

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:15 AM
To: Lauren Scott
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: 5101 barbee chapel rd

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: Lauren Scott <laurencott0312@gmail.com>
Sent: Sunday, April 23, 2023 12:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 5101 barbee chapel rd

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

Good afternoon,

I am a resident who will be affected by the development of the 5101 Barbee Chapel apartments.

First of all, there is no shortage of apartments; especially in the 2 mile radius of Barbee Chapel Rd: Bell Meadowmont apartments, the Morgan at Chapel Hill, Morgan Reserve, Environs Loft, Blu on Farrington, and Farrington Lake apartments just to name a few.

Secondly, this area of Raleigh Rd/54 is already congested around peak travel hours and often gets back up from I-40.

Third, it is sad to see the beautiful charm of Chapel Hill get ruined by the addition of these apartments and condos.

We chose to raise our family in Chapel Hill for so many reasons; however the overcrowding of a beautiful town, creates hazards for pedestrians, our environment, and community.

I appreciate the time and consideration you have given this email and hope you enjoy the rest of your day.

Best,
Lauren Scott
Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 10:47 AM
To: Karen Harrison
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: Proposed apartment development on Barbee Chapel Road at Highway 54

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: Karen Harrison <kcharrison@bellsouth.net>
Sent: Saturday, April 22, 2023 8:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed apartment development on Barbee Chapel Road at Highway 54

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

PLEASE consider that this is a very dangerous intersection because of heavy traffic as cars go to and leaving the Valero/Dunkin Donuts/convenience store on the corner. Barbee Chapel Road is heavily used because of the very large developments along the 0.8 mile of the

intersection. THE FARM (the UNC Facility and Staff Recreation Center) is 0.5 mile that intersection. This facility is also VERY heavily used a by family with children for tennis, swimming, and summer camps. Barbee Chapel Road also becomes the “back way” to get into and out of Chapel Hill to avoid using I-40 to and from Raleigh. The Morgan apartments (several hundred apartments) Finley Forest condos (several 100 condos), Abernathy Court condos and Downing Creek (several hundred homes plus condos) are huge developments also along this 0.8 mile. Another apartment complex will make this area much more dangers because of the added traffic.

Thanking you in advance for your very careful study of this proposed apartment complex,

Karen Harrison

249 Hales Wood Road

Chapelwood

A 55+ residential area of 69 homes with approximately 120 residents 0.7 mile from the Barbee Chapel-Highway 54 intersection

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 24, 2023 2:57 PM
To: Stephen Whilden
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: 5101 Barbee Chapel Road Development

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](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Stephen Whilden <stephenwhilden@gmail.com>
Sent: Monday, April 24, 2023 1:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 5101 Barbee Chapel Road Development

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

Good afternoon. As a native of the Triangle, I have been witnesses to the incredible growth seen the past two decades. I understand why our community is experiencing such rapid growth. The problem we have is the existing infrastructure has not kept up with the rising population in Durham and Orange counties.

The traffic congestion on highway 54 between Meadowmont and I-40 is horrendous. The intersection at Barbee Chapel and Hwy 54 is already one of the most difficult to navigate.

Now you want to allow a 350 apartment development to be built in the epicenter of this infrastructure nightmare. When is enough, enough? Our part of town cannot support this kind of development. How are all these people going to access highway 54?

This development is another example of how local representatives are woefully out of touch with their resident's daily realities. I would like to know if any of you will have to deal with this development on a daily basis.

Chapel Hill once was a nice place to live and raise a family. Now it is too crowded. Too many people and too many cars with no where to go. Shame on you for voting for increased tax revenue over quality of life.

Stephen M. Whilden Jr.
1340 Daventry Ct
Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 02, 2023 2:26 PM
To: Mike Merzke
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: Proposed Development on Barbee Chapel Road

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From: Mike Merzke <mikemerzke3459@gmail.com>
Sent: Tuesday, May 2, 2023 2:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Development on Barbee Chapel Road

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor Hamming and City Counsel,

I live off of Barbee Chapel Road and think this development is great except for one important factor. The plan includes extending the existing sidewalk in front of the development but does not tie it into the trail system that parallels Highway 54. I would like to see the developer extend the sidewalk the rest of the way to Highway 54.

