

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, July 15, 2019 11:34 AM  
**To:** Todd McGee  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: [EXTERNAL MAIL!] Please Preserve the Greene Tract

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Todd McGee [mailto:[tmcgee@orangecountync.gov](mailto:tmcgee@orangecountync.gov)]  
**Sent:** Monday, July 15, 2019 11:11 AM  
**To:** Dawn Gerakaris <[dawnart919@aol.com](mailto:dawnart919@aol.com)>; ALL\_BOCC\_MANAGER\_CLERK <[OCBOCC@orangecountync.gov](mailto:OCBOCC@orangecountync.gov)>; Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [boa@townofcarrboro.org](mailto:boa@townofcarrboro.org)  
**Cc:** [TMG69@aol.com](mailto:TMG69@aol.com)  
**Subject:** RE: [EXTERNAL MAIL!] Please Preserve the Greene Tract

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

Dawn,

Thank you for your email regarding the Greene Tract. The County has established a web page with additional information on the proposed changes to the area that includes the Greene Tract and the County-owned Headwaters preserve.

The 2002 agreement called for preserving 85.4 acres of the original 104-acre parcel. With the additional 60 acres (Headwaters Preserve) added to this parcel, plus the 22 acres of land dedicated for conservation and four acres for recreational use, the revised agreement will preserve a minimum of 86 acres. Open space is also anticipated to also be interspersed within the areas suggested for future development, as is the norm in Chapel Hill, Carrboro, and Orange County.

Preserving our county's natural spaces is a priority for the Orange County Board of Commissioners. We have invested in conservation easements throughout the county. In conjunction with Chapel Hill and Carrboro, we created the Rural Buffer in 1988, a joint planning and zoning area that encourages very low-density residential development and promotes agricultural uses.

Providing more opportunities for affordable housing is also a priority for the Board of Commissioners. Orange County has one of the worst income disparities of any county in the state, and there is a desperate need for more affordable housing in our community. All the elected boards have made this one of their highest priorities. Many residents understand the need and overwhelmingly approved a \$5 million affordable housing bond in 2016 (65.6% approval).

Costs to provide affordable housing in Orange County are high. Costs can be lessened by using county or town-owned property like the Greene Tract/Headwaters Preserve. In addition, in order to effectively support the residents of affordable housing, it is vital that it have access to essential housing related services like water and sewer, transit, schools, recreation, and economic opportunities. The Greene Tract scores high on all these metrics.

Todd McGee  
Orange County Community Relations Director  
(919) 245-2302  
(984) 220-5412  
[tmcgee@orangecountync.gov](mailto:tmcgee@orangecountync.gov)

**From:** Dawn Gerakaris [<mailto:dawnart919@aol.com>]  
**Sent:** Monday, July 15, 2019 10:46 AM  
**To:** ALL\_BOCC\_MANAGER\_CLERK; [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org); [boa@townofcarrboro.org](mailto:boa@townofcarrboro.org)  
**Cc:** [dawnart919@aol.com](mailto:dawnart919@aol.com); [TMG69@aol.com](mailto:TMG69@aol.com)  
**Subject:** [EXTERNAL MAIL!] Please Preserve the Greene Tract

To: Chapel Hill Mayor and Members of the Town Council  
Carrboro Mayor and Board of Aldermen  
Orange County Board of Commissioners

We are 25 year residents of Chapel Hill who live near the Greene Tract. We join many others in asking your vote to preserve this beautiful and historic tract of land.

The Greene Tract is a natural preserve and home to wildlife, native trees and vegetation, historic home sites, rolling hills, walking and bike trails and a respite for those of us who still love and respect the land. Hundreds of acres of Chapel Hills' natural green ways have fallen to clear-cutting and development in recent years. What a shame and avoidable loss it would be to destroy our largest community-owned forest.

