

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 25, 2019 10:24 AM
To: Sarah I. Tillis
Cc: Judy Johnson; Becky McDonnell; Allen Buansi; Amy Ryan; Donna Bell; Hongbin Gu; James Levenson; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaewitz; Renuka Soll; Sue Hunter; Tai Huyn; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Glen Heights' designation on the Future Land Use Map (FLUM)

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Sarah I. Tillis [mailto:sitillis@nc.rr.com]
Sent: Tuesday, September 24, 2019 6:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Alisa Rogers <adrogers@townofchapelhill.org>
Subject: Glen Heights' designation on the Future Land Use Map (FLUM)

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

Dear Mayor Hemminger, Town Council Members, and Town Planners:

I'm writing to request that you exclude Glen Heights from the parcels designated for land use change in the FLUM so it can remain a neighborhood of single-family homes.

My husband and I moved to Windsor Circle in Glen Heights in 1977. Although we fell in love with the neighborhood, we were in the early stages of our careers, and this was the first home we'd ever purchased. I assumed it would be our "starter" home, and as our careers developed, we would move to a larger home, possibly in a more "upscale" neighborhood. Over the years, we had many opportunities to buy other homes in Chapel Hill, but we never found a neighborhood with the special qualities of Glen Heights, and forty-two years later I still feel extremely fortunate to be living on Windsor Circle.

Glen Heights is a small, very special community of modestly-priced, single-family homes with access to both a bus line and the trails in Carolina Forest. We are a diverse and multi-generational community, and residents include teachers, nurses, Town employees, UNC faculty, laborers, students, artists, small business owners, and retirees. For many residents, it has made living in Chapel Hill affordable. It is a community where many who provide services to Chapel Hill can own their own home in Chapel Hill.

As so much has developed and grown around us, because of the size and layout of the neighborhood, we have retained the strong sense of connection and community that is fostered in a very small village. On my daily walks I invariably stop to talk with neighbors and share news, stories, and the fabric of our lives. We celebrate together, provide community service together, and care for each other.

There are few neighborhoods in Chapel Hill quite like Glen Heights. I don't think it is an exaggeration to say that it is a town gem, one to be treasured and preserved, and I respectfully request that you not designate it for land use change on the FLUM.

Thank you for your attention to this matter and for your service to Chapel Hill.

Sincerely yours,
Sarah Tillis
147 Windsor Circle
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 25, 2019 10:22 AM
Cc: Judy Johnson; Becky McDonnell; Allen Buansi; Amy Ryan; Donna Bell; Hongbin Gu; James Levenson; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Renuka Soll; Sue Hunter; Tai Huyn; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: FW: Chapel Hill Future Land Use Planning--Windsor Circle
Attachments: 09.24.19 Windsor Cir--FLUM.docx

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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Sincerely,

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: Rebecca Carnes [mailto:rebecca@fireplaceditions.com]
Sent: Wednesday, September 25, 2019 6:03 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Alisa Rogers <adrogers@townofchapelhill.org>
Cc: Pam Hemminger <phemminger@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Donna Bell <dbell@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Nancy Oates <noates@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Rachel Schaevitz <rschaevitz@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>
Subject: Chapel Hill Future Land Use Planning--Windsor Circle

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Please see attached letter.

Thank you for your work in support of our community.

Rebecca Ward Carnes
Dann Carnes
Windsor Circle, Chapel Hill

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

From: **Rebecca Carnes** <rebecca@fireplaceeditions.com>

Date: Tue, Sep 24, 2019, 9:52 PM

Subject: Windsor Circle Letter

To: Rebecca Carnes <rebecca@fireplaceeditions.com>

Rebecca Ward Carnes

Fireplace Editions

7405 Rex Rd, STE 203

Chapel Hill, North Carolina 27516

919.968.8101 919.969.8353 fax

Mayor Pam Hemminger, Mayor Pro Tem Jessica Anderson

Town Council Members, Planners and Consultants

We write to lend support to the request made by the entire neighborhood of residents of Windsor Circle, Chapel Hill to remove the designation of “Townhomes” from this neighborhood on the Future Land Use Planning Map (FLUM) currently under consideration. We support the conservation of this established neighborhood of moderately-priced single family homes.

Many residents and supporters of the Windsor Circle neighborhood have participated actively in the FLUM feedback process---we appreciate the opportunity to do so. Relevant points have been presented in writing. These include:

- Windsor Circle embodies the attributes of an established neighborhood that the guiding principles of the planning process are designed to enhance and support.
- Our neighborhood is diverse in age, ethnicity, family structure and occupation. Among our residents are professors, students, retirees, business owners, semi-retirees, teachers, town employees, university employees, health professionals, artists and others. Some families have lived here a few years—others 30 years and more.
- We are a vital collection of residents with ever developing connections and social fabric. These connections are valued, with efforts made to provide opportunity to enhance and nurture them. Social gatherings, artistic performances, collective work at the Community Kitchen, PORCH food collection, neighborhood farmer’s markets, lemonade stands, consistent use of the Trail System, walking around the neighborhood----a lot of walking----all threads in the social fabric.
- Our neighborhood of wooded lots functions as a much needed “green space” in the ever developing landscape of the South MLK Corridor. **We all** benefit from the environmental and ecological attributes.
- Architecturally, we consist of about 50 homes, most solidly built in the late 50’s and 60’s. In more recent years, many have been expanded and updated, with others planned, and some “infill” homes added. Our homes have retained and incrementally increased in value with enhancements alongside the many attributes of the neighborhood. This evolving process of positive conservation is threatened by concerns of potential re-development. Is investment in a home remodel now wise? Sadly, not clear.

