general, this zoning change will impact older neighborhoods with expired covenants and more modest homes.

This change will divide Chapel Hill’s real estate market. Homes are large investments, buyer want predictability. Changes in land use on adjacent lots may be too unpredictable for some buyers.

No Affordable Housing - Just High-Priced Rentals

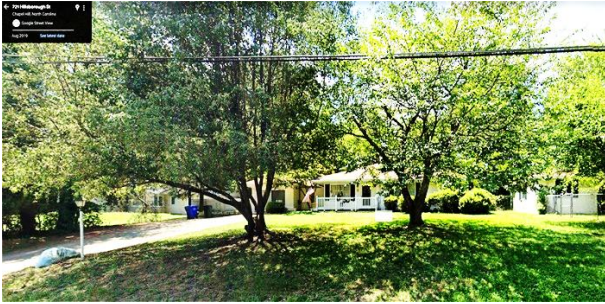
With the high cost of land in Chapel Hill, there will never be affordable housing unless there are direct subsidies from the federal, state or local government. In public meetings The Chapel Hill Planning Department has said that loosening land use regulations in single family neighborhoods will not create affordable housing. The Town is currently exploring many ways to create affordable housing but this particular zoning change will not do it.

[The Urban Institute](#), a non-affiliated research entity that has studied housing data since 1968 recently published a paper entitled “Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability? The researchers studied multiple land-use reforms in 1,136 cities. They conclude:

“We find that cities that passed reforms loosening land-use regulations (increasing allowed housing density, or “upzoning”) saw a statistically significant increase in their housing supply compared to cities without reforms. This increase, however, occurred predominantly for rental units affordable to households with higher-than-middle-incomes over the short- and medium-term following reform passage; effects for units affordable to those with extremely low incomes and very low incomes were positive but not significant, perhaps due to the small number of such units at baseline in each city.”

The data shows the plan the Mayor and Town Council proposes will actually increase the number of rental units for above average income households in Chapel Hill. We already have an issue with expensive student housing, this data shows the new zoning changes will compound this.

The current proposed plan allows for development of duplexes and accessory dwelling units (ADU's) in traditional R-1 zoned single family neighborhoods. ADU's seem to be widely accepted as an additional housing option in Chapel Hill but duplexes can be problematic. Here's an example.



The single family (R-4 Zoned) half acre ranch located at 721 Hillsborough Street was sold for \$530,000 in March 2021. The house was demolished and the lot was cleared for new development.

An eight-bedroom (2 duplex) structure replaced the single-family home at 721 Hillsborough. Each duplex rents for \$3,400. Using a mortgage calculator, the mortgage on the original home would be less than the current rent for a unit.



The entire back of the lot is paved for parking. The proposed zoning changes will require a parking space for each bedroom in the duplex. There are 8 parking spaces for this structure.

When Two Becomes Eight

When eight residents now occupy the space where there were two before, more services are needed to accommodate the increase. Water and sewer, garbage and recycling collection, emergency services (police and ambulance), schools, town services/facilities will need to increase to accommodate a high-density housing model. Since the Town has not determined the number of neighborhoods that will be impacted by the new plan, they cannot determine service shortfalls, utility demands and school capacity issues.

UNC Chapel Hill will continue to grow and require more student housing.

- 2022 UNC Chapel Hill Enrollment - 31,539
- 2017 UNC Chapel Hill Enrollment - 29,469

UNC Chapel Hill has removed on campus housing.

- UNC discontinued international student housing
- UNC discontinued married family student housing

UNC Chapel Hill found lead in water supply. This may reduce more on campus housing.

- [UNC Chapel Hill Checking Water Fixtures – Lead Found in over 100 Buildings](#)

Student rental housing highly profitable for developers. It is common for rents to average \$1000 per bedroom.

- Average rent in Chapel Hill \$1,879 Average Size 968 sq. ft.
- Rental vacancy rate in Chapel Hill is very low 5.3
- 10,195 or 51% of the households in Chapel Hill, NC are renter-occupied
- 9,919 or 49% of the households in Chapel Hill are owner-occupied

Chapel Hill Petition to Stop Zoning Changes:

[Stop! Re-Examine Plan to Increase Density in Single Family Neighborhoods](#)

Resources

General

- [Housing Choice for a Complete Community – Proposed Text Amendments](#) - “The Chapel Hill Planning Department is considering Land Use Management Ordinance (LUMO) text amendments that would allow small-scale residential development of fewer than five units in parts of Town that currently only allow single-family homes.”
- [Chapel Hill Land Use Initiative Map](#) – North Chapel Hill Plan on page 39
- [North South BRT Transit Project](#): “planned 8.2-mile line along one of the town’s busiest and most vital thoroughfares stretching from Eubanks Road in the north to the popular Southern Village in the south.” Look at the map to locate the “station” at the corner of Stateside and MLK.

Town Council E-mail Archive

- Search “LUMO”, “Housing Choice” and “Zoning”. You will see what residents have written to Town Council [Link here.](#)

Pam Hemminger Speeches

- June 2022 - [Mayor Hemminger Rotary Club Speech](#) – “The first major point made was that future residential construction in Chapel Hill will be extensive and will almost certainly be mainly apartments. Land simply costs too much for single family houses to make financial sense for investors.”
- January 2023 – [Mayor Hemminger - Triangle Business Journal Interview](#) - “she’s leading Chapel Hill in a new era growth”

Local Opinion

- [Who Owns the Chapel Hill Housing Problem?](#)
- [Analysis: Home sizes in southern Orange County](#)

Education

- [Higher Education Has a Tax Problem and It's Hurting Local Communities](#)

Urban Institute Research

- [Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability?](#)

Affordable Housing

- [Trickle Down Housing](#)
- [The end of 'trickle-down housing'. A chance to make housing genuinely affordable again](#)
- [Hollywood Neighborhoods Reveal Why Trickle-Down Housing Policies Don't Work](#)
- [Why Building More Market-Rate Housing Will Not Solve Charlottesville’s Housing Crisis](#)

- [More Building Won't Make Housing Affordable](#)
- [America's Trillion-Dollar Housing Mistake: The Political Economy of Housing](#)
- [Homeless coalition: Trickle-down housing doesn't work](#)
- [A Leading Voice on Urban Planning Debunks Housing Trickle-Down](#)

Proposed Changes

- “Housing Regulations and Housing Choices for a Complete Community” – changes to the Town’s Land Use Management Ordinance (LUMO) that loosen building restrictions in traditional single family (R-1 zoned neighborhoods). The Town’s goal is to achieve greater density in neighborhoods.
- The current proposed plan allows for development of duplexes and accessory dwelling units (ADU’s) in traditional R-1 zoned single family neighborhoods.
- This would allow developers to build 1 duplex per ½ acre lot. Since land is expensive in Chapel Hill this means developers will most likely build 4-bedroom units. Each ½ acre lot will most likely have 8 bedrooms.
- Developers will be required to replant 20-30% of foliage after they clear a lot. They will be required to provide a parking space for each bedroom. There will be some height and setback restrictions to conform to the character of the neighborhood.

Who Owns the Chapel Hill Housing Problem?

Last year, consultant Rod Stevens forecast that Chapel Hill would need housing for 445 individual households and for 45 students per year. The type or cost of this housing was not specified. If housing type were market rate apartments, Chapel Hill already has nearly a four-year supply and growing (1842 available as of Jan. 18, 2023, on www.apartments.com) with 4500 residential units awaiting construction.

To increase the diversity of housing in Chapel Hill, specifically the “missing middle” of townhomes and multiplexes, the Town Council has proposed changing the zoning of single-family neighborhoods to allow more density in the form of duplexes, triplexes, quadriplexes and cottage courts. The new zoning would also add regulations to address tree canopy, stormwater control and parking which do not currently exist.

Since housing diversity is the goal and not affordability, this proposal is yet another gift to developers. A key caveat to this plan is that it would not apply to newer (and generally wealthier) neighborhoods with homeowners associations (HOAs) or to neighborhoods with neighborhood conservation districts (NCDs) or other covenants. Some council members have already suggested overriding NCDs. So far, the HOA/NCD status of only 50 of the 250 town neighborhoods has been publicly identified, so the distribution of impact is unknown.

The impacts of rezoning are significant and many. Aside from the inequity of targeting neighborhoods without HOA or NCD protection, what upgrades in water, sewer, garbage collection, utilities and roads will be required and who will pay for them? What are the tax implications? Will rising property values drive out existing moderate income residents? What about affordability? Will it be owner-occupied housing or corporate-owned rentals?

Several cities that made similar changes have had mixed results at best, including [Durham](#), [Raleigh](#) and [elsewhere](#). These are only some of the concerns that need to be addressed before moving forward. Supporters of rezoning argue that change will occur slowly over many years so impacts will be minimized. But if this is the case, then the impact on housing will also be minimal. Which begs the question: why is this a good idea?

The elephant in the room and what makes Chapel Hill unique is the University of North Carolina. UNC is responsible for the majority of the workforce and all the student housing needs in Chapel Hill, yet it has recently repurposed former dormitory space while directing students to [new luxury apartments](#).

UNC owns 40% of the land in Chapel Hill and pays no city taxes. Of this land, Carolina North alone represents a 20-year potential housing supply, based on the consultant Keesmaat Group’s capacity analysis. Indeed, the former Horace Williams airport tract is ideally suited for housing as no grading or tree removal is needed and it borders the future MLK bus rapid transit route to campus.

So who owns the missing middle housing problem? Older neighborhoods without HOAs/NCDs or every neighborhood? And what about the University’s obligations?

As happened in Raleigh, this zoning change will surely be a top issue in the next municipal election where four seats will be contested. Accordingly, a Council vote on this highly controversial proposal should not be rushed.

Let good governance prevail.

David Adams is an adjunct associate professor of medicine at Duke University and 38-year resident of Chapel Hill.

