

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, October 19, 2021 12:12 PM
To: Amy Harvey
Subject: FW: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal: Observations in a nutshell
Attachments: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal.docx

From: Jeanette Coffin
Sent: Tuesday, October 19, 2021 11:29 AM
To: Adam Searing <Adam@Adam4ChapelHill.com>; Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Andrew Creech <creech2021@gmail.com>; Camille Berry <camille@camille4chapelhill.com>; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jeffrey Hoagland <jchoagla@gmail.com>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <pheeminger@townofchapelhill.org>; Paris Miller-Foushee <parismiller1@gmail.com>; Robert Beasley <elect.robert.beasley@gmail.com>; Tai Huynh <thuynh@townofchapelhill.org>; Vimala Rajendran <electvimala@gmail.com>; Zachary Boyce <campymayorunc@gmail.com>
Subject: FW: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal: Observations in a nutshell

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: Amy Harvey
Sent: Tuesday, October 19, 2021 11:24 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: FW: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal: Observations in a nutshell

Good morning

Please forward to the Council and staff. Thank you.

Amy Harvey

From: Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>

Sent: Tuesday, October 19, 2021 11:18 AM

To: Amy Harvey <aharvey@townofchapelhill.org>

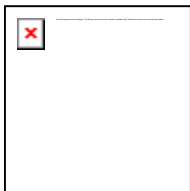
Cc: Jeanne Brown <jbrown2@townofchapelhill.org>

Subject: Fw: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal: Observations in a nutshell

Please share with Council

Thank you

Pam



Pam Hemminger

Mayor

[Town of Chapel Hill](http://www.townofchapelhill.org)

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

Phone: (919) 968-2714

From: Michael Hoppe <mheinzhoppe@gmail.com>

Sent: Thursday, October 14, 2021 6:11 PM

To: Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>

Subject: October 13, 2021 Town Council Meeting on Summit Hospitality Group's proposal: Observations in a nutshell

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

Dear Mayor Hemminger!

Please take a look at the attachment and pass it on to the other Members of the Town Council. I realize that you face a seemingly complex task in regard to the Erwin 101-111 proposal. And, yet, you have the means and tools of holding the Summit Hospitality Group to its original agreement. With my best wishes for your re-election campaign.

Michael H. Hoppe

October 14, 2021 Town Council Meeting: Observations

Dear Mayor Hemminger, dear Members of the Town Council!

I would like to share some of my observations (**in a nutshell**) during last night's discussion of the Summit Hospitality Group's proposal for Erwin 101-111.

- The **Incompetence**: Scott Radway still cannot answer basic questions
- The **Arrogance**: The developer asking the Town to pay for the svale
- The **Manipulation**: Scott Radway having a beautiful greenspace as zoom background
- The **Doubt**: Will the developer maintain any stormwater controls in the future
- The **Disconnect**: The Community Church project will also create additional run-off
- The **Zoom factor**: Scores and scores of people signed petitions, but they are not visible
- The **Obvious**: The proposed development is just too big
- The **Option**: Just hold the developer to the original zoning and type and size of structures
- The **Leadership**: May the Council lead not just react.

Respectfully submitted by
Michael H. Hoppe
205 Windhover Drive
Chapel hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 08, 2021 9:33 AM
To: H. Krasny
Cc: Colleen Willger; Chris Roberts; Lance Norris; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Follow-Up: DISSOLVING the SUP Protection With a Zoning Change & Stormwater Incursion Claims-- Mayor & Council/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

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

From: H. Krasny [mailto:hkrasny@mindspring.com]
Sent: Sunday, November 7, 2021 4:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Adam@Adam4ChapelHill.com; Allen Buansi <abuansi@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; camille@camille4chapelhill.com; Hongbin Gu <hgu@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; parismiller1@gmail.com; Tai Huynh <thuynh@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>
Subject: Follow-Up: DISSOLVING the SUP Protection With a Zoning Change & Stormwater Incursion Claims-- Mayor & Council/Chapel Hill
Importance: High

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

Re DISSOLVING An Existing SUP and Its Protections For ALL the Neighborhood.
Stormwater Claims in Summerfield Crossing.