As residents of Windsor Circle for well over 30 years, we value the history and evolving culture of our neighborhood, and celebrate it’s growing vibrancy. Such a neighborhood holds an intangible quality of desirability, and is **an asset** to the inclusive and eclectic community of Chapel Hill. It should be conserved and protected.

Respectfully,

Rebecca Ward Carnes

Dann A Carnes

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 25, 2019 10:22 AM
To: DANIEL HOOKER
Cc: Judy Johnson; Allen Buansi; Amy Ryan; Donna Bell; Hongbin Gu; James Levenson; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Renuka Soll; Sue Hunter; Tai Huyn; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Windsor Circle neighborhood proposal

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: DANIEL HOOKER [mailto:hookerdaniel@bellsouth.net]
Sent: Wednesday, September 25, 2019 6:42 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Alisa Rogers <adrogers@townofchapelhill.org>
Subject: Windsor Circle neighborhood proposal

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Dear Mayor Hemminger, Town Council members and Planning Board,

In the summer of 1972 we moved to Chapel Hill for Dan to begin what became his lifelong work at UNC. We were young with 2 small boys and needless to say had very little savings as we looked for our first home.

We were blest to find our small house in Glen Heights which at that time was still in the county and more affordable not only cost wise but also tax wise. Immediately we were welcomed by other young families with many of them becoming cherished lifelong friends. Our plan initially was to buy a bigger home in Chapel Hill when we were better established financially. As the years passed we found happiness, support and a sense of community that we never wanted to leave. Forty seven years later here we are still loving our home on Windsor Circle. It has been a safe and wonderful place to raise our sons and have our grandchildren come to visit. I feel it is worth noting that Glen Heights has also been a “beginning” neighborhood for families that included the Steins, Lowenthals, Wards and others that have been leaders in our town and state.

When we came to Chapel Hill it was truly still a village. Now most of our green space has been consumed by high-rise apartment buildings and other multifamily dwellings. There are few communities left with small affordable single family homes that Glen Heights has provided since the 1950's. We are proud that this small community continues to thrive as a safe and caring neighborhood. Thank-you for considering our proposal.

Sincerely,
Sharon and Dan Hooker

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 23, 2019 10:23 AM
To: Patricia Brummitt
Cc: Judy Johnson; Becky McDonnell; Allen Buansi; Amy Ryan; Donna Bell; Hongbin Gu; James Levenson; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Renuka Soll; Sue Hunter; Tai Huyn; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: RE: Glen Heights- FLUM Input

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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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: Patricia Brummitt [mailto:plbrummitt@gmail.com]
Sent: Sunday, September 22, 2019 2:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Alisa Rogers <adrogers@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>
Subject: Glen Heights- FLUM Input

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

Dear City Council, Mayor Hemminger, and Town Planners,

My husband and I are long-time residents of 156 Windsor Cr in Glen Heights. We have both lived in Chapel Hill for our most of our lives.

In fact, my husband has lived at 156 since he was 5 years old. We purchased the house from his father in our mid twenties. Since then, we have done a significant amount of work to essentially flip the house. This work has been comprised of much our own sweat as well as a significant investment for improvements we have made. We have brought the house to code, replaced every floorboard, door, and ceiling, and added on to create more space for our children. We spend many hours a year taking care of our yard and are about to do a large driveway project to beautify our entrance. While this is our personal story, I tell it to show a different vision for our neighborhood.

Our neighborhood is uniquely diverse in Chapel Hill with families from all different backgrounds and countries. As you have heard from many other neighbors, we all care about our neighborhood. A quick example-- an hispanic family recently purchased a home (affordable) that needed some work. You can find this family working together and working hard to make their yard and home look nicer. They are slowly reviving this house with their hard work installing landscaping, a new roof, etc

We believe our neighborhood could be improved but not by installing cookie cutter townhomes to cram as many people into an area as possible. Rather than cave to the push for high density housing, let's consider how single family homes are important to our communities and how having a yard is desirable for many.

Please hear that our family is strongly opposed to the town's vision for townhomes in Glenn Heights. We are also opposed to any approvals for parcels to be used for townhomes and request that no zoning variance approvals are granted. More is not always better. Please remove Glen Heights as an area designated for a land use change.

Sincerely,
Patricia Brummitt and Ethan Smith
Owners of 156 Windsor Cr

*We have attached this as a letter

Sent from my iPhone