Higher Education Has a Tax Problem and It's Hurting Local Communities

By [Davarian L. Baldwin](#) April 7, 2021 3:00 PM EDT

Baldwin is the author of [In the Shadow of the Ivory Tower: How Universities Are Plundering Our Cities](#)

On [March 30, 2020](#), toward the beginning of the global COVID-19 pandemic, New Haven citizens stormed the city's Zoom budget meeting to vent their outrage at Yale University's continued strain on city finances. Residents specifically pointed to Yale's vast and tax-exempt property holdings compared to the deficit-ridden New Haven public schools hungry for property-tax dollars.

Four months later, on July 29, a new coalition of Yale union workers and residents followed up with a 600-vehicle "[Respect Caravan](#)" that brought downtown traffic to a halt. With signs that read "Yale: Pay Your Fair Share," organizers acknowledged that the university offers the city voluntary PILOTS (payments in lieu of taxes) but declared these funds were "pocket change" compared to the \$30 billion endowment. For the protestors, COVID-19 merely exacerbated a growing disparity between urban colleges and universities and their host cities.

Universities and their medical centers are registered with the Internal Revenue Service as [501\(c\)\(3\)](#) charitable nonprofit organizations. Because higher education institutions provide the public good of education to surrounding communities, their property holdings are exempt from taxation in all 50 states. But classes with professors and students are a minor side business on college campuses today. The greater value of campuses is their ability to use the nonprofit tax exemption as a tax shelter for profitable research and private investors.

With the meteoric ascendance of the knowledge economy, colleges and universities have become financial titans in urban centers. After a group of universities lobbied to pass the [Bayh Dole Act](#) in 1980, schools like Stanford, MIT and Yale immediately created technology transfer offices to privatize and profit from federally sponsored research. Today universities use their academic research to create commercial goods or patents in a range of fields, from the pharmaceutical industries and software products to military defense weaponry. After the fall of factories, knowledge has become the new face of capitalism with university bell towers lauded as the [smokestacks](#) of today's cities.

Read more: [The Economic Model of Higher Education Was Already Broken. Here's Why the Pandemic May Destroy It for Good](#)

Both city leaders and administrators in education rightfully laud the "[economic impact](#)" that comes from these public-private partnerships facilitated by college campuses. The research makes life-saving discoveries, generates secondary start-up companies and jobs and attracts additional investors in related industries. We can point to the millions in revenue secured by Stanford when university researchers produced [Google](#) or the financial rebound generated for [Pittsburgh](#) when Silicon Valley companies and local universities helped revive it as a tech city.

Today's schools bring the once suburban research parks to the city as "innovation districts" where academic research and corporate partnerships meet real estate, retail and cheap labor. Real estate developers like [Wexford: Science + Technology](#) focus on what they call "knowledge communities" and work with cities and schools to build a monied portfolio of university-affiliated projects like Philadelphia's uCity Square, Converge Miami and Cortex in St. Louis. Urban neighborhoods are being transformed to optimize "value capture": the conversion of city blocks into research profits. Under the cover of educational purposes, research that has the potential to produce millions in patents and revenues remains largely tax exempt while conducted in tax-exempt buildings. These financial arrangements are quite lucrative for city leaders, university administrators and their corporate partners.

But what about city residents, especially those who live in the neighborhoods surrounding the schools? A critical paradox has emerged with dire consequences for our cities. We assume that higher education is an inherent public good, most clearly marked by its exemption from property taxes. But nonprofit status is precisely what allows for an easier transfer of public dollars into higher education's private developments. The former mayor of New Haven, Conn., Toni Harp, said such arrangements create a property-tax gray area where profitable research produced for private companies is conducted in educational buildings that are not on the tax rolls. (In 2010, the [Lincoln Institute of Land Policy](#) outlined the increased number of schools starting to pay PILOTs.) At approximately \$13 million, Yale pays the largest PILOT in the country. But this is merely a [fraction](#) of the estimated \$102 million in property taxes that, if Yale weren't tax exempt, would come from the school or the additional \$31 million that would come from Yale-New Haven Hospital.

Most schools also reap the benefits of police and fire protection, snow and trash removal, the maintenance of roads and the electrical grid, and other municipal services while struggling host cities pay the price. Homeowners and small-business owners ultimately carry the weight of increased property taxes caused by campuses and their knowledge communities while the owners of rental properties make units smaller and inflate their prices to prioritize the needs and financial means of those affiliated with the university.

Read more: [Applying to College Was Never Easy for Most Students. The Pandemic Made It Nearly Impossible](#)

In 2016, [Princeton University](#) paid more than \$18 million to settle a lawsuit with residents of the historically Black neighborhood of Witherspoon-Jackson. Residents discovered a noticeable jump in their property-tax bill and wondered why. They realized that nearby university buildings remained tax-exempt while producing research that generated millions of dollars in commercial royalties. One plaintiff in the Princeton case described the university as a "[hedge fund that conducts classes](#)."

And if one thinks this tax hustle is simply an elite, private-school problem, let's turn to Arizona State University. In 2018, with a six to one [vote](#), the Tempe City Council approved an Omni Hotel and Conference Center project that would pay almost no sales tax for up to 30 years. It would also pay no property taxes because it is going to sit on university land owned by the Arizona Board of Regents. Meanwhile, as in many states, Arizona continued to pull back on its [contributions](#) to public higher education.

ASU President Michael Crow, a self-proclaimed "academic entrepreneur," was unabashed about looking for new revenue streams: "Our funding is down 60% per student per year, O.K.," [he said in a 2018 interview](#). "Fine, then we come up with other revenue sources to advance the university including using property that has been given to us." ASU realized they could lease their tax-exempt land to private companies, and instead of shelling out property taxes, these companies could make a lower direct payment to the university. Elected officials have no say in how the money is spent while such university developments simultaneously raise property values and contribute little to public services.

Sean McCarthy, a research analyst with the Arizona Tax Research Association, held little sympathy for ASU's stated plight of balancing the budget. After reading about the Omni deal, he put together a scathing policy review detailing the long history of "[tax free zones](#)" at ASU. He points to the State Farm Insurance regional headquarters on campus as an example of how this works: The Arizona Board of Regents holds the deed to the land and State Farm leases the property, which allows the largest commercial development in Arizona to pay a fraction of its property-tax burden. ASU is able to use the revenue to spend without public oversight.

Arizona Attorney General Mark Brnovich shared McCarthy's outrage, and in January 2019 he [sued](#) the Arizona Board of Regents for essentially renting out its tax-exempt status to private businesses. Few were surprised when the State Supreme Court [dismissed](#) the case in developer-friendly Arizona. And ASU continues to expand its campus projects into downtown Phoenix where they have partnered with Wexford to build an "innovation center." I spoke with Rick Naimark, ASU's associate vice president for program development planning, and he

told me ASU expects that the designation of “education purposes” will also exempt this development from property taxes.

But the twin forces of racial injustice and the pandemic placed a new spotlight on the economic impact of higher education. The same week as New Haven’s “Respect Caravan,” more than [100 students](#) and Philadelphia residents gathered to protest the actions of the University of Pennsylvania’s police department while calling for a PILOT to support the deteriorating public schools. In [November 2020](#), the university announced its contribution of a \$100 million “charitable gift” over a 10-year period, largely targeted for asbestos removal in public school buildings. All parties celebrated this decision, but many also [noted](#) the careful legal language of “gift.” The financial distinction of gift, compared to payment, absolves the university from any long-term responsibility or acknowledgment that the wealth of their \$14.9 billion endowment is directly connected to the city’s budget woes.

Such piecemeal victories have not deterred increased calls for a new tax arrangement between urban universities and their cities. Campaigns from the [University of Chicago](#) to [UCLA](#) are seizing the moment to argue that a key piece of social justice and anti-racism requires that schools develop a new business model that, at least, redistributes the wealth extracted from cities back into its neighborhoods. If higher education is going to be celebrated as the new economic engine, its prosperity cannot come at the cost of our city’s most vulnerable residents.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:07 PM
To: Ellen Boylan
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: Text Amendment

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Ellen Boylan <egboylan@gmail.com>
Sent: Monday, May 22, 2023 2:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Text Amendment

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Dear Council Members,

I have followed the process of the proposed text amendment which will effectively re-zone Chapel Hill. I have attended presentations by staff at the library and the neighborhood Zoom meeting, as well as the working council meeting last month. I have yet to see a compelling rationale for this change; I have seen a divisive process with "expert" advice offered by outside consultants who don't know our town. I fear a majority of our council members entered the dialogue with the community at large with a preordained mindset, rather than being receptive to an open exchange.

At one of the meetings with staff I enquired how this explosive growth is good for Chapel Hill. The reply was a pat phrase: "If a town doesn't grow, it dies." I believe the surest way to destroy a town is to destabilize existing neighborhoods. I respectfully ask you to table this process until we have a better understanding of how the already approved developments impact the town. Even if you believe that the town "must" provide 400-500 additional housing units annually to accommodate growth, we have enough units currently in the pipeline to meet that need for the foreseeable future.

Please do not change the existing residential zoning. Such a move likely will only benefit speculative developers who would be able to out-bid individual families and build expensive duplexes, whether for sale or rent. Current ADU provisions already allow for a "gentle" densification. You have other, better options for creating more diverse housing types—especially by partnering with UNC to develop relatively more affordable housing on University-owned property, such as the old airport. All residents could applaud such a win-win strategy, one that provides homes for university and town employees to live closer to their jobs.

Thank you for your consideration.

Sincerely,
Ellen Boylan
1306 Willow Drive

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:07 PM
To: Charles Liner
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: The re-zoning proposal has changed again? Duplexes can multiply?