Mayor and Council Members-

Again, you are being asked to DISSOLVE the existing SUP for Marriott Residence Inn (Owned by Summit Hospitality), which in turn will eliminate ALL of the significant protections that were given by Council to the surrounding neighborhood by your changing the R-3C zoning of the Hotel to MU-V Collector for the new 4-story 54 room Hotel building, and the R-2 zoning of the adjacent 5 acre lot also to MU-V Collector for the proposed 52 Townhomes.

Let's also NOT ignore the fact that simultaneously you are being asked to help fund a Swale costing an estimated \$225K to be built across a Deed Restricted Buffer between the Marriott and Summerfield Crossing where there has been NO PROVABLE flow of Stormwater onto Summerfield Crossing property (see discussion below).

Can we FIRST PLEASE get back to the REAL ISSUE here that is being ignored-- this additional development of a Hotel with a 4-story building whose height is totally out of character with the existing neighborhood, and a townhome complex that is over-crowded and unacceptable by any normal human standards, except one that would be found in an old tenement housing community.

RE HOTEL & TOWNHOMES

The Town Council wisely approved the Hotel's original SUP in 2005 with restrictions, a 108 rooms MAX to prevent TRAFFIC CONGESTION and for NOISE ABATEMENT (eg, number of HVAC compressors running 24-7), and to keep the buildings to 3-STORIES (45 ft) maximum height to maintain its appearance in keeping with the character of the ENTIRE neighborhood where it was to be built. That Council did NOT force this neighborhood to change their image, and neither should YOU Council if you really care about your constituents who live there.

In effect I believe you will help to degrade an entire neighborhood by changing all of the protections afforded to them by a previous Council and written into the hotel's existing SUP's FIRM limits, plus you will simultaneously be allowing excessive development of the proposed 52 Townhomes next to the hotel beyond R-2 level zoning (0-4 units/acre) on the 5 acre lot.

A myriad of letters (NOT handful!) and a petition of 50 signatures I am told from the neighborhood has begged you to PLEASE stop trying to create a neighborhood in your own image. PLEASE leave us alone. We pay our taxes and we support our community. Many of us have lived here for 2 decades or more. We don't need or want a make-over, and our lives to be upended and changed to satisfy this ONE developer.

Does the Town really need 54 more hotel rooms? A recent business report (Mar, 2021) stated that Chapel Hill hotel occupancy was DOWN 31% Before Covid, and DOWN 53% After Covid. With the 2 new hotels on Rosemary the Town will have 263 MORE rooms. The remodeled Sheridan Europa will add 172 rooms for a grand total of 435 rooms alone. Is YOUR mantra and legacy going to be "the more the merrier," or will it be "managed development and growth?"

RE STORMWATER ISSUES

People are "entitled to their own opinions, BUT NOT TO THEIR OWN FACTS." I have lived in this community for 36 years, and am probably one if not the CLOSEST neighbor to the Marriott Hotel building and impervious surfaced parking lots (completed in 2005). If there was or is ANY STORMWATER INCURSION flowing down from the hotel property through Marriott's 100 ft Deed Restricted Buffer onto Summerfield Crossing property on Woodbridge Ln in the last 16 years, then I would be the FIRST to see it on my own property (ie, side yard), and I do NOT see it. Stormwater is NOT flowing from that site through the 100 ft Buffer. PERIOD!

These are the facts that I will attest to, and I believe are 100% provable.

Furthermore, a Licensed Drainage Engineering company (ie, totally independent and neutral) sent its Licensed Professional Engineers to investigate these Stormwater allegations by the residents at 116 & 118 Woodbridge Ln, and they found (detailed REPORT available) ONLY a FAILURE of the existing drainage system on those 2 properties to help dispose of rainwater from their front yard AFTER a heavy rainfall. The drainage was clogged! Once the drainage was cleared and improvements were made in the grading of the neighbors' 2 sites, the problem appears to have been abated.

Previous owners of these 2 properties (116 & 118) whom I knew, NEVER had or expressed to me similar concerns, nor did I ever witness (before the present owners) any ponding on these 2 properties that did NOT dissipate in a normal and reasonable time. END OF STORY.

