

#14 12 OCT 2022

To: Mayor Hemminger and Members of
Chapel Hill Town Council

From: Stephanie T. Jenal, Resident of 102
Vintage Drive in the Vineyard Square
Community

Statement: Resolution A contends that the conditional zoning atlas amendment will “develop a thoughtfully designed neighborhood” consistent with the Town’s Comprehensive Plan. While the proposed Stanat’s Place development might indeed boast a thoughtful design in some regards, it clearly fails to meet the “thoughtful design” concerns repeatedly expressed by residents of the Vineyard Square neighborhood. Beginning in the fall of 2021, Vineyard Square residents explained their concerns regarding the safety of children who play in the street on Cabernet Drive, a narrow road that already experiences congestion issues and will be overwhelmed should additional traffic utilize its path to access the proposed

development. Residents have written to Town Council members, invited Town Council members to the neighborhood and described to them in detail specific safety, access, and privacy concerns, and have participated in Town Council meetings, both on Zoom and in person, to reiterate their concerns regarding the proposed development. At issue to us is not the development itself, but its intent to gain vehicular access by plowing through the already overtaxed Cabernet Road and putting human lives at risk in the process. Although Town Council members previously expressed to us their agreement with our concerns, it appears that their perspectives have changed given that in Capkov Ventures' letter to Mayor Hemminger and Town Council, Comment #1 states that "most of the Town Council Members expressed an interest in seeing vehicular connectivity between the proposed Stanat's Place Community and the adjacent

Vineyard Square Community at Cabernet Drive.” In other words, the views which Town Council members presented to Capkov Ventures are diametrically opposed to the views they have expressed to members of the Vineyard Square community. As a resident of the Vineyard Square Community and as a private citizen, I find this disparity disturbing.

Cabernet Drive is 26 feet wide. Cars are frequently parked on one or both sides of the road, thereby substantially reducing its width and the ease of passage. Not only do cars, trucks, and service vehicles frequent the road, but neighborhood children ride bikes and scooters up and down its hill. Motorists consistently ignore speed limits, and parents are often heard shouting to their children to move quickly out of the path of an oncoming vehicle. Inviting more traffic through our neighborhood will only exacerbate the stress on Cabernet Drive and

invite accidents. The proposal to extend Cabernet Drive to provide vehicular access to a new development is naïve at best and potentially deadly. I urge Town Council to reassess the wisdom of the proposed plan and to revise the proposal to utilize bollards to allow for emergency vehicle access only.