

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, June 24, 2019 2:47 PM  
**To:** Lindsay Oholendt  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: OPPOSE Land Use Map Changes Request. Agenda Item #13

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

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**From:** Lindsay Oholendt [mailto:lindsayk25@hotmail.com]  
**Sent:** Monday, June 24, 2019 2:15 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>; Manager <manager@townofchapelhill.org>  
**Subject:** OPPOSE Land Use Map Changes Request. Agenda Item #13

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

To Whom It May Concern:

I submitted a similar letter back in September 2018 regarding plans to develop a 6 story buildings in FLOOD PLAINS near our neighborhood. It is now back on the Planning Departments agenda, and I rigorously object to any plans to develop in a RESIDENTIAL area, and in flood plains. Rainwater already floods the entire area, including Lower Booker Creek, Eastwood Lake and Eastgate Shopping Center. Additional massive concrete structures will only increase the rainwater runoff in this area, as well as create major erosion in new areas. The stormwater system needs attention to redirect the water that has flooded many businesses in Eastgate, some of whom are still not reopened. Small businesses cannot survive in this town with issues like these (not to mention exorbitantly high rent everywhere in this town).

As a resident and parent, my concerns are not only with building in a RESIDENTIAL area and on a flood plain (why would anyone want to do that), but also with the impact it would have on Traffic in an already busy area. The 15-501 corridor already endures more than 5 TIMES the amount of traffic intended for those roads. Where will the extra hundreds of cars go who will live and work and play at this 6 story structure? This town is moving in directions not in line with it's founding partners. And while progress is always good in theory, there are many reason why continuing on this track is unsustainable for the Town and its members. What type of infrastructure is in place to sustain such dense development all over the town? With so many dense structures going up at once, we will have to brace for the impact. And in my neighborhood, where we already have flooding issues and traffic headaches, it is my job as a resident to OPPOSE any further growth in this area.

Future Land Use needs to be reduced and STOP building these huge structures all over town. How will Town services be able to maintain all of this? What about the Landfill, Police Force, Fire Protection, OWASA, Schools & Education? This Town has grown up being proud of its Public Education department, but that is because the Residents support it with their tax dollars. Residents of these new structures will not be held responsible for these taxes, yet will reap all of the benefits. Not to mention, the tax BREAKS you, The Town, continue to give all of these major projects. Without the tax revenue, how do you expect to support the growth? Please, Stop. Please think about what you're doing to the "mom and pop" neighborhoods in this town. The pride it has being environmentally conscientious.

VOTE NO to building in FLOOD PLAINS and in Residential Areas!

Thank you for your time.

Sincerely,  
Lindsay Oholendt  
Chapel Hill Resident

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**From:** Lindsay Oholendt

**Sent:** Monday, September 24, 2018 6:30 PM

**To:** [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org); [clerk@townofchapelhill.org](mailto:clerk@townofchapelhill.org); [manager@townofchapelhill.org](mailto:manager@townofchapelhill.org)

**Subject:** Erwin Road Development must STOP PLEASE!

To Whom It May Concern:

The proposed plan for 140 apartments plus hotel rooms and high density housing in Chapel Hill at Erwin Road is preposterous. There is already too much traffic flowing in that area, there is no way it will sustain more traffic coming from 140(!!!!!) apartments. "Seven times the current permitted use" cannot be discarded and forgotten. Traffic in Chapel Hill is ridiculous. Especially on 15-501. As it stands, 15-501 has enough traffic for

10(!!!!) lanes of traffic. As proposed, it would create "Additional traffic congestion at an intersection that already FAILS to meet MINIMUM traffic standard." I grew up in Chapel Hill, and have moved back, paying my dues in property taxes for the school system and safety of my family. There are already at least 5 new complexes going up on every corner of this little town. Where will the animals go? The deer alone are becoming pets in some neighborhoods. There is no way the university alone can fill these apartments. What happens to the school system when hundreds of new students flood the "already overburdened" school system? Chapel Hill does not need this development. What about the safety of Chapel Hill residents? And the storm water runoff? There is nowhere for the water to go. Less than a mile away there is massive flooding already (Booker Creek Trail, Eastgate for example), where will the additional water go? You can't even go out for a family dinner in this town there are no family owned businesses anywhere because it is too expensive to rent or purchase or build commercial property for a small business in Chapel Hill. Building more cookie cutter high rise high density dwellings would only make this worse. Why do you want to continue this trend? The ridiculous over building in this town has to stop. It is not sustainable in the long run, or in the short run. It is taking away from the safety and character of our town.