Thanks,

Mike

Michael Merzke

910-723-3459

mikemerzke3459@gmail.com

[LinkedIn Profile](#)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 02, 2023 3:52 PM
To: Wallis Cooper
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: Barbee Chapel Road Development

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[Chapel Hill, NC 27514](#)
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From: Wallis Cooper <walliscooper@gmail.com>
Sent: Tuesday, May 2, 2023 3:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Barbee Chapel Road Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I am submitting this in support of the email sent recently by my neighbor Ted Barrow as both of us are residents of Chapelwood, a 55+ community. As necessary and important that the Barbee Chapel development is, it is equally important that you be made aware of the problems it will exert on traffic patterns and density around what is now essentially a country road.

There already is a problem with the flow of traffic due to the ability of cars to enter and exit the service station at the corner of Barbee Chapel Road and NC 54. This will only be magnified by the additional traffic exiting the new housing at a time when traffic will be turning right from NC 54 and traffic crossing NC 54 from Meadowmont Village some of which may be trapped in the intersection, particularly during morning and evening rush hours.

Clearly this will require a widening of the road with the addition of turning lanes and installation of several traffic signals with sufficient delay phases coordinated with Barbee Chapel Road, NC 54 and Meadowmont's E. Barbee Chapel Road. In addition, there is no sidewalk along that portion of Barbee Chapel Road and some people walk that route but many more are bicycling on the roadway. Unless done with great foresight and planning, this could become the cause of many accidents involving both cars and people, injuries and death.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 03, 2023 9:41 AM
To: Wallis Cooper
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: Development at Barbee Chapel Road

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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From: Wallis Cooper <walliscooper@gmail.com>
Sent: Wednesday, May 3, 2023 9:24 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Development at Barbee Chapel Road

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

On further reflection I would like to add these observations to my previous email:

I believe that it will not be long before residents of the new community, particularly commuters, will discover that only .7 miles away (that is: less than a mile) on W. Barbee Chapel Road, there is access to NC 54 and I40 through Downing Creek, a community of several hundred, including many young children and numerous dogs. And many residents walk their dogs in the streets since there are sidewalks only on one side. In addition, the speed limit is only 30 miles an hour and in sections the road curves, creating blind spots to oncoming traffic. And toward the end of Downing Creek Parkway as it approaches NC 54 there are NO sidewalks at all, exacerbating an already potentially dangerous environment. On

behalf of the residents, with which we in Chapelwood share amenities and events, I urge that you think carefully about disrupting the heart of this quiet, suburban community.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 08, 2023 11:58 AM
To: Lesley Marson
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: proposed barbee chapel road development

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

From: Lesley Marson <lmanson@dignifytherapeutics.com>
Sent: Monday, May 8, 2023 11:39 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: proposed barbee chapel road development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Town councilors and mayor,

I am writing to object to the proposed construction planned off Barbee Chapel Road. There are many safety concerns that the council and town planning have not addressed.

These include

- dramatically increased volume of traffic on local side roads and Barbee chapel Road and 54 which are already congested and dangerous with people speeding on 54 and not coming to a FULL stop at junctions before turning.

- Increase wait times at stop lights and no alternative routes to enter and exit streets from Barbee Road
- Increased pedestrians walking around the streets with no footpaths and trying to cross Barbee chapel road at the 54 junctions where there is only a 12 second walk signal with the traffic turning left and right ALL ignore. Lucky so far to have had no fatal injuries but with increased building this makes the junction much more dangerous.
- Lack of town planning on safety measures
- Increased building decreased the water table and increase the likelihood of floods in existing neighborhoods and streets
- Because of the proximity to Durham city limit – neither Chapel hill nor Durham take ownership for road maintenance

Thank you
Lesley Marson

-
-

Lesley Marson

VP PreClinical R&D
Dignify Therapeutics
Office: 919.371.8138

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 08, 2023 12:48 PM
To: Imarson14@gmail.com
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: FW: Message from Website

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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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, May 8, 2023 11:48 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 click the [Phish Alert Button](#)

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

Form Name: Contact Mayor and Council
Date & Time: 05/08/2023 11:47 AM
Response #: 702
Submitter ID: 16139
IP address: 2603:6080:6a40:124:a182:2c85:6fa1:1e00

Time to complete: 8 min. , 20 sec.