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: Charles Liner <cdliner@yahoo.com>
Sent: Monday, May 22, 2023 1:20 PM
To: Evan Dimke <eadimke@gmail.com>; Susan Gravely <sgravely@vietri.com>; Sandra Freeman <sfreemanmd@gmail.com>; Ryan Reynolds <ryanmreynolds@hotmail.com>; Frances McClure <mclurefrances@gmail.com>; Beril Steiner <beril.steiner@gmail.com>; Mimi Hock <mimighock@gmail.com>; Susan Allison <susanallison1231@att.net>; Ritch Allison <ritch@rsallison.com>; Anne Lyerly <annie.lyerly@gmail.com>; Lisa Jones <lisaclements@jones@gmail.com>; Betsy Giduz <BetsyGiduz@gmail.com>; Inessa Fishbeyn-Reeve <ifish4@me.com>; Louise Johnson <drlouisejohnson@gmail.com>; Marika Steele Schoolar <marika@soloarch.com>; Aaron Biek <aaronbiek@gmail.com>; Susan Moffatt <ssmoffatt@icloud.com>; Stuart Lascelles <jsmabie@gmail.com>; Peter McCubbin <jpetermac@gmail.com>; Michael Ulku-Steiner <michael.ulku-steiner@da.org>; Kim Slomiany <kslomiany@gmail.com>; Mike Slomiany <mslomiany@gmail.com>; Margo Reynolds <margo.w.reynolds@gmail.com>; Julie Lunsford <julialunsford@gmail.com>; Alison McNamara <alisonmc03@outlook.com>; cdhall511@gmail.com; Bob Korstad <rkorstad@duke.edu>; Bradley Kirsch <bradleykirsch@gmail.com>; Steve Jones <wsj@unc.edu>; Lauren Biek <laurenbiek@gmail.com>; Sally Brown <sallylarsonbrown@gmail.com>; Kit Flynn <kitflynn8015@gmail.com>; Julia Grumbles <juliagrumbles@gmail.com>; William Stacy <williamstacyjohnson@gmail.com>; David Reeve <cdcreeve@mac.com>; Bill Ross <sg95br@me.com>; Camilla Tulloch <jfc_tulloch@yahoo.com>; Dave Clemmons <daclemmons@gmail.com>; Louise King

<louiserking@gmail.com>; Don Liner <cdliner@yahoo.com>; Greg Fitch <greg@fearrington.com>; Lou O'Shea <l_oshea@bellsouth.net>; Lisa McCubbin <jlpmc@msn.com>; John Sweet <jws@icloud.com>; Duncan Lascelles <bdxl@me.com>; Anne Bernholz <annebernholz@gmail.com>; Anne Perldepal <perldepal@yahoo.com>; Scott Kirsch <kirsch@email.UNC.edu>; Leigh McAllister <lmca106@gmail.com>; Tom Lunsford <lunsford.tom@gmail.com>; Kathy Clemmons <ksclemmons@gmail.com>; Beth Kurtz-Costes <bkc@unc.edu>; Rachel Baum <rachelbaum@gmail.com>; Eric Formeister <eformeister@gmail.com>; Jacquelyn Hall <jhall@email.unc.edu>; Sandy Kanakis <sandykanakis@yahoo.com>

Cc: Marcie C. Ferris <ferrism@email.unc.edu>; Karla McPherson <karlamcpherson@gmail.com>; Virginia Gray <vagray@email.unc.edu>; Laurie Thorp <lthorp108@gmail.com>; lindapassman888@gmail.com; Edward Marshall <dr.edwardmarshall@gmail.com>; Linda Brown <lbrown1@live.unc.edu>; Julie McClintock <mcclintock.julie@gmail.com>; Nancy Preston <nspreston517@gmail.com>; Catherine Williams <catrobwill@gmail.com>; Ed Preston <etpreston@gmail.com>; Susan Smith <nasus48@bellsouth.net>; Vincent Kopp <vincentjkopp@gmail.com>; Nancy Oates <neoates112@gmail.com>; Maria Fernandex <chemfsxm@netscape.net>; Renuka Soll <renukes@gmail.com>; Kristy Lee <leecabin@yahoo.com>; Melissa M. Bullard <mbullard@email.unc.edu>; Katherine Craft Kopp <kkopp3@gmail.com>; Louise King <louiserking@gmail.com>; Pam Weiden <expamch@gmail.com>; Breckany Eckhardt <breckany@gmail.com>

Subject: The re-zoning proposal has changed again? Duplexes can multiply?

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

Neighbors,

Three business days before the public hearing on the rezoning proposal, scheduled for Wednesday, May 24, at 7 in Town Hall, the Town released a notice that appears to make significant changes in the re-zoning proposal. Since April 10, the proposal has permitted only duplexes in single-family neighborhoods. With this change, it appears from the language used that pigs can fly and duplexes can multiply.

In late January, when almost no one had heard of it, we discovered a proposal to eliminate single-family zoning protections for family neighborhoods and a plan to vote to approve that proposal in just over three weeks, on February 22.

That proposal would have allowed commercial developers and investors to buy homes in family neighborhoods, tear down the houses, and build multi-unit housing in the form of duplexes, triplexes, quadplexes, townhouses, and something called "cottage courts."

After a strong protest the vote was postponed, and at the council work session on April 10 the Town announced that only duplexes would be allowed in zoning districts R-1, R-2, and R-3. This was something of a relief, of course, but a rental duplex can also harm a family neighborhood--you have seen the photos I have taken of duplex complexes already built in some zoning districts that pack in renters and cars and burden local streets.

Here is the language in Friday evening's announcement:

"What has changed since the January 2023 proposal?"

- Staff have modified the proposed amendments since they presented in January 2023.
- The size of accessory apartments has been increased from 750 square feet to 1,000 square feet.

- Two-family developments, including single-family + cottage and two attached or detached units would be permitted in all residential (R-) zoning districts.
- Three- and four-family developments would be allowed only in areas that already allow multi-family development. The revised proposal will not allow triplexes or fourplexes in R-1, R-2, or R-3 zoning districts."

It is the third item that is most concerning. It no longer mentions "duplexes" but instead refers to "two-family developments." Let's call them duplexes.

With this language it seems there are now three types of "duplexes":

1. A "single-family + cottage development." Whatever it's called, that's two houses on a residential lot. How big can they be? Will they really be marketed to families rather than to students? How many student rentals can they accommodate?
2. Two "attached" units. This would be the typical duplex where one building contains two housing units.
3. Two "detached" units. Consider a developer who buys a single-family house. The house could be torn down and replaced by two "detached" units. So instead of one duplex we have two separate buildings. One building, perhaps with two stories, can be built in front of the lot, and another built at the rear of the lot. There you have a "detached duplex," an oxymoron. How big can those buildings be? It is easy to imagine that they are big enough for five student bedrooms, so on that residential lot we could have 10 or more rented bedrooms and perhaps 10 or more cars.

What's going on here? Is the Town trying to use facile language to re-introduce multi-unit structures beyond duplexes that we thought were eliminated from consideration on April 10? The Town owes us an explanation and answers to our questions.

The public hearing is scheduled for Wednesday, May 24, at 7 pm at Town Hall. If you wish to speak, sign up with the clerk at the left of the room. Parking is available at the municipal parking lots on Rosemary and on the streets around Town Hall (including, we are told, on MLK Boulevard). [The video is available through this link.](#)

Don

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:08 PM
To: Barb K
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: Please support the Housing Development (missing middle housing plan)

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: Barb K <barb.keyworth@gmail.com>
Sent: Monday, May 22, 2023 12:38 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please support the Housing Development (missing middle housing plan)

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I lived in a Mother-in-law apartment in a neighborhood beside the Reserve (off Rhododendron drive), which enabled me to finally move back to Chapel Hill

The rent was low, wonderful neighborhood with great areas for walking

After living in apartments until I was 43, I was finally able to save towards a townhouse. As a Professional social worker with a masters degree, working at Duke, I could only afford an apartment.

Also, I watched my brother rent out one half of his duplex to a single mother for 35 years. This was in Raleigh in the very expensive Cameron Park neighborhood

The mother was an attorney and was able to walk to daycare and then her office. She could not afford her own house

I greatly appreciate the incredible amount of work done by the town Staff and Council. Thank you

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:08 PM
To: Nancy Watkins
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: I am one of the casualties of Chapel Hill's lack of "affordable housing. — Nextdoor

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: Nancy Watkins <nrwatkins@gmail.com>
Sent: Monday, May 22, 2023 10:45 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I am one of the casualties of Chapel Hill's lack of "affordable housing. — Nextdoor

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From my neighborhood: https://nextdoor.com/p/3HLsYpNKjhCS?utm_source=share&extras=NjMxODYxMDk%3D

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:10 PM
To: Cherilyn Harline
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: Housing Opportunities

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Cherilyn Harline <cherilynharline@gmail.com>
Sent: Monday, May 22, 2023 9:23 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Opportunities

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

Dear Chapel Hill Leaders,

I won't be at the meeting Wednesday but I want you to know that I wholeheartedly endorse the "missing middle" plan. Please don't let fear of change keep you from making this important improvement to our town. My family recently built a home in an existing single-family neighborhood and the neighbors, while resistant to the development at first, have ended up embracing us. We hope that more families will also have a chance to enjoy this beautiful community.

Regards,

Cherilyn Harline

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:13 PM
To: Christopher Smith
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: Proposed "Missing Middle" Zoning Changes

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: Christopher Smith <christopher.g.smith1965@gmail.com>
Sent: Sunday, May 21, 2023 1:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Christopher Smith <christopher.g.smith1965@gmail.com>; Jessica Smith <jessicaxyzsmith@gmail.com>
Subject: Proposed "Missing Middle" Zoning Changes

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Re: Proposed "Missing Middle" Zoning Changes

Dear Mayor and Council Members:

Thank you for your attention to this important issue. There is consensus that the Town should provide more affordable housing.

The current suggested approach, however, is (1) contrary to Staff's evidence as to the most effective way to address the "missing middle"; (2) untested, with no evidence suggesting that it will achieve its stated goals; (3) defective in its failure to include restrictions to achieve those stated goals; and (4) almost certain to cause fundamental negative changes in R-1 neighborhoods and be divisive to the community.

We address each issue in turn, and end with two suggestions for your consideration.

(1) The proposal is contrary to Staff's evidence as to the most effective way to address the "missing middle."