Please reconsider your decision to allow this project on Erwin/15-501.

**VOTE NO ON THIS PROJECT!**

Please STOP THE BUILDING IN THIS TOWN especially in this area, at this intersection.

Thank you for your time.

Sincerely,  
Lindsay Oholendt  
Chapel Hill Resident

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, June 25, 2019 10:37 AM  
**To:** crystal.jin21@gmail.com  
**Cc:** Ben Hitchings; Becky McDonnell; Loryn Clark; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Concerns about Draft Land Use Map of North 15-501  
**Attachments:** N 15-501 DRAFT Map.pdf; Erwin & 15-501 Intersection Map Issues.png

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

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**From:** Jing Jin [mailto:crystal.jin21@gmail.com]  
**Sent:** Tuesday, June 25, 2019 8:42 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; Ben Hitchings <bhitchings@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>  
**Cc:** Alisa Rogers <adrogers@townofchapelhill.org>  
**Subject:** Concerns about Draft Land Use Map of North 15-501

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

The Honorable Mayor Hemminger, Chapel Hill Town Council Members, Mr Hitchings, Mr Jones, and Ms Rogers,

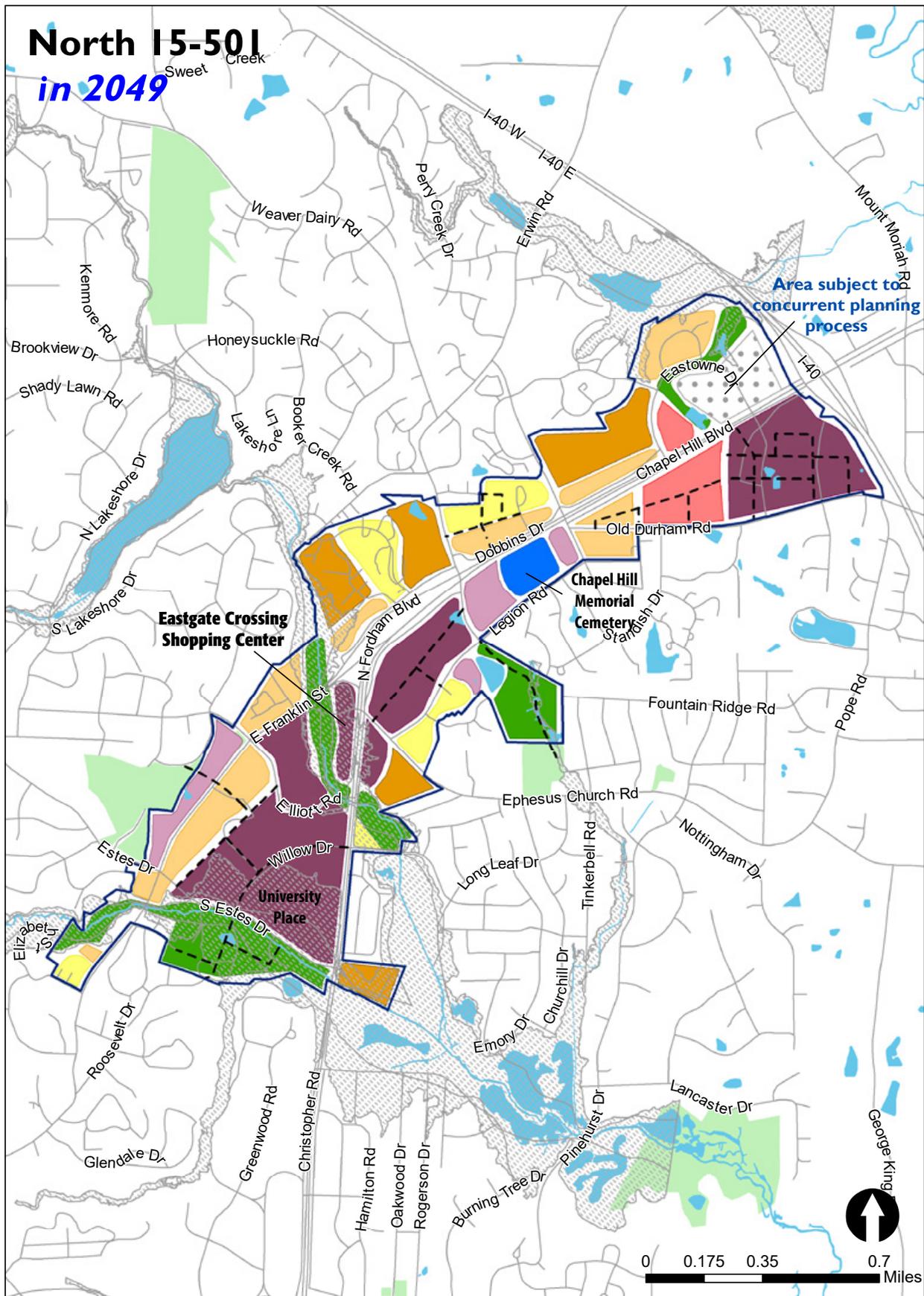
we have grave concerns regarding a mistake on the latest Draft 2049 Land Use Plan's North 15-501 Map (attached). A R-2 residential property near the Erwin and 15/501 intersection is marked incorrectly for 6-story Apartments. Actually an earlier draft marked this property and its neighboring Summerfield Crossing (existing townhomes) as 8-story Apartments. Our neighbors pointed out the apparent mistake and a correction was made early June. to revert Summer Crossing back to R-2. However its neighboring 5+ Acre undeveloped property with a pond (111 Erwin Rd and 141 Erwin Rd) is still marked incorrectly as 6-story Apartments.