Survey Details

Page 1

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

1. Name

Lesley Marson

2. Residency*

(o) I am not a resident of Chapel Hill

3. Message

I am a resident of Durham in Downing Creek which is a very close neighborhood to the proposed development, and therefore you should be soliciting input from Durham and Chapel Hill residents. I object the the volume of the proposed apartment development on the grounds that this will decrease safety on the adjoining roads which are massively congested and increase pedestrians without providing safe adequate footpaths and safe ways to cross the busy roads. The housing will not meet the needs of the needs of the local and incoming populations. The increased building will increase the water drainage to local communities which will receive no compensation. Crime will increase.

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

lmanson14@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, May 15, 2023 9:08 AM
To: Karen Harrison
Cc: Bergen Watterson; Britany Waddell; Lance Norris; Chris Roberts; Adam 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: Pedestrian and cyclist safety on Barbee Chapel Road

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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From: Karen Harrison <kcharrison@bellsouth.net>
Sent: Sunday, May 14, 2023 3:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Pedestrian and cyclist safety on Barbee Chapel Road

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

PLEASE restudy the PEDESTRIAN and CYCLISTS safety measures to be instituted near the Barbee Chapel Road apartments and its intersection on Highway 54. With over 1,000 new apartments planned for that area, I am MOST concerned the foot and cycle traffic in this area.

Thank you,
Karen Harrison 249 Hales Wood Road
Chapelwood

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 12:03 PM
To: Stephen Whilden
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: Barbee Chapel Road Development

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

From: Stephen Whilden <stephenwhilden@gmail.com>
Sent: Monday, May 15, 2023 12:02 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Barbee Chapel Road Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good afternoon. We recently attended a meeting hosted by the developer of the new Barbee Road apartments. They indicated there were no plans to alter the intersection of Barbee Chapel and Highway 54.

As a resident of this area, I find it alarming that a development of this size would not prompt local and state government to restudy pedestrian, cyclist and vehicle access to that intersection.

The Barbee Chapel and Highway 54 intersection is already one of the busiest in town. How in the world are they going to add 300 plus apartments without further impacting the volume and safety of that intersection?

Final approval of this development should not be voted on until a comprehensive study is done for the safety and benefit of pedestrians, cyclists and vehicular traffic.

Stephen M. Whilden Jr.

1340 Daventry Ct
Chapel Hill, NC 27517

307-690-2682

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 1:33 PM
To: tikalcat@gmail.com
Cc: Britany Waddell; 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
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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: 05/15/2023 12:27 PM
Response #: 703
Submitter ID: 16173
IP address: [45.37.107.30](#)

Time to complete: 7 min. , 18 sec.

Survey Details

Page 1

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

1. Name

Kathryn Enchelmayer

2. Residency*

(o) I am not a resident of Chapel Hill

3. Message

But I'm fortunate enough to have a CH mailing address. I live in Downing Creek and I am very concerned about the impact of the planned development on Barbee Chapel on the health and well being of people who do live in CH who walk and bike Barbee Chapel Rd. The lack of bike lanes and sidewalks put people at risk with the current traffic without the addition of the new development. The fact the developers are planning a second crosswalk at Finley Forest recognizes the increased foot traffic they will create. There is a curve at that location and pedestrians already risk crossing the street regularly. Those of us who drive that road regularly already travel at 20-25 mph. What frightens us now are the many who are unaware of the current pedestrian traffic and bikers. I have seen too many close calls. Please obtain an updated study on pedestrian and bicycle safety.

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

tikalcat@gmail.com

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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: Monday, May 15, 2023 4:56 PM
To: Alison Dey
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: Barbee Chapel Rd. development

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

From: Alison Dey <alisondey1@gmail.com>
Sent: Monday, May 15, 2023 2:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Barbee Chapel Rd. development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello,

I am a homeowner in Downing Creek, near the proposed apartments to be built on Barbee Chapel Rd. I am writing to ask for restudy of pedestrian and cyclist safety before this project is approved. Thank you for your time.