Staff data is clear that what has been labeled as the "missing middle" is most effectively addressed, not by disrupting the settled expectations of R-1 zoning, but rather through larger development projects. Staff's May 16, 2023 Exhibits to its Presentation to Planning Commission ("Planning Commission Exhibits") state:

Key takeaways:

- Most cities saw the most significant increases in Missing Middle Housing through larger development projects, not as infill development on individual lots

(Planning Commission Exhibits, Appendix at p. 27 (emphasis added)). Staff's own materials conclude that the number one evidence-based takeaway is that the better approach is larger development projects, not "infill on individual lots."

(2) The proposal is untested, with no evidence suggesting that it will achieve its stated goals.

Staff have summarized their research from other communities in the Planning Commission Exhibits at 27 – 28. There is no evidence or case study showing that the proposed change would achieve the Town's stated goals. Staff acknowledge in FAQs that they do not know what the consequences of the proposal will be. Staff state only that they retain the flexibility to recommend further adjustments to Council to address negative consequences after the fact.

(3) The proposal is defective in its failure to include restrictions to achieve its stated goals.

The proposal is unlikely to achieve its stated goals for the simple reason that it contains no restrictions to that end. It does not, for example, contain restrictions on the cost of the proposed housing for "missing middle" residents. Without such restrictions, there is nothing to prevent construction that is priced beyond what the target market can pay and, as noted below, existing evidence from other communities shows exactly that this will happen with no benefit to the "missing middle."

(4) The proposal is almost certain to cause fundamental negative changes in R-1 neighborhoods and is already proving to be divisive.

Permitting duplexes in R-1 zoning is a fundamental change. There will be incentives to subdivide lots in R-1 neighborhoods to further exploit this change given the individual economics, and immutable rules of market behavior. For our neighborhood, that is the headwaters of the divisiveness that will follow.

Some in our neighborhood are urging all landowners to sign updated restrictive covenants. This already has resulted in division within the neighborhood about this approach. Still more concerning and predictive of the future is the likelihood of neighborhood landowners being

incentivized to engage with developers in a manner that does nothing to address the “missing middle,” while damaging to established neighborhoods. For example, an individual in our neighborhood owns a sizable lot for sale, large enough to be subdivided and situated a very short walking distance to UNC’s campus. Undoubtedly, in this location, with the suggested R-1 changes, we would be looking at multi-million dollar townhomes, which will not help the “missing middle.” But this market behavior will occur and cannot be stopped if the fundamental rules now in place are altered by Council.

There currently is litigation in Raleigh where “missing middle” zoning changes have resulted in multi-million dollar townhome proposals. That is real data. It is likely that the Town will see that sort of dispute and likely other disputes given the current suggested approach.

The divisiveness of this issue also is seen in comments to the “online survey” about the proposal, some of which are mean and intemperate. We can only expect this unfortunate conflict to heighten as residents find their neighborhoods fundamentally changed for the worse by this proposal.

We suggest these modifications.

First, pursue an evidence-based approach that focuses efforts on larger development projects. As noted, this is the approach supported by Staff’s evidence.

Second, if the Town wishes to test the theoretical benefits of the current proposal, it should do so in a targeted pilot project so that before unleashing market forces Town-wide with the resulting unintended consequences. The Town would then know the consequences of its policy on a test-case basis and we would aim before shooting. This would allow for empirical evaluation of costs and benefits to the Town. While the LUMO presently does not allow for pilot testing, it would be better to modify the LUMO to permit this experimentation rather than unleash market forces Town-wide and wait to see what happens. When development occurs, the Town would then empirically evaluate cost and benefits before again testing the approach in other communities.

We appreciate your service to the Town. And we would be pleased to discuss our concerns further with any of you, including the Town Attorney.

Sincerely,
Chris and Jessie Smith
606 Laurel Hill Road
Chapel Hill, NC
27514

Cc: Town Attorney, Ann Anderson, Esq.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:16 PM
To: foxrebecca@gmail.com
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: FW: Message from Website

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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, May 22, 2023 2:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 05/22/2023 1:59 PM
Response #: 708
Submitter ID: 16221
IP address: [193.56.116.217](#)

Time to complete: 1 min. , 41 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Rebecca Fox

2. Residency*

I am a resident of Chapel Hill

3. Message

Hello again Mayor and Council!

I am not sure I'll be able to make it to the meeting on Wednesday 5/24 as I have family obligations, but I want to reiterate my SUPPORT for "missing middle" housing. Thank you!

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

foxrebecca@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 9:59 AM
To: dan levine
Cc: 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: Improve Public Comment Equity

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: dan levine <levine_dan@hotmail.com>
Sent: Tuesday, May 23, 2023 9:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Improve Public Comment Equity

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council (and please forward to the Town Manager, Town Clerk and any others who would need to weigh in),

I'm writing to suggest that the Town adopt a more equitable process for selecting speakers for public comment starting at the hearing coming up this Wednesday, if there turn out to be more speakers than time available. Random selection of speakers from the public would work well.

I understand the need to limit the number of people who can speak at a hearing due to time constraints, but would ask that the Council use a method other than "first come, first served" to select speakers. People with less flexible jobs (which often overlaps with lower income people), parents of young children, single parents, and other such groups may have a hard time showing up well in advance of the Council meeting to ensure they are near the front of the line. A simple solution would be to randomly select speakers from the pool of everyone who signs up by a certain time of night (say 7:30pm?). An even more equitable approach could be to do a separate random draw among "in favor" speakers and among "opposed" speakers to provide equal time—or you could count the in favor vs opposed speakers signed up by a certain time and randomly select speakers in proportion to that ratio.

Thank you for considering this simple but important way to advance equity.

Dan Levine
410 Highview Drive in Colony Woods

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 9:59 AM
To: Dorothy Gerard
Cc: Judy Johnson; Britany Waddell; 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: Re-Zoning Concerns

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: Dorothy Gerard <dorothy.gerard7@gmail.com>
Sent: Tuesday, May 23, 2023 8:47 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re-Zoning Concerns

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Dear Mayor and Town Council,

I am writing to voice my concern over the rush to vote on the controversial rezoning plans. Please delay this action since there is no credibility that this rezoning will address housing affordability and will

not protect neighborhoods from developers and investors from maximizing development but with no requirement that any of these units will provide affordable housing to the people who need it the most. Only the protection of HOAs and pre-existing covenants that prevent zoning changes in some neighborhoods will be safe from overdevelopment and all the associated headaches that come with it. Please slow down on your rush to push this plan through on such a poorly thought out timeline.

Thank you,
Dorothy Gerard
30+ year resident of Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 10:01 AM
To: Andrew Kane
Cc: Judy Johnson; Britany Waddell; 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: Missing Middle is both Good and Popular

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: Andrew Kane <andrew.bradley.kane@gmail.com>
Sent: Monday, May 22, 2023 8:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Missing Middle is both Good and Popular

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Town Council,

I would like to thank you for making Chapel Hill a more inclusive place for people who are not wealthy enough to purchase a single family home. Legalizing different types of housing is a great way to help make our town a place where anyone, regardless of wealth, can call home. Most renters like me won't ever be able to afford a single family house here, but many of us can afford a home in a duplex or triplex. We notice when you vote for policies that make our town more welcoming for us.

I would also like to reassure you that there is little evidence that legalizing housing goes against the will of voters. Let's look at some recent election margins of victory of a few prominent proponents of legalizing missing middle housing:

Jacob Frey (Minneapolis mayor): 14% in 2017 to 12% in 2021

Mary Ann Baldwin (Raleigh mayor): 7% in 2019 6% in 2022

Matt de Ferranti (Arlington county board member): 7% in 2018 to 32% in 2022 (in this case an even more pro-housing challenger got 10%, so pro-housing candidates got a 42% margin)

Clearly, supporting missing middle did not tank these candidates' elections. These results are even more striking when you take into account the large amount of negative feedback opponents of new housing give outside of elections. For example, this online poll by a local newspaper of the missing middle effort in Arlington suggests that 67% of readers, who tend to be wealthy and homeowners, opposed the proposal: <https://www.arlnow.com/2023/03/27/morning-poll-do-you-agree-with-the-missing-middle-vote/>. While this is just anecdotal evidence, it's clear that public comments and emails do not tell you much about how popular missing middle is.

Don't be afraid of a minority of homeowners who want their loud voices to count for more than the quieter voters of Chapel Hill. The vote of a person who emails you every week and complains to town staff at every information session counts only as much as the vote of anyone else.

Sincerely,

Andrew Kane

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 1:51 PM
To: Molly De Marco
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: In support of a broad Missing Middle housing policy

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Molly De Marco <mollydemarco@gmail.com>
Sent: Tuesday, May 23, 2023 1:48 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Karen Stegman <stegman4chapelhill@gmail.com>; Camille Berry <cberry@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>
Subject: In support of a broad Missing Middle housing policy

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

Dear Mayor and Council members:

I've already written in support of a complete community policy that includes a full complement of housing types in neighborhoods close to transit and other amenities (duplex, triplex, 4-flats, cottage courts). I continue to urge you to

move forward with this future-oriented plan, which will advance community diversity and inclusion while also addressing climate change by decreasing the need to use a car.

I'm sure you realize, but I want to point out that many of the people who are set to benefit from a bold new policy are not here to advocate for it (many UNC students are away for the summer break), are not able to attend your May 24th meeting to speak in person (they work during that time, they aren't able to get to and from town hall, they have family to care for) or are unaware this is even happening (they do not live in a neighborhood with an HOA or listserve to inform them, for example, or they aren't here because they have already been priced out of our community or can't afford to move here). These are the folks who we should prioritize though. I encourage you to be thinking of those who you don't hear from (and why) as you listen to all of the people who have the financial and time luxury to be able to come speak to you on Wednesday evening.

In closing, I encourage you to vote for a broad missing middle policy to position our town for the future.

Thank you,
Molly DeMarco
Elkin Hills neighborhood
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 4:18 PM
To: Emily Gvino
Cc: Britany Waddell; 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: Continued support for housing choices proposal

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
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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Emily Gvino <emilygvino@gmail.com>
Sent: Tuesday, May 23, 2023 3:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Continued support for housing choices proposal

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello Mayor and Town Council,

I hope this finds you well. I have already written in to share our household's support for the Housing Choices Policy. Unfortunately, we are not able to attend the meeting in person tomorrow. I would like to reiterate our continued support of this proposal.