The area is presently zoned for R-2 Residential use and marked as such in the 2020 Land Use Plan. The property is surrounded by 8 subdivisions containing only single homes and townhomes (Windover, McGregor, Erwin Village, Kirkwood, Cosgrove, Summerfield Crossing, Old Oxford, and BookerCreek), all 1-2 story residential homes (see attached png). Note this area is on the north side of 15/501. There is no commercial area (shops/entertainment/offices) in its vicinity except for the Marriott hotel (3-story). Also note the lot borders the narrow and busy Erwin Rd, and near the two extremely busy intersections: Erwin/Old Oxford Rd and Erwin/15-501. There is simply no easy pedestrian access to any nearby commercial area, let alone to any commercial area on the opposite side of 15/501. To re-designate an isolated and relatively small lot in the midst of large connected residential area is very odd and an anomaly. It does not fit into the "Connectivity and Mobility" principle at all. It also directly violates the spirit outlined in the "Place-Making" , "Density & Intensity", and "Environmental" principles advocated in the N 15-501 DRAFT.

The undeveloped lot is presently zoned for R-2 Residential use, and marked as such in the 2001 and 2020 Land Use Plan. Actually just few short months ago, a developer attempts to upzone this 5+ acre land for 4-story apartments. The residents in the surrounding neighborhoods showed strong oppositions on solid ground (based on Traffic, Stormwater, Environmental, Density/Scale in its surrounding area, etc.) Town Council were unanimously un-supportive of the upzoning of the lot at the Concept Review Hearing on 10/17/2018. There have been very strong consensus among residents and the Town Council regarding this isolated lot. However this latest draft land use map appears to indicate very unfortunate disconnect or miscommunication. Please keep its current R-2 zoning in the new Draft Plan, appropriate and consistent with its surrounding residential neighborhoods.