Finally, I'd like to reiterate that this 100 ft Restricted Buffer starting at Summerfield Crossing's common property line with the Marriott Residence Inn is identified as a "registered Deed Restricted Buffer" with untouched vegetation documented as part of the Deed created in 2005. Removal of its vegetation for construction of any kind (eg, a Swale or other device) will destroy its intended use by Council as a screen to block the view of our Townhomes from the Hotel's guest rooms and vice versa, and could take decades to replenish to the present size of many of the trees in it (some 18-26in diameter at Breast High) when it was recently viewed by a NC Forest Ranger.

NOTICE For the Record: I HEREBY RESERVE THE RIGHT TO SEEK LEGAL REDRESS SHOULD THE COUNCIL APPROVE A PERMIT OR REZONING THAT VIOLATES A VALID DEED RESTRICTION.

Thank you for your time.

Respectfully,
Harvey Krasny, Homeowner
120 Woodbridge Ln, Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 08, 2021 12:42 PM
To: rebeccacastorsmith@gmail.com
Cc: Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Thoughts regarding the 101-111 Erwin Road rezoning decision
Attachments: Petition to town council - 8-27-21 (9 scanned pages).pdf

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

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: Rebecca Smith [mailto:rebeccacastorsmith@gmail.com]
Sent: Monday, November 8, 2021 11:55 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Thoughts regarding the 101-111 Erwin Road rezoning decision

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

Good morning Mayor and council members,

I went on line this weekend to review the emails that had been submitted to you regarding the Christ Church decision earlier this year and also the ongoing discussion about the proposed rezoning of the land on Erwin road where a 4 story hotel building would front Erwin road and the construction of 52 3-story townhomes would be erected in the current forest along Erwin Road between the Marriott Residence Inn and the Christ Church site on Erwin and Old Oxford road. This can only be done if the SUP zoning (special use permit) that was

implemented several years ago is changed to allow more dense construction and would erase existing protections for the surrounding neighbors.

Imagine my dismay when I discovered that my letter to the mayor and council dated 8/28/21 expressing my stance on this issue AND a separate email presenting as an attachment the petition from our Windhover neighborhood signed by 50 neighbors against these proposed plans which was signed on 9 pages are NOT on any of the attachments of emails from the public for the 9/1/21 meeting! I received a return email from Jeanette Coffin on 8/30/21 indicating that my letter had been forwarded to the mayor and council. I had intended to send our second petition from our Windhover neighborhood regarding the current development plan for this land that was signed by 50 neighbors of Windhover. In the flurry of emails, I evidently did not send the petition to the council! Here is a situation where the lingering discussion presents the chance to correct my earlier mistake! I am attaching our petition against the current rezoning decision for your consideration.

As I was delving into the emails sent by the public regarding the Summit Hospitality proposal, I found interesting information. Prior to the Council meeting of 9/1/21, there were 9 emails (had my 2 been there it would be 11), and 2 of the 9 people wrote 2 emails each.

For the meeting on 10/13/21, there were 23 emails from different members of the public on this issue, all against the current plan for various reasons. (Two people wrote more than one email). Including our petition attached to this letter, this means that over 70 people from the public have provided their reasons against the current rezoning plan. It is striking that no one was in favor of the plans. Who knows how many more residents will respond this time?

I will anticipate the correction of the omission of my letter of 8/28/21 and the attached petition and this letter I'm submitting today to be properly added to the emails from the public as soon as possible, preferably by 11/10/21.

Sincerely,
Rebecca (Becky) Smith
Windhover Property Owners Association president

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.