We fully support the incredibly necessary and urgent need for action regarding more housing choices in Chapel Hill. We want to see a complete community policy that includes all housing types in neighborhoods, close to transit and other amenities. Ideally this would make it easier to have ADUs, duplexes,

triplexes, 4 units, cottage courts. etc. This type of housing diversity is what makes Chapel Hill a wonderful and unique place to live and supports everyone who works to make Chapel Hill function. Planning for the housing needs of the future will also address our community's climate change impacts by decreasing car trips and support public health by promoting walkability.

My husband and I wanted to make Chapel Hill our home because **we love the vibrant & diverse community here. We want to live in a place that supports and uplifts all members of the community - and that requires a diversity of housing choices and affordability supported by upzoning.** Renters and owners alike contribute to making this a wonderful place and everyone deserves safe, accessible, and affordable housing choices.

Even though we are both employed full-time in great careers with solid incomes, my husband and I cannot afford to buy a home, and we especially cannot afford a home in a location walkable or bikeable to any destinations. We really want to stay here and invest in our community. However, we are really struggling to become first time homeowners. We are currently renting an apartment in a large complex, far from my workplace and not walkable to any shopping, dining, or other recreation opportunities. In addition, they keep increasing the rent by a large percentage, which cuts down on our ability to save for a home.

My family members and friends in the area are on a fixed income or not able to earn a livable wage, and housing affordability is an issue for them. My dream would be to have a home with an ADU or a duplex, where we could live comfortably and then rent out the other unit/side for someone else to have an affordable place to live. That additional unit under our care could also be an option for our aging parents, should they need it in the future. And our dream is to live somewhere where we can walk or bike to shopping or recreation. **Until the housing choice proposal is accepted and put into action, this dream cannot be a reality for us.** Without more housing choices and affordability supported by upzoning, we will be pushing out members of our community that deserve to live here.

Please endorse the housing choices proposal to support ALL members of the Chapel Hill community and their futures.

Thank you,

Emily and Irakli Gvino
Chapel Hill Residents

----- Forwarded message -----

From: **Emily Gvino** <emilygvino@gmail.com>
Date: Thu, Jan 26, 2023 at 4:40 PM
Subject: Support for housing choices proposal
To: <Mayorandcouncil@townofchapelhill.org>

Dear Mayor and Town Council,

I moved to Chapel Hill almost 6 years ago to attend graduate school at UNC and with the intent of building a new life in this community. I've always wanted to live in North Carolina, and Chapel Hill was the perfect place for the next chapter in my life.

I'm currently renting an apartment in a large apartment complex, far from my workplace and not walkable to shopping, dining, and other recreation opportunities. My husband and I have been saving

to buy a home for awhile...However, rent keeps increasing in our apartment complex and the housing market here is unaffordable to us. Even though we are both employed full-time in great careers with solid incomes, we cannot afford a home where we want to live. Less expensive homes require additional costs to cover repairs and updates that we can't afford to take on.

We are also responsible for aging parents, and at least one parent may live with us in the near future or need additional assistance. To support our parents, we need to think about flexible housing options that allow an accessory dwelling unit or have additional space nearby, like a duplex.

We are greatly in support of the housing choices proposal. Having more options like townhomes, duplexes, and three-family units would be enormously beneficial to people like us. Many people my age are excited about living here and investing in our community but need an easier entrance to the housing market in Chapel Hill neighborhoods. Different housing choices would improve affordability. Purchasing housing choices like a duplex, where we could rent out the other unit, would allow us to live in Chapel Hill's lovely neighborhoods and provide another housing unit to a community member. We hope that this proposal is adopted to allow more of these types of housing choices to be built in Chapel Hill. Thank you for your time and consideration of this proposal.

Sincerely,

Emily and Irakli Gvino
Chapel Hill Residents

--

Emily Jan Gvino, MCRP, MPH
330-620-6949 | [linkedin.com/in/emilyjgvino](https://www.linkedin.com/in/emilyjgvino)
Pronouns: she/her/hers ([why pronouns matter](#))

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 4:20 PM
To: John F. Kasson
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: I oppose the rezoning plan

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: John F. Kasson <jfkasson@ad.unc.edu>
Sent: Tuesday, May 23, 2023 2:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I oppose the rezoning plan

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

Dear Mayor and Members of the Chapel Hill Town Council:

As a resident of Chapel Hill who has lived at the same address on Hillcrest Circle for half a century, I am aghast at the determination of the Town Council to rezone so much of Chapel Hill to encourage multiple-family dwellings at the expense of longtime residents and peaceful neighborhoods. These neighborhoods are a vital element in what so many

value about our town and community. Contrast them with the steady growth of undistinguished apartment buildings in and around town.

The declared goal of increasing affordable housing in the rezoning plan is chimerical. What will happen is a proliferation of development that does nothing to address affordable housing. Instead, the increased demand for services will only create more pressure for single-family residents to sell and move. Some will, no doubt, retreat to the gated communities outside of town that have their own soulless character. And, once gone, the older character of Chapel Hill can never be recovered.

Yours respectfully,

John Kasson

206 Hillcrest Circle

Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 9:57 AM
To: Sarah Brody
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: Statement in support of Land Use Management Ordinance Text Amendmenr

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Sarah Brody <brodysr@gmail.com>
Sent: Wednesday, May 24, 2023 9:12 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Statement in support of Land Use Management Ordinance Text Amendmenr

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

Good morning mayor and Council,

I would like to write a statement in support of the Land Use Management Ordinance Text Amendment to be entered into the official record of the May 24 Town Council meeting.

I am a resident of a neighborhood with an NCD (Highland Woods) and am strongly supportive of increased housing density in single-family detached neighborhoods, including neighborhoods with NCDs and other covenants like ours. I would recommend that the Council explore options to increase housing density in these neighborhoods, beyond the current text of the amendment, either at this time or at a later date. This will further increase affordable housing stock and ensure that all Chapel Hill neighborhoods share in the benefits and costs of housing densification more equitably.

I do not know if I will be able to attend this evening's meeting but would like to enter this statement of support into the official record.

Thank you and please let me know if you have any questions.

Sarah Brody
1009 Highland Woods Road

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:15 AM
To: seannc0000@gmail.com
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: FW: HDC Recommendation Regarding proposed Text Amendments
Attachments: Chapel Hill HDC Recommendation to Town Council 5.24.23 FINAL.docx

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: Sean Murphy <seannc0000@gmail.com>
Sent: Wednesday, May 24, 2023 10:02 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: HDC Recommendation Regarding proposed Text Amendments

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Mayor and Town Council,

On behalf of the Chapel Hill Historic District Commission (HDC) I would like to share the attached recommendation regarding the proposed Housing Choices for a Complete Community LUMO Text Amendments. Most HDC Commissioners will be in attendance at this evenings Council Regular Meeting and I hope to present our recommendation to you during the agenda item.

Thank you for your continued service to Chapel Hill,

Sean Murphy- HDC Chair

**CHAPEL HILL HISTORIC DISTRICT COMMISSION RECOMMENDATION
TO THE CHAPEL HILL TOWN COUNCIL
May 24, 2023**

HOUSING CHOICES FOR A COMPLETE COMMUNITY: LUMO TEXT AMENDMENTS

At its May 9, 2023 meeting, the Chapel Hill Historic District Commission (HDC) voted unanimously to recommend that the proposed "Housing Choices for a Complete Community" text amendments in their current form not be applied to the Town's three local historic districts and that these three districts instead retain the existing densities and definitions of their residential zones.

The HDC arrived at this decision after hearing a staff presentation and public comment concerning the proposed text amendments and considering the likely impacts of the proposed changes on the historic districts. In the HDC's view, the proposed text amendments are inconsistent with the Town's commitment to protect and preserve Chapel Hill's historic neighborhoods and lack the safeguards that Town staff state are necessary to guarantee the continued preservation of local and National Register-designated historic districts.

Specifically, Chapel Hill's Land Use Management Ordinance (LUMO) (section 3.6.2) states that the Town's local historic districts have been established "to protect and conserve the heritage and character of the Chapel Hill community by providing for the preservation of designated areas within the planning jurisdiction, including individual properties therein that embody important elements of social, economic, political, or architectural history."

Furthermore, the Future Land Use Map adopted in 2020 (page 12 goal 4) states that "The Town should preserve and enhance established neighborhoods by directing dense growth to multimodal and key transportation corridors [in order] to protect and preserve the Town's historic neighborhoods as well as its Neighborhood Conservation Districts.

Speaking of which, the Town defines Neighborhood Conservation Districts as "areas that contribute significantly to the overall character and identity of the Town, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as a Historic District." Thus, NCDs are areas that merit *less* protection than official historic districts. Stated differently, historic districts are areas that merit *greater* protection than NCDs, because the former possess greater historical, architectural or cultural significance. It therefore defies both logic and common sense to exempt Neighborhood Conservation Districts, but not Historic Districts, from the proposed text amendments.

Finally, The Town staff memo to the Town Council dated April 10, 2023 concerning the Housing Choices for a Complete Community text amendments states, "Special consideration is needed to guarantee the continued preservation of local and National Register-designated historic districts." The proposed text amendments presented to the HDC at its May 9 meeting contain no such special consideration for the historic districts. The HDC's chief concern regarding the application of the proposed text amendments to the historic districts is that permitting the construction of multiplex housing on existing single-family lots close to campus will incentivize the demolition of historic homes, an outcome clearly at odds with the Town's historic preservation goals.

The recent experience of neighboring municipalities suggests the HDC's concern is well-founded. For example, in July 2021, Raleigh implemented text amendment changes similar to those being considered by Chapel Hill. Since this change, Raleigh's Historic Development Commission has received 6 requests for demolition of primary historic structures – approximately 3 per year. By contrast, in the 5 years prior to this change, Raleigh's HDC received only 7 requests for demolition – approximately 1 per year. This represents a 300% increase in the number of proposed demolitions. We are concerned a similar pattern will repeat itself in Chapel Hill, causing irreparable harm to the Town's cultural and architectural legacy, including not only to the physical structures but to the heritage represented by both former residents as well as crafts people who built these buildings.