Respectfully,  
Crystal Jin  
E Old Oxford Rd

## North I-501 in 2049



- |   |                                     |   |  |   |                     |
|---|-------------------------------------|---|--|---|---------------------|
|  | Townhomes                           |  | Multifamily, shops and offices (up to 4 stories) |  | Future Connections  |
|  | Apartments (up to 4 stories)        |  | Multifamily, shops and offices (up to 6 stories) |  | 100-Year Floodplain |
|  | Apartments (up to 6 stories)        |  | Institutional                                    |   |                     |
|  | Shops and offices (up to 4 stories) |  | Parks & Open Space                               |   |                     |
|  | Shops and offices (up to 6 stories) |  | Existing Parks                                   |   |                     |

# DRAFT

## North 15-501

### A destination with a mix of higher intensity uses.

The North 15-501 area is envisioned as a dynamic mix of higher intensity uses, including places to shop and reside. The vision for this area balances its role as a gateway to Town from points east and a destination that draws residents, employees, shoppers, and visitors from elsewhere. The Focus Area promotes active street life that blends the built environment with mature tree canopies and offers wide sidewalks and other multimodal features. Portions of the Focus Area that are currently developed may transition over time to open space.

### Overview of Current Conditions

North 15-501 is one of the town's major retail and commercial centers as well as an important gateway from I-40. Higher density housing, commercial, and mixed-use developments dominate the corridor, which is surrounded by established single-family neighborhoods. Significant flood and stormwater concerns impact a major portion of this area. In 2014, Chapel Hill adopted a form-based code for the Blue Hill District to establish and maintain a consistent and cohesive design aesthetic. Previous planning efforts include Ephesus Church Road/Fordham Boulevard Small Area Planning and Traffic Analysis, Blue Hill District Design Guidelines, and various town-wide plans. Planning strategies should reference the concurrent planning process for the UNC Healthcare Eastowne campus.

### Focus Area Principles

#### Connectivity & Mobility

- Parking strategies should encourage people to park once and walk from one destination to another within in mixed-use activity nodes. Likewise, property owners who have different peak hours of parking demand should share their parking spaces with one another.
- Given the higher density envisioned for this corridor, bicycle and pedestrian mobility within and to the Focus Area should be prioritized.

#### Land Use

- Existing single-use shopping areas should be encouraged to transition over time to mixed-use areas with clear connections to adjacent neighborhoods and developments.
- Special consideration should be given to the transition from higher density and intensity uses along the corridor and near larger proposed transit stops to single-family neighborhoods.
- Housing of various price points should be integrated into mixed-use nodes or located near employment centers, including the UNC Healthcare Eastowne campus.
- Townhomes should be encouraged to provide a transition between higher densities in the Focus Area and the single-family residential neighborhoods on the periphery.
- Housing choice and housing supply should be increased by encouraging new multifamily housing in identified locations, particularly at the intersection of Fordham Boulevard and Franklin Street and near larger proposed transit stops.
- This Focus Area should include employment centers, whether single user or in a mixed office setting, within proximity to future transit stops.



## Placemaking, Street Character, and Urban Form

- As a gateway from the northeast, additional attention should be given to the form and function of the corridor, including the preservation of street trees and orientation of buildings.
- As single-story retail centers such as University Place and Eastgate are redeveloped into multi-story mixed-use developments, the provision of additional, connected public spaces should be emphasized.
- The Focus Area is characterized by its inviting streetscapes that blend the aesthetics of the built environment with mature tree canopies within the public right-of-way and as part of private development. Maintain this quality by preserving key vegetative areas and implementing new street tree plantings to support this character, shade sidewalks, and help frame the public realm.
- Redevelopment should feature a more compact and connected urban framework by limiting block lengths and ensuring a high intersection density.
- Site buildings closer to the street to enhance the walkability within the Focus Area.
- Active frontages are encouraged to create vibrancy and ensure pedestrian activity over time. These frontages should consider the placement of buildings on the site, the location of primary building entrances, streetscapes, and pedestrian-scaled amenities. In some cases, active frontages may mean that retail and services should be allowed on the first floor within the Apartment Character Type. Given its vision, active frontages should be a priority throughout the Focus Area. (See Activated Street Frontage Map.)

## Density & Intensity

- The mix of uses should vary in scale and intensity based on the different context of the Focus Area.
- Density and intensity should be the highest near larger proposed transit stops with transitions to adjacent areas. The density and intensity of this areas should be reconsidered if transit is not constructed.
- Increases in density and intensity above six stories should include desirable community amenities and appropriate transitions to adjacent uses.

