

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 16, 2022 10:35 AM
To: John McKee
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Gateway Concept Plan material and factual error

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: John McKee <northstatefarms@gmail.com>
Sent: Tuesday, March 15, 2022 7:39 PM
To: Adam Nicholson <anicholson2@townofchapelhill.org>; Richard Prentis <rprentis@stubbsscole.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Gateway Concept Plan material and factual error

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

Hello Adam and Honored Officials of the Town,

I just received the Concept Plan Application Review for the Gateway Concept Plan. : <https://chplan.us/3pL1FyI> A plan offered for development in the Development Opportunity Zone at the Eastern edge of Town.

Concept Plan Board Reviews are starting; March 22, 2022.

I've cc'd my Attorney here.

I am the property owner on the south side of the proposed plan, in its entirety. The overlay of the existent ephemeral stream is incorrectly listed, submitted and illustrated. The actual measurement (concerning this error) is 90 feet, to the North offset, on the South side. Beginning at the South and Eastern (submission's) property line. Along a good entirety of the illustrations for several hundred feet. This has a material and adverse effect on the (incorrect) submission. Including the real property proposed. I look forward to you or your Staff's visit. On such a large parcel; 90 feet, on the South, might have been simply a mistake. It is a simple matter to demonstrate and illustrate. Including the submitted topo overlay for the stream; which is misaligned on the Western side of N. White Oak Dr. Though correct on the Eastern side.

This is a significant mistake. The stream crosses the Smith property (Southeast corner) at its Eastern center. Fully 90 feet from the submitted documents. I look forward to a swift resolution of errors. And, do insist on correction of the errant submission. I am available at all times...

Thank you, John McKee. 11 N. White Oak Dr., 919-886-3040

Amy Harvey

From: John McKee <northstatefarms@gmail.com>
Sent: Tuesday, March 22, 2022 11:51 AM
To: Jeanette Coffin; rick@stubbscole.com; Adam Nicholson
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; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
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Good Day Everybody,

Tonight's Stormwater Advisory Review Board has gone totally virtual. I had wanted to comment in person, and illustrate, through photographs, the factual errors concerning the southern streams overlay(s) of the Gateway Concept Plan. I am not competent to deliver these photo's in an online meeting. Please allow me to submit several photo's here. I have more; but I believe these photos will adequately demonstrate my concerns.

Gateway Concept Plan Applicant maps C000, C100, and C101 are factually inaccurate (overlay, streamwise) on the southern side. The property boundaries are correct. I can demonstrate the approximately 90 foot southern line(s) error by the attached photographs. It's important to have the correct stream crossing at White Oak Drive. And the stream misalignment, when corrected, will move the stream onto applicants property on the Darden parcel. The first photograph is taken on the southern Darden/Smith east/west line. Looking north and west into the Darden parcel. This is the mid-point of the southern boundary of the applicants border. And, clearly shows an active stream passing thru the edge of the Darden parcel. Applicant maps C000, C100, and C101 incorrectly indicate this stream is about 90 feet south



Turning around facing east, northeast, the stream continues through the Smith parcel in a relatively straight line to the USGS merge of the northern stream. Where it then travels through fallen, storm ravaged, right-of-way to a pipe under White Oak.



Demonstrating the inaccurate Applicant maps once again. Now; going out on White Oak Rd; applicant proposes the creek passes thru the road incorrectly. At about the same error of 90 ft. The orange cone located in the foreground is the stream pipe under the road. And to the south, uphill about 90 feet, is a cone placed where applicant suggest the stream passes:



These are factual mistakes of great concern. We would like the mistakes corrected. And ask all governing bodies and boards to insist on corrective applicant drawings. It appears that the topographical contours and stream alignment overlays need work in the Applicant package. I also request the Town Staff to distribute this photographic evidence as appropriate to the various boards and bodies. Especially; to tonight's Stormwater Advisory Board meeting.

I am available at all times to work with the town, staff, or applicant.

Yours Sincerely, John McKee

On Mar 16, 2022, at 10:35 AM, Jeanette Coffin <jcoffin@townofchapelhill.org> wrote:

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<image001.gif> Jeanette Coffin
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