In closing, we note that the Town Council recently recognized May 2023 as Historic Preservation Month in Chapel Hill. We urge you to carefully consider the long-term impact of this proposal and explore ways to better balance the community's housing needs with the preservation of our historic districts.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:15 AM
To: Philip Kaplan
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: Timberlyne neighborhood resident

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: Philip Kaplan <pkaplanphd@gmail.com>
Sent: Wednesday, May 24, 2023 7:32 AM
To: All Agenda Materials <allclerk@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Timberlyne neighborhood resident

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I am a resident at 105 Pin Oak Ct, Chapel Hill. I am opposed to any alteration of the codes that affect land usage in the neighborhood in which my home stands. I am for keeping it a development of single homes on each lot and opposed to changes in regulations that would affect the zoning limitations which were in effect when I purchased my

home from the previous owner. I am unable to attend this evening's meeting to discuss this issue due to Covid. Please add my comments to any formal record of this meeting. Thank you.

Philip Kaplan
105 Pin Oak Ct, Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:17 AM
To: Joseph Patterson III
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: Substantial Flaws in Market Impact Analysis

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Joseph Patterson III <joepatterson@me.com>
Sent: Wednesday, May 24, 2023 9:09 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Substantial Flaws in Market Impact Analysis

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

Mayor and Town Council Members,

I have just taken a look at the Market Impact Analysis of proposed Duplex Ordinance prepared by Noell Consulting. As a former banker and real estate developer, I am stunned by the obvious flaws in the analysis, particularly as they relate to potential development of properties close to downtown. The most obvious error relates to the potential income that

would be generated by new townhouse development. As you know, the higher the potential income, the higher the property value.

As a basis for establishing the potential income of new properties, Noell has selected rates in effect at a townhouse project on Eubanks road, some 5 miles from the center of Town as the basis for its analysis. These units generate \$800 per bedroom. Their report acknowledges that rental rates at new projects close to campus are in the the \$1,300 to \$1,700 per bedroom per month, essentially twice the level used in their model.

The Noell analysis also uses the illogical and unsubstantiated assumption that new townhouses would have only three bedrooms instead of four. This makes no economic sense when the simple addition of an extra bedroom in each unit would generate 33% higher rental income at no additional cost.

A realistic income projection for a duplex near campus would a bedroom rent rate of \$1500/mth and four bedrooms per unit generating income of \$6,000/mth, i.e. 130% higher than the assumed rental income of \$2,600 used in the analysis.

Simply stated, in relation to properties located in the vicinity of campus, the Noell analysis so flawed as to be useless. To make matters worse, it could be used as misinformation by proponents of the the proposed zoning changes to provide false evidence to support their claims. To rely on this report as a basis for making decisions on neighborhoods close to campus would be disingenuous at best, as well as irresponsible.

I ask that the Council point out these flaws in the report and reject it's conclusions.

Joe Patterson

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:17 AM
To: Laurie Goldwasser
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: Housing proposals

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Laurie Goldwasser <lauriegoldwasser@gmail.com>
Sent: Wednesday, May 24, 2023 6:13 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing proposals

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

Dear Mayor and Council Members,

Thank you for your efforts to address the housing needs of current and future residents of Chapel Hill. I've been surprised and disappointed by the community's response. I walked out of the study session at the library with a heavy heart. When the mayor and council members apologized to the staff for the disrespectful manner in which Chapel Hill residents addressed them I was floored. Unfortunately, the vitriol that has taken hold of our country has come to Chapel Hill.

As I walked out of the meeting a woman asked me “what side” I was on. I told her I was late learning about the pros and cons but was inclined to support these new initiatives. When asked about her opinion, she responded “Well, I don’t like being called a racist!” I asked for clarification and she said that was her takeaway from the study session. I calmly told her I did not hear that sentiment spoken or implied by anyone. As I’ve learned more about the housing issues, I’m more supportive of the town’s proposals. For those claiming historical areas should be exempted, I ask how they want the history of our time to be recorded. Will it be one of inclusion and sustainable growth or lip service to the same by the Nimby group who actively worked against it?

Thanks again,
Laurie Goldwasser
1507 Michaux Rd
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:17 AM
To: Hans Flinch
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: Rezoning

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: Hans Flinch <flinchhans@gmail.com>
Sent: Wednesday, May 24, 2023 2:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Rezoning

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

This is a proposal with a marginal effect helping a few younger families moving to a neighborhood they would otherwise have to wait years of income to join, helping families to have a way to help elderly parents, and giving us elderly families already there the chance to welcome younger families to the neighborhood. All in all win win situations. Economically it provides a chance for a smoother transition up and down the price scale of real estate. Also it provides a helping hand to the environment we should all work hard to preserve before we succumb to global warming. It would only be a marginal effect on global warming, but the housing unit per family would be smaller than single house units and with the U.S. being the biggest polluter per capita in the world any little step helps.

I have heard some being afraid the houses will be too big and think this would be a great opportunity to review and set limits both for single houses and duplexes. The sizes of some single houses disregard all respect for use of resources and are in dire need of appropriate guidelines in these times of climate change.

I wish you good luck with this small, and hopefully, first step in the right direction. Thanks for your work.

Sincerely,

Hans Flinch

N Lakeshore Drive

PS: Sorry I cannot attend meeting as I am out of the country right now.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:18 AM
To: Kristen Brookshire
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: Please Support Housing Choices Text Amendment

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: Kristen Brookshire <k.h.langford@gmail.com>
Sent: Tuesday, May 23, 2023 9:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please Support Housing Choices Text Amendment

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Chapel Hill Town Council,

I hope you will vote in support of the housing choices text amendment. From what I've read, it sounds like one tool in the toolbox of strategies to improve the variety, quality, and quantity of housing in Chapel Hill. I also appreciate how much effort Town staff have put into thoughtfully communicating these proposed changes!

Kristen Brookshire

Colony Woods neighborhood

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:19 AM
To: Peifer, Mark A
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: Building Missing Middle Housing and allow Zoning to accommodate it will keep Chapel Hill diverse and vibrant

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: Peifer, Mark A <peifer@unc.edu>
Sent: Tuesday, May 23, 2023 8:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Building Missing Middle Housing and allow Zoning to accommodate it will keep Chapel Hill diverse and vibrant

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and the Town Council.

We've been in Chapel Hill for 31 years and our daughters grew up here—one now a social work and the other a 2nd grade teacher. The town has become increasingly unaffordable for all but the wealthiest folks. I'm a UNC professor and our junior faculty can't even afford to live here, much less all of our staff. My children had to move to Durham and Haw River because of sky-rocketing rents. Don't let wealthy NIMBYs doom our town to become exclusively an enclave of the rich or of non-resident landlords gouging folks for rent. Support re-zoning to increase density by allowing duplexes, triplexes, fourplexes and small homes on small lots

Sincerely

Mark Peifer
Professor of Biology
UNC_CH

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:20 AM
To: Sue Goodman
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: Please approve the housing proposal!

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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: Sue Goodman <segmobile@gmail.com>
Sent: Tuesday, May 23, 2023 4:38 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sue Goodman <segmobile@gmail.com>
Subject: Please approve the housing proposal!

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Hemminger and Council members,

The proposal now in front of the Council is a modest step toward correcting the severe housing shortage we now face. Please vote to approve it!! The lack of affordable—even moderately affordable—housing in our community causes an inequity that is shameful for

a community that prides itself for being fair minded. People who work here should be able to live here. Besides, we would all benefit from a more diverse and engaging town.

Thank you for your service,
Sue Goodman
750 Weaver Dairy Rd Apt 1108
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 10:22 AM
To: philip.n.post@gmail.com
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: FW: Housing Choice
Attachments: Housing Choice Ltr of Support.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.

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: Phil Post <philip.n.post@gmail.com>
Sent: Wednesday, May 24, 2023 6:53 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choice

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Please accept this statement .

Sent from my iPhone
Philip N. Post
919-818-7862

FIRM: C-347

May 23, 2023

Mayor Pam Hemminger and Members of Town Council, Chapel Hill, NC

Housing Choice Statement

I write to strongly support the initiatives before you to increase housing choice by allowing by-right duplexes and to update LUMO for housing styles in the 21st century.

Housing choice will result in additional chances for owner-occupied units, which is needed since we have built only a handful of owner-occupied units on newly subdivided lots in the past decade.

Duplexes are an affordable, efficient and popular housing style, as evidenced by the special use duplex developments in Chapel Hill that have been so highly sought after.

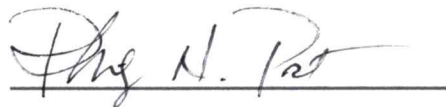
As you are aware, for over a dozen years, Chapel Hill regulations severely discouraged the construction of new duplexes throughout the entire Town and so it is long past time to restore duplexes as a perfectly acceptable by-right housing style.

Another strong element of the proposals before you is to define and manage the many new infill housing styles and configurations that have arisen over the last 20 years. Our LUMO, written in 2003, needs to catch up to the small house styles that we now see so successfully integrated as infill into neighborhoods throughout our State.

One element in Chapel Hill regulations that may need more work is car parking for in-fill development.

For a solution to that issue, I would suggest that the Planning Director assemble designers and builders and advisory board members who could suggest some real-world solutions about how we park cars for infill development, and write those solutions into LUMO.