Over the years, neighbors and friends of the Greene Tract have worked together tirelessly to craft a plan that preserves 80 percent of this natural hardwood forest and waterways, setting aside 20 percent for long-overdue affordable housing. Both the 2002 Greene Tract Work Group Report and the 2016 Rogers Road: Mapping our Community's Future (report) recommended this goal. This working group was convened by Orange County and the towns of Chapel Hill and Carrboro. Why would we now betray these goals?

Affordable housing and natural green ways seem to be the common goal of all. Please honor this consensus with your vote to preserve 80 percent of the Greene Tract as natural, open space, with the remaining 20 percent devoted to affordable housing.

Sincerely,  
Dawn and Thomas Gerakaris

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, July 15, 2019 3:38 PM  
**To:** Allison Crawford  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Vote for Option B - Green Tract

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Allison Crawford [mailto:acrawford5000@gmail.com]  
**Sent:** Monday, July 15, 2019 3:33 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Vote for Option B - Green Tract

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

Dear Mayor and Town Council Members,

Thank you for agreeing to meet this evening for a special session to discuss and determine the fate of the Greene Tract.

The Greene Tract is one of the few spaces left in Chapel Hill that is untouched and has the ability to be partially protected from development. The community-at-large regularly uses this special place for recreation, and if it is voted on to be developed per Option A, then it will be gone. Reducing the amount of recreational space available to the residents would be an unfortunate choice, especially considering the continued development along Homestead and Eubanks Roads. Residents of Chapel Hill choose to live here because of the quality of life and opportunity to easily access green space for recreational use, and Option A significantly reduces what is available.

It is indisputable that the Chapel Hill-Carrboro area needs more affordable housing options, and I fully support building what is desired by and suggested in the RENA report. However, it is still the town's responsibility to build affordable housing in locations that will best serve the future residents (i.e. access to grocery stores, bus lines, economic interests), and it is very concerning that the new plan has ramped the housing/mixed use from 18.1 acres, which was part of the 2002 plan, to 45 acres.

Additionally, it is significant to note Chapel Hill-Carrboro City Schools will need 20, not 11 acres, for school development, per the May 2019 letter. Therefore, the proposed plan would really be dropping the 145 acres of land originally labeled for preservation down to more like 80 acres, at best.

These estimates also do not include acreage needed to gain access or additional entrances to the area. If a large affordable housing community is constructed, they will need road widening and additional infrastructure to meet the demands of the new residents. A school or housing build on the eastern edge next to the railroad tracks would need major street development to gain entrance.

As development decisions are made, it is crucial to do an environmental impact study to learn how the sensitive headwaters and preserve will be affected, as well as how the required infrastructure and access to the areas will affect the area, including the proposed development acreage.

Once this space is developed, it can not be reclaimed, so I am hopeful that you will make the logical decision to vote in favor of Option B. Thank you for your service to our community.

Respectfully,

Allison Crawford, Resident

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, July 15, 2019 4:36 PM  
**To:** Charlie Buckner  
**Cc:** Ben Hitchings; Becky McDonnell; Allen Buansi; Daniel Bowen; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Sarah Muneton; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Maggie Bailey; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Please preserve the Greene Tract

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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Jeanette Coffin



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

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**From:** Charlie Buckner [mailto:c\_buckner@hotmail.com]  
**Sent:** Sunday, July 14, 2019 12:27 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please preserve the Greene Tract

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Council Members,

I encourage you to reject both Greene tract resolutions. The original resolution shows about 50% development of that tract, far from the 20% that has been discussed for years. The alternative resolution does no better at ensuring an 80/20 split of preservation and development.

In reality, the best use of that land is as 100% open space. The disposition of that land is not a Rogers Road neighborhood issue, it's an issue of great interest to the whole town. A healthy town needs open space, and Chapel Hill is woefully lacking. We depend on the Horace Williams tract now for outdoor recreation, but that property is under development agreement and will not be available for long.

There is an opportunity for affordable housing with every new development, but there will never be a an opportunity like the Greene tract again. Please take your time and give this issue the patience and attention it deserves.

Charlie Buckner