## Environmental

- The Town should leverage redevelopment as an opportunity to reduce overflows into the Focus Area's historically flood prone locations.
- Sustainable site development that facilitates the use of best management practices that minimize or reduce the impact of impervious surface should be encouraged.
- Redevelopment and new development should enhance how people are connected to and experience the area's natural resources, including Little Creek and Booker Creek.
- The North 15-501 Focus Area should have a greater contribution to the Town's overall urban tree canopy goals.
- Some developed properties should transition to open space, where possible, which may require intensifying development away from restored open space.

## Character Types

### *Predominant Uses*

**Apartments (up to 6 stories).** This character type accounts for the Focus Area's highest density residential uses, which are strategically located near mixed-use and commercial areas to allow for walkable activity nodes. These



character types also are located with good access to planned parks and open space and provide better opportunities for additional affordable housing.

**Shops and Offices (up to 4 stories).** This character type creates commercial nodes along the corridor that provide retail space, offices, and other services. In some cases, this use also provides a logical transition between higher density uses and single-family neighborhoods.

**Shops and Offices (up to 6 stories).** This character type provides a high intensity commercial node near locations of potential future transit in proximity I-40. This character type would be appropriate for a larger employment-focused development should additional transit capacity be implemented in this area.

**Multifamily, Shops, and Offices (up to 4 stories).** This character type provides an opportunity to create smaller scale walkable activity nodes, which may include retail, office, neighborhood-scale services, and multifamily residential. As located, this character type provides good access to planned parks and open space as well as to other planned commercial areas. Connectivity to likely employment nodes are enhanced.

**Multifamily, Shops, and Offices (up to 6 stories).** This character type accounts for the Focus Area's highest density and intensity, which is located and surrounding the intersection of Fordham Boulevard and Franklin Street adjacent to likely locations of larger transit stops. Development of this scale is only appropriate at the north end of the Focus Area should additional transit capacity be implemented.

**Parks & Open Space.** This character type accounts for the natural features in the Focus Area and contributes to a more natural treatment of stormwater. Some areas designated as parks and open space have existing development. The intent is for these areas to transition back to natural areas over time.

## *Other Uses*

**Townhomes.** This character type provides a medium intensity residential opportunity with good access to planned mixed-use, commercial areas, and parks and open space. Townhomes in this Focus Area will help increase range of housing prices while providing a transition between higher intensity uses and single-family residential neighborhoods.

**Institutional.** This character type includes the Chapel Hill Memorial Cemetery. [Note: Some institutional uses may be appropriate within other character types.]





## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, June 25, 2019 10:58 AM  
**To:** Cathy Cole  
**Cc:** Ben Hitchings; Becky McDonnell; Judy Johnson; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Proposed Future Land Use Plan (2020 to 2049)

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

---

**From:** Cathy Cole [mailto:cathycole0@icloud.com]  
**Sent:** Sunday, June 23, 2019 9:48 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Proposed Future Land Use Plan (2020 to 2049)

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Good day-

I'm writing this as a resident of Kirkwood Townhomes, located on property bordered by Erwin Rd, Old Oxford and Weaver Dairy and am expressing my opposition to the property 2020 to 2049 being rezoned to

accommodate apartments or hotels up to 6 stories in height. At the 10-18-18 Town Council meeting, many residents of the surrounding neighborhood to this property presented extensive information noting the impact, particularly on traffic, by adding such density to this area.

Clearly this land is considered ripe for development and will inevitably be developed. I'm encouraging you, that if it is to rezoned other than it's current zoning for single family homes, that you rezone it to the lowest density possible.

Best regards,

*Cathy*

Cathy Cole

113 White Oak Way

Chapel Hill, NC 27514

[cathycole0@icloud.com](mailto:cathycole0@icloud.com)

919-360-3071

US Citizen, Compassion with Action

Chinese saying, "A kind word is like a fire in winter, it warms the soul."

Important websites:

[Better-Angels.org](http://Better-Angels.org)

[oaralliance.org](http://oaralliance.org)

[triangleinsight.org](http://triangleinsight.org)

Dear Mayor and Council,

Once again, I am reaching out to you about the FLUM in general and on behalf of NW Chapel Hill specifically.