By: Philip N. Post



Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 11:30 AM
To: bberndt500@aol.com
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: Housing Choices Public Hearing 5.24.23 Comment

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: Bob/Chris Berndt <bberndt500@aol.com>
Sent: Wednesday, May 24, 2023 11:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Amy Harvey <aharvey@townofchapelhill.org>; Jeanette Coffin <jcoffin@townofchapelhill.org>
Subject: Housing Choices Public Hearing 5.24.23 Comment

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council,

We would like to submit the following comments on the revised Housing Choices proposal:

- Thank you for making the proposal more “gentle.” However, it does not go far enough. We believe 2-family dwellings (duplexes) are not appropriate in R-1 neighborhoods.
- We are concerned about the 1 parking space per bedroom standard for the accessory apartment and cottage options. This standard could result in a proliferation of car parking in single-family neighborhoods. The standard seems too lenient.
- The cottage option appears to favor rental housing: it would take time and expense to do a townhouse subdivision in order to sell a cottage for homeownership. It’s not clear what the standards would be for subdivision. *See Exhibits, p. 11:*
*“Potential Future Work:
 Consider ways in which the cottage can be on a subdivided lot measuring less than the minimum lot size required by the zoning district.”*
- The information on development costs in the Exhibits Document is disturbing (p. 23). It appears that duplexes would be very expensive to build (\$822,000 to \$1.452 million) and would therefore not be affordable to lower-income households. The Noell report seems to agree—rents of \$2,600 to \$3,000 or more per month would not be affordable. These reports seem to support the argument that the proposal would not meet the intended objectives and could result in more student rental housing in single-family neighborhoods, especially near campus.
- Thank you for conducting more extensive outreach to citizens since January. Please add a summary of citizen comments in the staff analysis. The link to emails received appears in a single sentence on p. 28 of the Exhibits, and no summary of neighborhood meetings is provided in the public hearing documents.

These comments supplement our previous email of January 25, 2023 to you, and we request that both be entered into the public hearing record. Thank you for your consideration.

Sincerely,
 Chris and Bob Berndt
 621 Rock Creek Road
 Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 12:26 PM
To: Jameson Wildwood
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: Support of R-1 Cottages

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: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Wednesday, May 24, 2023 12:21 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support of R-1 Cottages

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I love this proposal. It seems well thought out and will allow people who own houses to build a small cottage if they need to or want to. I'm glad the Town council is planning on supporting it. I can't think of a better way to help the people in Chapel Hill invest in their largest asset while providing themselves a way to have a little extra money by renting out a back cottage. Or for a middle-aged family to build a small cottage at their house to help an aging parent avoid the exorbitant costs of Elder Care.

I remember when I was living in San Francisco Bay Area, one of my favorite places to live was the 800 SqFt cottage behind a larger house in Mill Valley. I enjoyed the peace and quiet it brought me at a reasonable rent. It had a lofted

bedroom that had lovely fresh breezes off Mt Tamalpais. The landlady was an old woman, retired, that enjoyed the extra income I could help her with, as she was on SS disability and living in the Bay it was tough to get by on just that.

--

Jameson Triplett Wildwood

tealcosmo@gmail.com

+1 415-335-0856

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 12:26 PM
To: Shane Nye
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: Housing Choices - Council Meeting 5/24

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: Shane Nye <rednye@gmail.com>
Sent: Wednesday, May 24, 2023 12:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Choices - Council Meeting 5/24

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello Mayor and Council Members,

I support the proposal to add a text amendment to the Land Use Management Ordinance (LUMO) encouraging Missing Middle Housing forms, such as two-, three-, and four-family developments, as a bridge between single family and large multi-family developments. It's time to address the shortage of affordable housing and this proposal is a great step towards that goal. Thanks for all your time and commitment to this effort.

I am a resident and property owner in Chapel Hill. I am unable to attend in person tonight so I am emailing you my position.

Thanks,

Shane Nye
1408 Tallyho Trail, Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 3:16 PM
To: Jane Stein
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: Housing Legislation

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: Jane Stein <stein.jane@gmail.com>
Sent: Wednesday, May 24, 2023 12:46 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing Legislation

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I'm unable to attend tonight's meeting but want to give you my strong support for the pending housing legislation. I deeply regret that you have had to pull back on expanding housing options in our community but so hope that this reduced approach will be approved. We are so privileged to live across from Habitat's Weavers Grove project and to observe and support increased affordable and middle housing. We moved to Chapel Hill in 1971. We knew it as a small town. We remember UNC's "management" of the telephone system and other utilities. It was fun but we are more than happy to share our town with newcomers, students, local workers, and retirees!

Thank you for these efforts!

Jane Stein

Jane Stein

750 Weaver Dairy Road, #1324

Chapel Hill, NC 27514

tel: 919.969.4530

e-m: stein.jane@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 3:46 PM
To: Jordan Wilkie
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: Public comment - May 24 Public Hearing - Housing Choices Proposal - Support housing choices

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: Jordan Wilkie <jojot.wilkie@gmail.com>
Sent: Wednesday, May 24, 2023 3:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Public comment - May 24 Public Hearing - Housing Choices Proposal - Support housing choices

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hi,

I am a Chapel Hill resident and home owner for just over one year. Most of my personal wealth and the financial plan for both myself and my family is tied to the value of my home.

Please **pass the Housing Choices Proposal in its expanded format**, including duplexes, triplexes, quadplexes and small homes.

Chapel Hill staff and contracted experts have laid out the fact-based side of this policy debate. A socially healthy, affordable and equitable Chapel Hill requires creating new housing options.

Opponents of this effort to build a more equitable Chapel Hill are loud and dire in their predictions of how rezoning would somehow harm their neighborhoods or communities. Please be rigorous in considering whether their claims are supported by any evidence. Please also be critical when considering the classist, racist and anti-institutional (sometimes bordering on conspiracy, if my neighborhood listerve is any indication) motivations for the loudest actors opposing rezoning.

The political reality is that the people who oppose rezoning are organized, seemingly well-funded, and loud. Please don't let that intimidate you. There are far more of us that want equitable development of our communities.

We were happy that our city, at least at first, was pursuing the correct properties. We are disappointed that the loud but morally and economically empty opposition from some of our neighbors has been so rooted in racist and classist desires to preserve the purity of their neighborhoods. We are also disappointed that our city leaders seem to be capitulating to these piercing but vacuous echoes of Chapel Hill past.

Please instead look to the future. I will. My friends will. The majority of my neighbors who are interested in a holistically diverse and economically functional Chapel Hill will look to the future. That includes looking forward to our local elections.

Thank you for accepting these comments in writing. I wish I could deliver them in person, but I am traveling for work during the meeting.

Best,
Jordan Wilkie

P.S. I am a journalist with expertise in democracy, including in mis- dis- and mal-information (MDM), extremism and racial resentment. Strong leaders in strong institutions help uphold democracy, from the local level up, when they make sound judgements without concern for propaganda campaigns that use MDM and racial resentment to motivate minorities into advocating for policies that are worse for the majority.

Amy Harvey

From: Molly McConnell <clotheachild@yahoo.com>
Sent: Wednesday, May 24, 2023 4:32 PM
To: Town Council
Cc: Jeanette Coffin; Amy Harvey; CHRIS BLUE; Tas Lagoo; Judy Johnson; Anya Grahn-Federmack; Corey Liles; Anita Badrock; Ann Anderson; Sarah Vinas; Loryn Clark; Sabrina Oliver; Jeanne Brown; Ross Tompkins; Diedra Whittenburg-McEntyre; Carolyn Worsley; Britany Waddell
Subject: Mayor Hemminger: Re May 24 Public Hearing Item 16 Text Amendment that would increase density in Single Family Neighborhoods

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Wednesday May 24, 2023

To: Mayor Pam Hemminger, and Town Council of Chapel Hill, NC

Re: May 24, 2003 Public Hearing, Item # 16 on agenda re Text Amendment to allow change to single family neighborhood zoning in order to increase density to single family neighborhoods

We are writing to ask you to move the Public Hearing from Item #16 to the BEGINNING of the meeting, so that it is in fact a Public HEARING and NOT a Public SLEEPING and bedtime nightmare story!

As it stands at Item 16, the majority of the public will not be able to attend --much less speak, because it will likely be 10 pm --if not later, before Item 16 is accessed. Only the most hearty souls will be able to be there at that hour--and not people with young children, people who have to be at work by 7 or 8 a.m., senior citizens, and others who will need to be home & asleep before the council reaches Item 16.

THIS IS NOT A PUBLIC HEARING if the majority of people who will be affected by the change in this text amendment are NOT able to participate!

In addition:

- Staff have modified the proposed amendments since they presented in January 2023.
- The size of accessory apartments has been increased from 750 square feet to 1,000 square feet.
- Two-family developments, including single-family + cottage and two attached or detached units would be permitted in all residential (R-) zoning districts.
- Three- and four-family developments would be allowed only in areas that already allow multi-family development. The revised proposal will not allow triplexes or fourplexes in R-1, R-2, or R-3 zoning districts."

It is the third item that is most concerning. It no longer mentions "duplexes" but instead refers to "two-family developments." Let's call them duplexes.

With this language it seems there are now three types of "duplexes":

1. A "single-family + cottage development." Whatever it's called, that's two houses on a residential lot. How big can they be? Will they really be marketed to families rather than to students? How many student rentals can they accommodate?

2. Two "attached" units. This would be the typical duplex where one building contains two housing units.

3. Two "detached" units. Consider a developer who buys a single-family house. The house could be torn down and replaced by two "detached" units. So instead of one duplex we have two separate buildings. One building, perhaps with two stories, can be built in front of the lot, and another built at the rear of the lot. There you have a "detached duplex," an oxymoron. How big can those buildings be? It is easy to imagine that they are big enough for five student bedrooms, so on that residential lot we could have 10 or more rented bedrooms and perhaps 10 or more cars.

What in the world does this mean? Is the Town trying to use facile language to re-introduce multi-unit structures beyond duplexes that we thought were eliminated from consideration on April 10? The Town owes us an explanation and answers to our questions.

We have heard from approximately 1,000 residents in diverse neighborhoods throughout Chapel Hill --including, but not limited to--Glen Lennox, Colony Woods, Ridgefield, Briarcliff, Elkin Hills, Davie Circle & Jones & Hill Streets, Dawes Street, Northside-Pine Knolls--and others, who oppose this change in the type & manner of density in single family neighborhoods. It will make our housing too expensive to be able to remain in Chapel Hill, and will cause many of us & others to be displaced and become homeless!

Town planning staff members have made it clear, that this change to the text amendment to increase density in single family neighborhoods will not provide ANY affordable housing.

