

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, March 13, 2019 4:46 PM  
**To:** hkrasny@mindspring.com  
**Cc:** Ben Hitchings; Alisa Rogers; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** email....FW: Error In Draft Land Use Map-- Mayor & Town Council/Chapel Hill  
**Attachments:** DRAFT Blueprint\_N\_15501\_revised\_020419.pdf

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

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Wednesday, March 13, 2019 4:02 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: FWD: Error In Draft Land Use Map-- Mayor & Town Council/Chapel Hill

Re: Two Errors on "Blueprint Land Use Map of North 15-501 Revised 2-04-19."

Dear Mayor & Town Council-

I respectfully forward this correspondence (below) to you-- Two Errors on "Blueprint Land Use Map of North 15-501 Revised 2-04-19. There has been NO RESPONSE of an affirmation from Mr. Hitchings or Mr. Jones representing the

Town re the two (2) errors in the PROPOSED future Land Use Map of the Summerfield Crossing TOWNHOMES property (140 units and the all of its surrounding common land) that I first identified to the Ms. Alisa Rogers and the Town in an E-Mail on Feb 14, 2019. I have followed with an additional response on Mar 7 (see below).

Also, there has been NO response from either party to the error in the PROPOSED future Land Use Map of the 5 Acre property (111 Erwin Rd) bordering Summerfield Crossing and adjacent to the present Marriott Residence Inn property. It has been marked as Low Density Residential use (R-2) in the 2001 and 2020 Land Use Plans, and such a change to high-rise apartments was recently vigorously opposed by the neighbors in the adjacent 7 subdivisions and affirmed by Town Council in its review on Oct 17, 2018.

I respectfully request (as was identified in the previous E-mail below (copied to Mr. Hitchings and Mr. Jones) that these two (2) corrections be made as soon as possible to this present Blueprint Land Use Map of North 15-501 (revised in 2-04-19) in order to prevent what could result from these 2 errors-- a short-term alteration in the value of the 2 referenced properties by speculators viewing this Map BEFORE appropriate corrections can be made to the DRAFT and Final published Map.

Thank you very much for your time to review these 2 issues and request.

Harvey Krasny  
Homeowner  
Chapel Hill, NC

Enc(1): Draft Blueprint of Future Land Use For the North 15-501 Map Revised 2-04-19.

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

From: H. Krasny [mailto:hkrasny@mindspring.com]  
Sent: Thursday, March 07, 2019 6:13 AM  
To: 'adrogers@townofchapelhill.org'  
Cc: 'bhitchings@townofchapelhill.org'; 'mjones@townofchapelhill.org'  
Subject: REPLY: Error In Draft Land Use Map-- Rogers/Chapel Hill

Re: Two Errors on "Blueprint Land Use Map of North 15-501 Revised 2-04-19."

Ms. Rogers-

Unfortunately I have still NOT received from you an answer to the specific question I have asked now twice-- Would you please immediately CORRECT what appears to be a significant error in the PROPOSED future Land Use of the Summerfield Crossing TOWNHOMES property (140 units and all of its surrounding common land) located in the enclosed DRAFT of the "Blueprint Land Use Map of North 15-501 Revised 2-04-19." Whether it's a "Draft" or a Final document-- I believe it is still INCORRECT in terms of the ID of the future Land Use for Summerfield Crossing property as being for apartments (up to 8 stories). PERIOD. It needs to be corrected if people are now reviewing it.

Summerfield Crossing TOWNHOMES (between Dobbins Dr and Old Oxford Rd) are presently marked on this future Land Use Map as Apartments (up to 8 stories). There are ABSOLUTELY NO plans in the future to demolish this complex built in 1985, and replace it with apartments. They are NOT in disrepair, they have always been properly maintained, and have continued to increase in value since their construction.

This is no doubt an error in this map. However, unless and until this document is rapidly replaced with a corrected version, any and all reviewers, plus those receiving a copy (eg, developers, et al) are going to be left with the INCORRECT fact that the use of the land on which Summerfield Crossing's TOWNHOMES now sit is expected to change to apartments (up to 8 stories). As a result, it COULD immediately cast doubt on the future values of the existing real

estate on this land. Another words, I believe it would conceivably harm resale values now and for the foreseeable future, once this information is viewed and the information is passed on.

I also find it strange that on this same map the future Land Use for two other nearby TOWNHOME communities (ie, also located in this area), McGregor Village (Erwin Rd at McGregor Dr) and The Meadows (Legion Rd at Clover Dr), were NOT changed to apartments, but remained as TOWNHOMES.

Next-- the present use of the 5 Acre undeveloped property (111 Erwin Rd) bordering Summerfield Crossing and adjacent to the present Marriott Residence Inn property has also been marked as Apartments (up to 8 stories) on this referenced map. It is presently zoned for Low Density Residential use (R-2), and marked as such in the 2001 and 2020 Land Use Plans. It is presently surrounded by 7 subdivisions containing ONLY individual homes and TOWNHOMES. Another words, it is ALL residential homes with buildings NOT exceeding 3-stories, and by suggesting to change the Land Use on this plat to Apartments (up to 8 stories), it would noticeably change the character of this area.

Homeowners in the surrounding subdivisions recently vociferously complained about attempts to alter the Land Use and zoning on this 5-acre site. Town Council also met on 10-17-2018, and at that time were NOT favorably supportive of changing the use of this 5-acre property to accommodate high-rise apartments proposed by a developer. Area land owners felt that such a change in the Land Use and zoning for this site could adversely affect and do harm to the values of their contiguous, surrounding properties, the traffic impact would be intolerable, and potential stormwater issues could arise, to name a few of the objections. Here again, the implication of such a change in the future Land Use of this property to Apartments (up to 8 stories) COULD immediately cast doubt on the future values of existing real estate in this immediate area, and could conceivably harm resale values of properties in this area for the foreseeable future, once this information is published.

To my knowledge, there are ABSOLUTELY NO FACTS to support the alteration in Land Use of these two properties to Apartments (up to 8 stories). What I feel this attached version of the future Land Use of these properties could do though is give developers a false sense of purpose, and a green light that the Town's administration would support developers' goals and efforts to propose, plan and execute a change in the use of these two properties.

Again, the future uses of the aforementioned properties identified in the DRAFT of the "Blueprint Land Use Map of North 15-501 Revised 2-04-19" sponsored by the Town is NOT correct as noted above. Ignoring a reasonable request to correct this document now BEFORE it is further disseminated makes it appear that the Town of Chapel Hill's administration is supportive of the enclosed document in its present form, and a willing advocate of the future alterations in the present use of those two properties to Apartments (up to 8 stories).

Respectfully,  
Harvey Krasny  
Homeowner  
Chapel Hill, NC

Enc(1): Draft Blueprint of Future Land Use For the North 15-501 Map Revised 2-04-19.  
Cc: B. Hitchings (Mgr, Chapel Hill Planning Dept; M. Jones (Chapel Hill Town Mgr).