Best,
Alison Dey

--

Alison Dey, M.S., CCC-SLP
Tarheel Speech & Language Services
(217) 840-1444

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 15, 2023 4:56 PM
To: Mark Thomsen
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
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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: Mark Thomsen <mark_thomsen@yahoo.com>
Sent: Monday, May 15, 2023 2:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Barbee Chapel Road apartments development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello,

As a resident of Downing Creek, a nearby development, I have concerns about an additional 350(?) cars that will be added to Barbee Chapel Road near the Rt 54 interchange due to the newly proposed housing development behind the Valero gas station. If Barbee Chapel Road is the only entry and exit for this new development, the line of cars wishing to turn right at the 54 interchange (to get to I-40) will be needlessly long during rush hour.

A simple solution is to give the new development entry/exit to Stancell Drive. That would allow new development residents wishing to go to I-40 to bypass the Barbee Chapel Rd/Rt 54 traffic light and enter Rt 54 closer to the I-40 entry. This saves driver time and reduces needless CO2 emissions.

Thank you for considering my input.

Mark Thomsen
2214 Copeland Way (Downing Creek)
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 12:05 PM
To: Britany Waddell; Bergen Watterson; Lance Norris; Chris Roberts; Adam 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

Jeanette Coffin
Administrative Assistant
Human Resource
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Tuesday, May 16, 2023 9:59 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 click the [Phish Alert Button](#)

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

Form Name: Contact Mayor and Council

Date & Time: 05/16/2023 9:59 PM
Response #: 705
Submitter ID: 16189
IP address: 45.37.107.30
Time to complete: 9 min. , 16 sec.

Survey Details

Page 1

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

1. Name

Peter Enchelmayer

2. Residency*

☐ I am a resident of Chapel Hill

3. Message

I'm in the Durham County corner of Chapel Hill. I live in Downing Creek and I am very concerned about the impact of the planned development on Barbee Chapel on the health and well being of people who do live in CH who walk and bike Barbee Chapel Rd. The lack of bike lanes and sidewalks put people at risk with the current traffic without the addition of the new development. The fact the developers are planning a second crosswalk at Finley Forest recognizes the increased foot traffic they will create. There is a curve at that location and pedestrians already risk crossing the street regularly. Those of us who drive that road regularly already travel at 20-25 mph. What frightens us now are the many who are unaware of the current pedestrian traffic and bikers. I have seen too many close calls. Please obtain an updated study on pedestrian and bicycle safety.

10-year study? Our town is developing so rapidly, with much infrastructure actions going on, along NC-54 from Durham and up in to the town. I say that a new study be conducted to determine safety and traffic flow concerns this new, large housing development will bring. Toll Brothers is a nationally successful developer. Certainly they can underwrite a large portion of the study and improvements to roads, sidewalks and bike lanes. It is the least they can do. Whatever the price of their new homes might be, there will be new home buyers that can afford whatever the increase in cost might be.

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

2029059792

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, May 17, 2023 12:05 PM
To: Jessica Martinez
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: Against Barbee Chapel Development

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: Jessica Martinez <mindhealthyoga108@gmail.com>
Sent: Tuesday, May 16, 2023 7:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Against Barbee Chapel Development

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 live in Downing Creek neighborhood which is right next to the proposed development on Barbee Chapel. This development is going to disrupt our lives. Traffic will be a nightmare.

The area can not absorb that many additional people and cars at the corner of this intersection. It is not safe and will place serious mental and physical stress on the existing community.

Please reconsider this project.

Sincerely

Jessica Paul Martinez
2060 Carriage Way
In Downing Creek

919-709-6230
Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 17, 2023 12:06 PM
To: Jay Klompmaker
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: 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: Jay Klompmaker <jay.klompmaker@gmail.com>
Sent: Tuesday, May 16, 2023 5:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Development 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:

I currently live in Chapelwood, a development on Barbee Chapel Road but have lived in CH since 1972. The dramatic number of apartment buildings being built in CH has me very concerned about future traffic. The developments near the corner of Barbee Chapel Road and Route 54 are of particular concern to me.