Yet, we, the people, the public, will NOT be able to ask--much less understand what staff says about this complicated "mess" that does not come onto the agenda til #16 at approximately 10 pm-midnight!

The Town Council & staff would better serve the needs of everyone if they led an effort, and joined with all of us, to lobby the NC Legislature to allow Rent Control & other forms of For Sale & For Rent Affordable Housing that are not limited to the Non-Profit sector.

Also, Town Council needs to hold hybrid meetings that allow people to participate by zoom as we did during the heart of the COVID pandemic. There are a goodly number of us who are medically compromised, and our physicians are still not allowing us to sit and

wait for hours in town hall in order to speak. We are being denied the opportunity to participate by not having access to hybrid meetings via zoom.

Thank you for your thoughtful consideration.

Molly McConnell, 76 year old lifelong resident of North Carolina, living locally in diverse rental housing since 1970 and in Glen Lennox Apts for 24 years;
and Sherry Stockton, lifelong resident of North Carolina and home owner in Glen Lennox for more than 20 years.



"At times our own light goes out & is rekindled by a spark from another person. Each one of us has cause to think with deep gratitude of those who have lighted the flame within us." Albert Schweitzer

Amy Harvey

From: Bob/Chris Berndt <bberndt500@aol.com>
Sent: Wednesday, May 24, 2023 4:39 PM
To: Town Council
Cc: Jeanette Coffin; Amy Harvey
Subject: FW: Housing Choices Public Hearing May 24 - Comment

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Sending this again to the Mayor and Council address for inclusion in the public hearing record (didn't see it listed).

Sincerely,
Chris Berndt

From: Bob/Chris Berndt <bberndt500@aol.com>
Sent: Saturday, May 13, 2023 11:44 AM
To: phemminger@townofchapelhill.org; kstegman@townofchapelhill.org; janderson@townofchapelhill.org; cberry@townofchapelhill.org; thuyh@townofchapelhill.org; pmiller-foushee@townofchapelhill.org; mparker@townofchapelhill.org; aryan@townofchapelhill.org; asearing@townofchapelhill.org
Subject: Housing Choices Public Hearing May 24 - Comment

Dear Mayor and Town Council,

I am writing as a member of the Board of Trustees of Preservation Chapel Hill. Please consider the recommendations of that body and the Historic District Commission to exempt the Town's Historic Districts and National Register Districts from this proposed change to the Town's zoning. The Town has indicated its intent to preserve Neighborhood Conservation Districts. It is even more appropriate and essential to protect and preserve the Town's character as expressed in our historic districts.

I cite specifically the Town's adopted Future Land Use Map adopted in 2020, p. 12. Under the goal #4 of promoting distinctive, safe, and attractive neighborhoods, it states:

"the Town should preserve and enhance established neighborhoods by directing dense growth to multimodal and key transportation corridors...The intent of this guiding statement is also to:

A. Protect and preserve the Town's historic neighborhoods as well as its Neighborhood Conservation Districts;" *(emphasis added)*

The Town's Land Use Ordinance (LUMO) provisions establishing Historic Districts also highlight the importance of our historic neighborhoods to protect the special character of the Town:

"3.6.2 Historic Districts.

Purpose statement: The historic district is intended to protect and conserve the heritage and character of the Chapel Hill community by providing for the preservation of designated areas within the planning jurisdiction, including individual properties therein that embody important elements of social,

economic, political, or architectural history, and by promoting the stabilization and enhancement of property values throughout such areas.”

I ask that the Town Council apply its adopted policy goals and statements to this Housing Choices proposal by ***exempting*** the Town’s Historic Districts and National Register Districts.

Thanks very much for your consideration.

Sincerely,

Christine S. Berndt

Member, Board of Trustees, Preservation Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 4:54 PM
To: Eberle, Carolyn Ewing
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: In support of housing choices and a vibrant Chapel Hill

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: Eberle, Carolyn Ewing <carolyn.eberle@gmail.com>
Sent: Wednesday, May 24, 2023 4:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of housing choices and a vibrant Chapel Hill

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

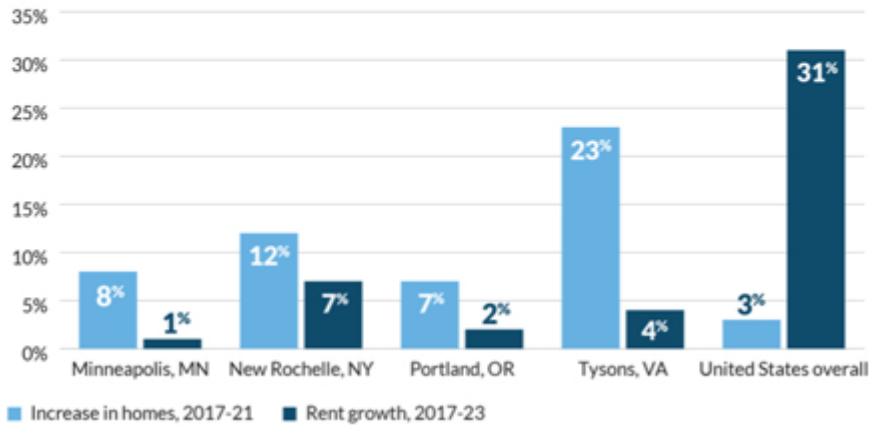
Dear Mayor and members of the Chapel Hill Town Council,
I am not certain if I will be able to attend tonight's meeting, however I wanted to express my strong support of the proposed amendments to the town's Land Use Management Ordinance. Similar revisions to historically exclusive housing policies have gone a long way to contain rising housing costs in many US cities, as outlined in this study conducted by the Pew Charitable Trust.
<https://www.pewtrusts.org/en/research-and-analysis/articles/2023/04/17/more-flexible-zoning-helps-contain-rising-rents>

The figure below illustrates how relaxing restrictions to allow for diverse housing options allowed the four jurisdictions studied to add housing and contain costs - countering US trends.

Figure 1

Rent Growth Proves Much Slower Than Nation in Jurisdictions That Have Allowed More Housing

Percentage change in homes, 2017-21, and median rent estimates, February 2017-February 2023



Though I wish it weren't relevant, I do want to emphasize that I am a homeowner in Chapel Hill. I realize more inclusive housing policies may have prevented the 70% increase in my home's value over this period of time (purchased in 2017). However, a community that includes those who teach its children, maintain its buildings, and serve and labor in countless other ways is one that will sustain and thrive. Moreover, my voice as a homeowner should not be heard any more loudly than the voices of those who rent. One person, one vote is a core tenant of our democracy. I appreciate the democratic nature of a public forum, but as we see time-after-time an interface that requires mobility and leisure time will always be disproportionately utilized by citizens who have both and underutilized by those that have neither. I was engaged in the 2021 town elections in which housing was a prominent issue and candidates that supported housing options received the most votes. I am proud to see so many of you continuing to fight for the will of those that elected you.

I wish everyone well tonight!

All the best,
Carolyn

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 24, 2023 4:54 PM
To: Nevena Georgieva
Cc: 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: comments to be added to record of city council meeting on 5/24/2023

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Nevena Georgieva <nevenageorgieva@gmail.com>
Sent: Wednesday, May 24, 2023 4:54 PM
To: All Agenda Materials <allclerk@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: comments to be added to record of city council meeting on 5/24/2023

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

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Dear city of Chapel Hill mayor and city council,

Please make the following comments be a part of the record of the city council hearing tonight 5/24/2023

Tonight you will be discussing the town's rezoning proposal (Land Use Management Ordinance Text Amendment- Articles 1, 3, 4, 5, 6, and 7 and Appendix A Regarding Housing Regulations and Housing Choices for a Complete Community.) to increase housing and allow for more duplex/triplex/quadplex.

I want to say that the presentation that will be given to you by the *Timberlyne neighborhood association board* will **not** be representative of what you are discussing tonight. The poll that was conducted in our google group was written in a way that the verbiage was confusing. It was written in a way to guide you to the answer they wanted to see: "less housing". The poll was about amending our (non-enforcable) neighborhood covenants. This poll does not represent the neighborhood's view on the town's rezoning proposal. The majority of people who responded to this flawed poll, want to change our covenants to not allow duplex/triplex/quadplex houses, it did not reference the town's rezoning proposal whatsoever.

In addition to this, I want to say that I have talked to multiple people in our neighborhood, including people that will be presenting and attending the city council meeting tonight. These people are textbook **NIMBY** individuals. They have told me they do not want more housing in our neighborhood because that will decrease their property values. These people do not care about the city of Chapel Hill and the ability for middle and lower income people to live here. I am afraid to come to the city council tonight and share my viewpoint because these individuals in the Timberlyne neighborhood are very vindictive. I do not believe that the presentation of "we do not want more housing in our neighborhood" is as clear as they will present to you.

I have spoken to many other younger home owners who do want to see more housing and want to be able to afford to live in Chapel Hill. Not building enough housing for the future will decrease the quality of life for Chapel Hill residents in the long run and create problems such as: teachers/police/firefighters/nurses/grocery store workers won't be able to live and work in Chapel Hill. Traffic will greatly increase as these individuals have to commute from farther suburbs. Pollution will increase with more car congestion and the triangle's lack of public transportation. As more apple/google/tech workers come to the area in the next few years, they will buy up whatever housing is available with their high salary and if we do not build more housing, current residents will be priced out and have to move to farther away suburbs or out of state.

As it is now, I am already priced out of the Timberlyne neighborhood. I cannot currently afford to buy a house in this neighborhood at today's prices. I was lucky I bought my house in 2020. If we do not build more housing in Chapel Hill, housing prices will CONTINUE to increase. At some point in the next decade I forsee \$1M+ houses being sold here. The property taxes on these houses will be unaffordable for many of us who do not work in tech and we too will be priced out of Chapel Hill. My neighbors who right now do not want more housing, will then be complaining that they can't pay their property taxes on their fixed retirement income.

Please make the smart choice for the **FUTURE** of Chapel Hill. The triangle is growing, and we must grow with it!

Thank you for your consideration.