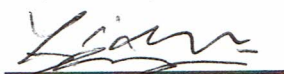

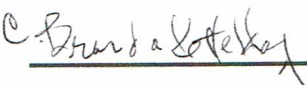


<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Rebecca Smith</u>	Rebecca Smith	207 Windhover Dr.	rebecacast smith@ gmail. com
<u>Carol Hoppe</u>	Carol Hoppe	205 Windhover Dr	(919) 929-7009
<u>Michael Hoppe</u>	Michael Hoppe	" "	" "
<u>Yan Ma</u>	Yan Ma	203 Windhover Dr.	(908) 720-4111
<u>Vincent Chen</u>	Vincent Chen	203 Windhover Dr.	999-344-9055
<u>Emily Junson</u>	Emily Junson	201 Windhover Drive	617-752-4500

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

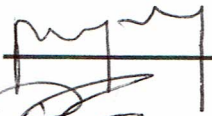

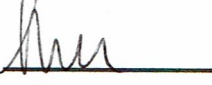
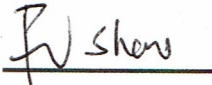
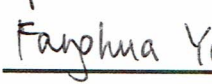
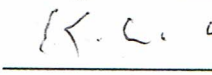
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Tyler M Johnson	201 Windhover Dr	tmjohns7@gmail.com
	Yichen Ma Xen Ma	109 Windhover Dr.	yichenma@gmail.com
	Jianping Shen Jue Li	105 Windhover Dr.	jpshen67@yahoo.com
	C. B. Kettelkamp	103 Windhover St	919 968 0310
	D. Kettelkamp	103 Windhover Dr	919 968 0310
	G SMITH	101 WINDHOVER DR	919 768 376

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.


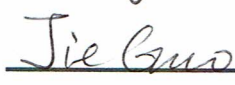
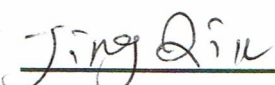
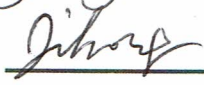
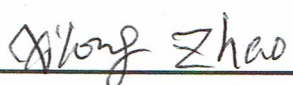
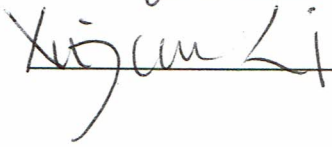
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	STEPHEN W SMITH	101 WINDHOVER DR	9193085195
	DOREEN ROSS	108 Windhover DR	919-967-2300
	Howard K Ross	108 Windhover Dr.	Howard Kross @ gmail
	Peimin Shao	110 Windhover Dr	919-593-1706
	Fanghua Yuan	110 Windhover Dr	919-357-3503
	K.C. Wong	200 W. Windhover Dr. #102	919-428-9589

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Qing Cheng	202 Windhover Dr.	919-932-1819
	Jie Guo	204 Windhover Dr.	571-489-3448
	Jing Qiu	206 Windhover Dr.	919-260-865
	Jihong Wu	210 Windhover Dr.	919-619-65
	Xilong Zhao	"	919-357-1540
	Xu Jun LI	212 Windhover Dr.	919 923 926

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

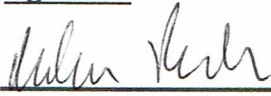
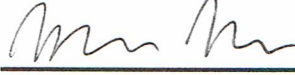
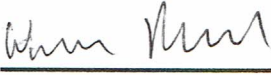


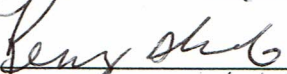
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Wei Jia</u>	<u>Wei JIA</u>	<u>712 Windhover Dr.</u>	<u>919 923 9296</u>
<u>Junjie Liu</u>	<u>Junjie Liu</u>	<u>102 Windhover Pl</u>	<u>6462558295</u>
<u>Yuyang Tang</u>	<u>Yuyang Tang</u>	<u>213 Windhover Dr.</u>	<u>530-902-5998</u>
<u>Xin Zhang</u>	<u>Jing Shao</u>	<u>106 Windhover Pl.</u>	<u>571-338-3234</u>
<u>Qi An Sun</u>	<u>Qi-An Sun</u>	<u>109 Windhover PL</u>	<u>919-923-5472</u>
<u>Shuang Li</u>	<u>ShuangLi</u>	<u>109 Windhover PL</u>	<u>919-309-2688</u>

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

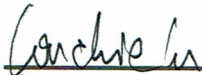
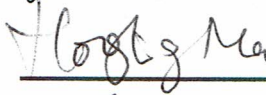