Has anyone done any traffic impact studies for all of this building? I can't think of any roads that are being widened nor have I heard of any plans for any widening. Traffic could become absolutely unbearable in the very near future if some traffic planning isn't done quickly. As you know, road projects seem to take forever.

Why is so much development concentrated seemingly entirely on large, multi-family projects? At this rate, Chapel Hill will cease to be that charming, college town it has been for so many years. Has anyone considered raising the height limit for downtown CH? Are we simply trying to maximize tax revenues at the expense of quality of life? How many of our voting citizens have had a say in this rapid over-building? These are all questions that require serious thought and explanation and communication to us the taxpayers.

Thanks for your consideration of my concerns.

Jay E. Klompmaker
322 Hales Wood Road
Chapel Hill, NC 27517-7227
919-270-5400 (Jay Cell)
919-270-0657 (Mary Ann Cell)
919-929-4587 (Home)
jay.klompmaker@gmail.com
maryann6543@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:13 PM
To: Stephen Whilden
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: Barbee Chapel Rd. Development

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

From: Stephen Whilden <stephenwhilden@gmail.com>
Sent: Monday, May 22, 2023 1:08 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Barbee Chapel Rd. Development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good morning. After multiple attempts, I have yet to hear back concerning the new apartment development on Barbee Chapel Road. The Council is scheduled to discuss this issue during the May 24 meeting. My concern is the traffic implications at the Barbee Chapel Rd / Highway 54 and its impact to pedestrian and cyclist safety. A full, comprehensive study needs to be made before final approval of this development. It is my understanding the NCDOT has no long term plan to alter the intersection. I am looking forward to your response. Thank you.

Stephen Whilden

1340 Daventry Ct

Chapel Hill, NC 27517

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 22, 2023 4:13 PM
To: Meta Knight-Nzongola
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: Concerns and Request to Reject Barbee Chapel Apartments Proposal in Current Form

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: Meta Knight-Nzongola <tometa@gmail.com>
Sent: Sunday, May 21, 2023 6:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns and Request to Reject Barbee Chapel Apartments Proposal in Current Form

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Hello,

I sent the below email message to each council member individually. If there are any questions, please don't hesitate to contact me.

Thank you,

Meta

Meta Knight-Nzongola
tometa@gmail.com
919-451-5888

Dear Council Member,

I hope this email finds you well. I wanted to reach out to you and the other Town Council members to share my concerns about the proposed Barbee Chapel Apartments development, which you'll be voting on May 24th. As a resident living right across the street, I'm strongly against this project for several reasons that I believe will harm our neighborhood and fail to address our community's needs.

First and foremost, my biggest concern is the affordability of this project. Based on the developer's other properties, I expect the rents for these units to be extremely high. With less than 10% of the units designated as affordable housing, this development falls short of meeting Chapel Hill's basic requirements. Our area desperately needs developments that prioritize affordability and provide opportunities for low to moderate-income individuals and families to live in our community.

Another problem with this proposal is the excessive amount of impervious surface planned for surface-level parking, leaving minimal green space. I understand the need for parking, but it's equally important to find a balance and preserve as much green space as possible.

Furthermore, it's disheartening to see that the current proposal completely disregards our existing neighborhood and doesn't incorporate the remaining single-family homes into its design. We should value and preserve the unique character and charm of our small neighborhood, ensuring that any new development fits in with the existing homes and promotes a cohesive community.

I want to point out that the developer has been resistant to feedback from the town advisory boards and Council, using cost as their main concern. While I understand the economic aspects, it's crucial to prioritize the well-being and aspirations of the community over corporate profit. The proposed development should align with Chapel Hill's values and regulations and take into account the input and concerns of its residents.

Having lived in this neighborhood for the past 15 years, I've greatly appreciated the benefits of living in a middle-income community. Given the high housing costs in Chapel Hill, it's important to preserve and expand these neighborhoods. It took me many years to find an affordable home to buy, and I was fortunate to secure a property in this neighborhood in 2019 for \$250,000. Maintaining options for middle-income housing is essential for the diversity of our community.