The current plans are flying in the face of your experience and knowledge. Many of the unpopular developments that are now being built were not approved by all of you. That underscores the need for a firm vision which makes sense on every level. Density on transit corridors is not a panacea – its origin is actually based on density units required to receive federal funding for transit. Although the expectation is that BRT will increase transit ridership and reduce traffic congestion, there are concrete realities to deal with in the FLUM:

- **Concurrency:** Example: To protect walkability, a pedestrian bridge **must** be part of the infrastructure that occurs at the **same time** as lane widening for BRT.
- **Environmental costs:** Flooding, tree loss, traffic congestion
- **Gentrification and economic segregation:** affordability and diversity are disappearing – creating economic ghettos is not a solution.
- The **work** in live, play work: Chapel Hill is furthering its reputation as a bedroom community for those who work elsewhere. New high-paying jobs (necessary to pay *those* rents) are not available.

The high density model has not and will not work to save our financial future. The laws of supply and demand do not adhere to finite resources such as land. Additionally, as long as a location is a desirable place to live, residential costs do not decrease. The cost of services to new residents precludes a revenue positive outcome. That is why a balance of commercial/industrial growth must be added to the plans. If Chapel Hill were to become undesirable, that failure will impact us all.

What you do in Northern Chapel Hill has consequences throughout Town – just as what happens elsewhere in Town affects Northern Chapel Hill. Thousands of parking spots have been approved in NW Chapel Hill and those will be added to the 728 in recently completed projects. That traffic will affect us all. Over three million net square feet of new impervious surface has been approved in NW Chapel Hill and that will be added to the recently completed 800,000 square feet. That will lead to more and more flooding. The maps lack the comprehensive vision necessary and continue to treat each area as though it is separate from the whole of the Town.

Please do not support development that is out of scale with the surrounding area, developments that is not sustainably built, or that further contributes to downstream flooding(the Town paid Dickson for a Booker Creek watershed analysis and proceeded to ignore some of the most important recommendations)

Take these NATF recommendations to heart:

- Ensure that community infrastructure, including physical improvements and expanded Town services, **will be in place at the same time as anticipated development**
- **Balance residential and commercial development** from a fiscal point of view,
- **Encourage revenue-neutral or revenue-positive development** by balancing residential and commercial development

Quality of life for **current** Chapel Hill residents is at stake. The theoretical future residents may well concur. **Please** take the time to get this right.

Thank you,  
Del Snow

# *Booker Creek*

*2525 Booker Creek Rd. 7-A*

*Chapel Hill, NC 27514*

*Phone: 929-0404 Fax: 929-0422*

Date: 6/25/2019

Dear Mayor and Town Council Members,

I am contacting you to express our concerns regarding the Proposed Future Land Use Plan (2020 to 2049) that will impact the Booker Creek and the surrounding neighborhoods.

We again strenuously oppose the Land Use being proposed for the two properties in the residential neighborhood. I realize that what we have seen is only a draft of the recommended Future Land Use up to 2049. However, we believe that developers may use these Land Use Maps to sell their proposed developments to the Town. It's only natural that they would propose what the Town envisions for the use of the properties. If you allow for 6 levels, that is what they will most likely propose.

The Agenda for this meeting includes a proposal in the Draft Land Use Map (15-501 North) for (2020-2049), high rise apartments up to 6 levels can be constructed on this 5 acre site. If I am reading the map correctly, the Marriott Residence Inn's Land Use next to this 5 acre site would become high rise apartments up to 6 levels, or am I mistaken?

During the Council meeting on 10/17/2018, we voiced our strong opposition to the Marriott Residence Inn's concept proposal to construct high density high-rise apartments on the previously mentioned 5 acre site located next to their present location. We were also opposed to their request to expand the existing hotel from 108 to 170+ rooms and from 3 stories to 5 stories on their existing 12.3 acre site located next to the 5 acre site. I felt that The Council heard our concerns, and was leaning in favor of not recommending these two proposals. It appears that the Town's Planning Department does not agree. We don't want the neighborhood of 7 subdivisions to be forced into anything other than a RESIDENTIAL COMMUNITY.