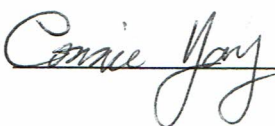
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Nadeem Ramadan	101 Windhover Place, Chapel Hill, NC	
	Ghada Ouri-Ramadan		919-902-0563
	Walid Ramadan		919-902-0563
	Jordan Reich	104 Windhover Pl.	704-458-9379
	Tara Reich	104 Windhover Pl.	704-458-9363
	Kew Bhirdo	105 Windhover Pl	919-295-1
	kew@bhirdo.net		

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	LINGLING LU	101 Windhover Place	919-903-3960
	Hongling Ma	Chapel Hill, NC 27514 209 Windhover Dr.	215-983-8398
	Xiaoxin Chen	203 Windhover Dr.	908-720-5125
	MARIE McDONALD	104 Windhover Dr	919 967 4390
Patrick McVeigh	Patrick McVeigh	" "	" "
	Connie Yang	208 Windhover Dr.	919 599-0303

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

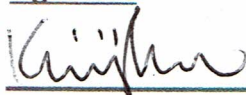
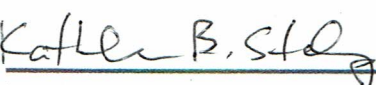
<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
<u>Yuan Shih Liang</u>	Yuan Shih Liang	208 Windhover Dr	919 929-7599
<u>Stanley Onuoha</u>	stanley Onuoha	220 Windhover Dr	910 318 8645
<u>Victoria Onuoha</u>	Victoria Onuoha	220 Windhover Dr	910 318 8665
<u>Donya Rose</u>	Donya Rose	108 Windhover A	919.824.8441
<u>Vincentius Martin</u>	Vincentius Martin	112 Windhover Dr	904-777-0151
<u>Rouyu Xu</u>	Rouyu Xu	102 Windhover Dr.	rayuxu@gmail.com

We, the undersigned, have expressed our objections to and concerns about the proposed development project #20-082 on 101-111 Erwin Road by the Summit Hospitality Group before. We've participated over the past few years in Town Hall meetings, in person and virtually, written multiple letters to you and various town staff members, and submitted a petition against a related project, the Christ Community Church development, that gathered scores of signatures from homeowners in the affected neighborhoods. At this point, we are not sure that we were truly heard.

So, with this petition, we urge the Council to hold the Summit Hospitality Group to the SUP (special use permit) that it granted the Group several years ago allowing its hotel to be developed. In effect, we strongly oppose changing the current zoning to permit a four-story hotel building facing Erwin Road replacing the current 2 story building. We equally strongly oppose the construction of the planned 52 three story townhomes on the much too small area between the existing hotel and the pending church development. At the same time, we fully support developing the property in question as long as the current or any future development proposal properly addresses our main concerns below.

These concerns are: Any development proposal needs to (1) be compatible with the surrounding residential neighborhoods, avoiding too many housing units, additions of commercial space cramped into too small a lot as currently proposed and building heights above those in nearby neighborhoods; (2) effectively protect neighbors below the property from anticipated increased stormwater issues; (3) put a stop to the insidious encroachment of non-residential developments on our neighborhoods; and (4) conduct a credible traffic study, resulting in road improvements to avoid overburdening the area's current traffic infrastructure.

We hope that our voices will be heard and be seen as constructive towards building a livable Chapel Hill.

<u>Signature</u>	<u>Printed Name</u>	<u>Street Address</u>	<u>Telephone or email</u>
	Jihee Kim	Windhover Dr	919 403 8846
	Kathleen B. Stallings	107 W. Dr.	919-215-018

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 09, 2021 12:32 PM
To: yunjun.mu@gmail.com
Cc: Lance Norris; Chris Roberts; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: 101-111 Erwin Stormwater Issues - E Old Oxford Rd
Attachments: Summit- E Old Oxford Stormwater Exhibit 11-4-2021.pdf

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

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: Yunjun Mu [mailto:yunjun.mu@gmail.com]
Sent: Tuesday, November 9, 2021 12:29 PM
To: Sue Burke <sburke@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 101-111 Erwin Stormwater Issues - E Old Oxford Rd

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

Dear Mayor, Town Council, and Ms Burke, I am a resident on E Old Oxford Rd.