In terms of the type of development I think would be more suitable for our neighborhood, I believe a townhouse development where individuals and families can purchase their homes would be ideal.

Considering these concerns, I kindly request that the City Council reject the proposed Barbee Chapel Apartments development in its current form. Instead, I urge you to pursue a revised proposal that meets Chapel Hill's requirements and takes into account the best interests of our middle-income community. I also want to express my full support for the Housing Choices for a Complete Community Text Amendment. Hopefully, this new amendment will create more opportunities for affordable housing.

Thank you for your time and attention to this matter. I trust that you'll carefully consider the impact of this development on our community and make decisions that are in the best interests of Chapel Hill residents. Please let me know if there's any additional information or support I can provide to assist in this effort.

Sincerely,
Meta

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 1:51 PM
To: Donna Douglas (dondougl)
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: BARBEE CHAPEL APARTMENTS

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: Donna Douglas (dondougl) <dondougl@cisco.com>
Sent: Tuesday, May 23, 2023 1:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: BARBEE CHAPEL APARTMENTS

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Hello Mayor Hemminger and Chapel Hill Town Council,

I have lived in Chapel Hill for 37 years and my husband and I built a home in the Downing Creek Subdivision 26 years ago. It is a peaceful & quiet community with lots of wooded areas and is home to deer, birds, rabbits, turtles, and other wildlife.

Since there has been development over the past 2.5 decades, the amount of traffic on Barbee Chapel Road and Highway 54 has increased significantly. While the University and local schools are in session, the traffic gets backed up and there

is an accident on HWY 54 nearly every day. Furthermore, there are lots of drivers who speed through our neighborhood when HWY 54 backs up in order to take a short cut to Barbee Chapel. The amount of traffic that the Barbee Chapel Apartments will create will only increase this problem.

It would be so great if a public park was created on this side of town, although we recognize that that will probably not happen. However, we respectfully request that this enormous project be scaled down significantly.

Regards,
Donna Douglas
Downing Creek Subdivision

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 23, 2023 1:51 PM
To: Ann Von Holle
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 conditional zoning application for Barbee Chapel Apartments based on traffic and pedestrian issues

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: Ann Von Holle <avonholle@yahoo.com>
Sent: Tuesday, May 23, 2023 12:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: please reject conditional zoning application for Barbee Chapel Apartments based on traffic and pedestrian issues

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 Members,

I am writing regarding your agenda item 22-0538 for the town council meeting to consider the zoning application for Barbee Chapel Apartments. I encourage you to REJECT the zoning application for Barbee Chapel Apartments based on traffic and pedestrian issues. As a Durham resident, I was not aware of these plans until recently.

I live in Downing Creek, and as a Durham resident, I am very familiar with the traffic patterns at this site along Barbee Chapel Road leading to 54. The "Transportation Impact Analysis Executive Summary" is not accurate for this location. Construction of the Barbee Chapel Apartments will increase congestion in an already very congested and poorly designed roadway and increase risk to pedestrians.

I encourage you to visit this area around rush hour when UNC Chapel Hill is in session. Having only entrance and exits at Barbee Chapel Road so close to 54 will worsen what is already a congested traffic area. I am guessing that it will take a very long time for any resident of this proposed site to get onto Barbee Chapel Road (or into their complex) during rush hour even with the proposed changes in the transportation plan. Furthermore, Barbee Chapel Road and 54 isolate this site from Chapel Hill and, as a result, the traffic and pedestrian flow will be pushed into the Durham side.

If the plan is for people at this site to access Chapel Hill in any way besides a vehicle, this will lead to increased risk to pedestrians and bicyclists due to the nature of these roadways that isolate this proposed site from any part of Chapel Hill. The intersection of Barbee Chapel Road and 54 near Stancell is not pedestrian friendly and there are no efforts in the developer's plan to improve that situation -- only ways to increase vehicle flow and further isolate pedestrians from Chapel Hill. Please do not authorize this development in its current form given insufficient plans to address traffic and pedestrian situation.

I thank you for consideration of my email.

Sincerely,
Ann Von Holle