The 5 acre site is presently zoned R-2 Low Density 1-4 units per acre residential homes. The Hotel is zoned R-3C for medium density and I believe that means that they are only allowed to have 108 lodging rooms and 3- stories maximum, per the Special Use Permit.

We also have flooding in the area, so the removal of more trees and the addition of non-permeable surfaces will increase flooding in the area. There is so much new construction in the area we still don't know how all of this is going to add to the current flooding situation. If the Town does not have the funds to solve the current area flooding, why are we allowing so much more development in flood prone areas? If the Town allows additional development in flood prone areas and it causes more area flooding, will people be willing to purchase homes and businesses here? What will this do to the reputation of Chapel Hill?

Changing the current Land Use on these two sites would permanently change the entire character of our wonderful neighborhoods, thus affecting our quality of life. It will negatively impact the wildlife in the neighborhood, as well. We already have bad traffic congestion and our residents are experiencing longer and longer commuting times which will only be made worse, if these plans are approved. All of these things mean property values will be negatively impacted. A home is the largest investment most families will make in their lifetime. How would you feel, if this happened to your property?!

We sincerely hope that you hear our voices. Please take all of this into very careful consideration.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Tekumalla".

Pamela Tekumalla  
Property Manager

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 9:48 AM  
**To:** Henry Smith  
**Cc:** Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Merritt's Grill

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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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:** Henry Smith [mailto:aofsmith98@gmail.com]  
**Sent:** Monday, June 24, 2019 4:04 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Merritt's Grill

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

Dear Mayor and Council,

Merritt's Grill is an integral piece of Chapel Hill. I am from Philadelphia, and each time I visit Chapel Hill, I make a point of going to Merritt's. Perhaps what you have in mind seems more profitable, but from a tourist perspective, I can assure that you will be losing a valuable asset. Thanks very much.

Sincerely,  
Hank Smith

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 9:49 AM  
**To:** Duffy, Anna Bailey  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Merrits Grill and Pasture

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

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**From:** Duffy, Anna Bailey [mailto:abduffy@live.unc.edu]  
**Sent:** Monday, June 24, 2019 10:55 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Merrits Grill and Pasture

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

To Whom It May Concern:

I would like to begin by hoping the recipient of this message had a nice weekend.

As a student of the University of North Carolina at Chapel Hill, I am strongly against the development of the Purefoy neighborhood. Furthermore, I am for protecting the green space in Chapel Hill such as Merritt's pasture. As an out of state student, I am unable to attend the Council meeting on Wednesday night, but am writing to express extreme concern regarding the proposed developments.

Merritt's Grill is beloved by students, faculty, UNC-Chapel Hill alumni, and Chapel Hill residents alike. It is a local institution that brings together members of the community, and would be greatly missed by so many.

My first visit to Chapel Hill in the spring of 2016 was marked by a visit to Merritt's Grill, followed by a tour of the Chapel Hill campus. I not only fell in love with the University grounds, but also the beauty of the town of Chapel Hill. The loss of green space, such as Merritt's pasture, would take away from what makes Chapel Hill unique and special to so many.

Again, I am completely against the development of the Purefoy neighborhood, and am writing to protect the green space in Chapel Hill; specifically, Merritt's Pasture.

Thank you for your time,

Anna Duffy  
[abduffy@live.unc.edu](mailto:abduffy@live.unc.edu)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 9:52 AM  
**To:** Wendy Yu  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Merritt's Grill

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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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

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

From: Wendy Yu [mailto:wyu519@gmail.com]  
Sent: Monday, June 24, 2019 8:42 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Merritt's Grill

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

Hello!

I would like to voice concern for Merritt's Grill. This is a classic local institution that will be greatly missed, please do not sell the lot and turn it into a shopping center! There are so many of those we need to support local business.

Thanks,  
Wendy Yu

Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 9:52 AM  
**To:** Anna Creissen  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Proposal for 15-501 land use

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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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: Anna Creissen [mailto:anna.creissen@gmail.com]  
Sent: Sunday, June 23, 2019 3:43 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Proposal for 15-501 land use

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

Hi

I am writing the council about the latest proposal for development at the intersection of Merritts grill.

Firstly, I live on West University Drive and drive through this intersection quite a bit.