As you know, my property is situated on the flow path between the NE corner of Erwin & Old Oxford E (upstream) and Summerfield Crossing (downstream). Our backyards suffer from severe flood and drainage issues. See one of the emails that we sent to the town council in the past.

| *Mayor and Council members,*

The larger area around the 101-111 Erwin project (Summit Place development) has a downward slope from NE (future Christ Community Church Development) towards SW (Summerfield crossing).

East Old Oxford Neighborhood (north of the future Summit Place development) is also plagued with stormwater/drainage issues. Our backyards serve as a "buffer", helping slowdown/absorb much of the upstream runoff from the NE direction. Excess runoff would then fan out further towards the undeveloped wooded land (future Summit Place).

Stormwater inlets are necessary near the boundary between the Old Oxford properties and Summit Place.

Such inlets should be able to take the upstream runoff and carry to the new retention area. Mr Scott Radway has reached out to us and has been exploring such options.

Upstream runoff and Old Oxford neighborhood is an essential part of the overall stormwater management in this area. We are hopeful the new developments can help mitigate (not worsen) the stormwater issues in this area.

Sincerely,

Mu/Yang/Evans Families on E Old Oxford Rd

I shared the same concern with Mr Scott Radway and we have been in good faith discussion over the last several months. I am very glad the latest Summit proposal includes the "swale" solution for Summerfield Crossing. Our area (E Old Oxford, Summit development, and Summerfield Crossing) is interconnected so E Old Oxford is an important piece of the whole stormwater puzzle. Scott understands the issues and has proposed some solutions. It mainly involves an inlet near the property line in my backyard to connect to Summit's stormwater system. (see the attached draft exhibit PDF and Scott's email).

Yunjun - Good Afternoon.

As we have been working on the swale and its benefits for the Summerfield residents on Woodbridge Lane we have not forgotten the conditions that affect your lots or those of your next door neighbors.

Our engineer is looking at both a small swale option and a yard inlet pipe option for relieving the ponding now caused by the low spot in your yard and the run-off from the Church site that reaches your lot.

Our goal is an exhibit by the end of this week to go with an approval condition that permits us to work in the required buffer on the townhouse lot.

Best Regards,

Scott

However our issue and the solution are NOT explicitly included in the latest Summit proposal, thus facing uncertainties and may well be unenforceable and forgotten once the development starts. Mr Scott Radway is proposing a stipulation to address our concerns. Our issues are real, independent of the future Church development at 141 Erwin Road. We are deadlocked in between two future developments (Christ Community Church and Summit Place). We would like the Town stormwater engineer and town council to make sure the stipulation, the proposed solution and any additional conditions are sufficient, enforceable, and explicitly included in the proposal. Please make sure our issues are NOT left out, and thus causing irreversible consequences down the road.

Thank you!

Yunjun Mu
E Old Oxford Neighborhood

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PREPARED BY:

SUMMIT HOSPITALITY

CLIENT:

WU PARCEL
CHAPEL HILL, NC

DRAINAGE IMPROVEMENTS EXHIBIT

PROJECT NO: ---

SCALE: 1"=40'

DATE: 2021-11-02

SHEET NO: 1



Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 10, 2021 9:11 AM
To: Yunjun Mu
Cc: Chelsea Laws; Colleen Willger; Adam Searing; Allen Buansi; Amy Ryan; Camille Berry; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 101-111 Erwin Rd Conditional Zoning Application on Wednesday Nov-10 [Urgent]

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: Yunjun Mu [mailto:yunjun.mu@gmail.com]
Sent: Tuesday, November 9, 2021 7:22 PM
To: Alisha Goldstein <agoldstein@townofchapelhill.org>; Becky McDonnell <rmcdonnell@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 101-111 Erwin Rd Conditional Zoning Application on Wednesday Nov-10 [Urgent]

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

Dear Mayor, Town Council and Stormwater department,

In less a day, the town council will hear and consider the Conditional Zoning Application for 101-111 Erwin Rd development. Looking through the uploaded documents, I still cannot find stipulations/approval conditions regarding the stormwater management near the property line between E Old Oxford neighborhood and Summit townhomes. The issues are well understood by Mr Scott Radway.