I'm very against the proposed development in this area. Firstly, Merritts is a Chapel Hill institution that brings many people to Chapel hill. It's a small town/country grill that people are very attached to.

Secondly, this intersection does not need more density we already have many traffic issues. What's wonderful about our area and what brought us here nineteen years ago was the small town feel and the lack of traffic. Unfortunately, this is disappearing with all the development going on.

Thirdly, there seems to be no foresight about keeping green areas and nature in our area. We have seen what happened to the area around Estes drive. I use Merritts pasture daily to walk our dog. Often I have to go to Hillsborough to find nice nature trails. Chapel hill doesn't seem to have plans for keeping trails and nature. This is a big mistake in my opinion. People who will choose our area over another to live in and do business in will judge it based on accessibility to nature, unique shops/restaurants not big box shops, and ease of getting around.

I hope the council will consider not developing this area as proposed.

Thank you

Anna Creissen

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 9:53 AM  
**To:** romason124 .  
**Cc:** Ben Hitchings; Becky McDonnell; Alisa Rogers; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Infill

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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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

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**From:** romason124 . [mailto:romason124@gmail.com]  
**Sent:** Sunday, June 23, 2019 12:16 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Infill

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I object to the proposed future land use map. High density development destroys the environment in which I live.

We are seeing how high density environments look in the area near Eastgate. I understand Chapel Hill thinks it needs to grow--but does it?

If it must grow, demand a less-crowded environment than six-story apartments. Maybe cluster townhomes in the midst of walkable open space. I am sure planners can come up with other good lifelong alternatives that provide outdoor space, trees, and gardens. The recent development is so unpleasant an environment that in the long run, I think some of these buildings like the Berkshire near Whole Foods may end up as slums, as better-off residents escape them.

Ro Mason

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 4:45 PM  
**To:** Doreen T. Ross  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Greetings

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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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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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:** Doreen T. Ross [mailto:doreentross@gmail.com]  
**Sent:** Wednesday, June 26, 2019 12:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Greetings

**External email:** Don't click links or attachments from unknown senders. To check or report forward to [reportspam@townofchapelhill.org](mailto:reportspam@townofchapelhill.org)

I live on Windhover Drive and I understand the land next to the Residence Inn is up for consideration for adding to the hotel. I do not think this is a great idea because we have a concentrated area of children with Intellectual and Developmental Disabilities. I myself, have a son with Autism and I think adding more traffic to Erwin Road

will not be suitable for our families, the families in and around this side of town and for our community. It poses a lot of dangers for people who already have compromising circumstances in the area of safety and well-being.

Please reconsider leaving this area free from future building. We really have enough going on with the new apartments near the Sheraton and also near Rams Plaza. Also, with the Wegman's coming, this area of Chapel Hill is just getting saturated with business. Please, keep Chapel Hill the quaint town it is.

Thank you,  
Doreen Ross  
108 Windhover Drive  
Chapel Hill, NC 27514

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, June 26, 2019 5:04 PM  
**To:** Ben Hitchings; Alisa Rogers; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Message from Website

**From:** info@townofchapelhill.org [mailto:info@townofchapelhill.org]  
**Sent:** Wednesday, June 26, 2019 4:39 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 06/26/2019 4:38 PM  
**Response #:** 239  
**Submitter ID:** 8053  
**IP address:** 162.198.200.88  
**Time to complete:** 14 min. , 20 sec.

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### Survey Details

Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

Aris Buinevicius

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

Hello,

Regarding the FLUM Focus Area Maps and Principles, and specifically the South 15-501 "Gateway area" (to be discussed at this evening's town council meeting): Living near this area for 20 years, we have seen how sensitive it is to traffic patterns with new development. This proposal would potentially add additional congestion to an already bottlenecked area with mixed use development jammed into an area that would not be able to sustain that kind of growth.

It took 20(or more?) years to get in the current bike lanes on S Columbia, which have added a great amount of livability and an alternative to vehicular traffic. I'm afraid that this type of proposal would eliminate those gains and introduce new problems to an already saturated area.

Thank you for your consideration in attempting to make this area safe and sane for motorized and non-motorized vehicles.

**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**

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