I understand Mr Scott Radway is communicating with the town regarding the stipulations/approval conditions and a concept exhibit. Please make sure the stipulation/approval conditions/exhibit are sufficient, enforceable, and explicitly included in the application for tomorrow's town council meeting.

Again our communities (Christ Church, E Old Oxford, Summit development, and Summerfield Crossing) are interconnected. Situated right in the middle, E Old Oxford is an important piece of the whole stormwater puzzle. Please make sure our issues are NOT left out, and thus causing irreversible consequences down the road.

Sincerely,

Yunjun Mu
E Old Oxford Neighborhood

----- Forwarded message -----

From: **Yunjun Mu** <yunjun.mu@gmail.com>

Date: Tue, Nov 9, 2021 at 12:28 PM

Subject: 101-111 Erwin Stormwater Issues - E Old Oxford Rd

To: Sue Burke <sburke@townofchapelhill.org>, <mayorandcouncil@townofchapelhill.org>

Dear Mayor, Town Council, and Ms Burke, I am a resident on E Old Oxford Rd.

As you know, my property is situated on the flow path between the NE corner of Erwin & Old Oxford E (upstream) and Summerfield Crossing (downstream). Our backyards suffer from severe flood and drainage issues. See one of the emails that we sent to the town council in the past.

Mayor and Council members,

The larger area around the 101-111 Erwin project (Summit Place development) has a downward slope from NE (future Christ Community Church Development) towards SW (Summerfield crossing).

East Old Oxford Neighborhood (north of the future Summit Place development) is also plagued with stormwater/drainage issues. Our backyards serve as a "buffer", helping slowdown/absorb much of the upstream runoff from the NE direction. Excess runoff would then fan out further towards the undeveloped wooded land (future Summit Place).

Stormwater inlets are necessary near the boundary between the Old Oxford properties and Summit Place.

Such inlets should be able to take the upstream runoff and carry to the new retention area. Mr Scott Radway has reached out to us and has been exploring such options.

Upstream runoff and Old Oxford neighborhood is an essential part of the overall stormwater management in this area. We are hopeful the new developments can help mitigate (not worsen) the stormwater issues in this area.

Sincerely,

Mu/Yang/Evans Families on E Old Oxford Rd

I shared the same concern with Mr Scott Radway and we have been in good faith discussion over the last several months. I am very glad the latest Summit proposal includes the "swale" solution for Summerfield Crossing. Our area (E Old Oxford, Summit development, and Summerfield Crossing) is interconnected so E Old Oxford is an important piece of the whole stormwater puzzle. Scott understands the issues and has proposed some solutions. It mainly involves an inlet near the property line in my backyard to connect to Summit's stormwater system. (see the attached draft exhibit PDF and Scott's email).

Yunjun - Good Afternoon.

As we have been working on the swale and its benefits for the Summerfield residents on Woodbridge Lane we have not forgotten the conditions that affect your lots or those of your next door neighbors.

Our engineer is looking at both a small swale option and a yard inlet pipe option for relieving the ponding now caused by the low spot in your yard and the run-off from the Church site that reaches your lot.

Our goal is an exhibit by the end of this week to go with an approval condition that permits us to work in the required buffer on the townhouse lot.

Best Regards,

Scott

However our issue and the solution are NOT explicitly included in the latest Summit proposal, thus facing uncertainties and may well be unenforceable and forgotten once the development starts. Mr Scott Radway is proposing a stipulation to address our concerns. Our issues are real, independent of the future Church development at 141 Erwin Road. We are deadlocked in between two future developments (Christ Community Church and Summit Place). We would like the Town stormwater engineer and town council to make sure the stipulation, the proposed solution and any additional conditions are sufficient, enforceable, and explicitly included in the proposal. Please make sure our issues are NOT left out, and thus causing irreversible consequences down the road.

Thank you!

Yunjun Mu
E Old Oxford Neighborhood