

## Amy Harvey

---

**From:** Charles Coble <ccoble2@gmail.com>  
**Sent:** Friday, November 05, 2021 4:03 PM  
**To:** Town Council  
**Subject:** Greene Tract Forest

CH Resident Abel Hastings posted this comment in The Local Reporter this week:

WkLv#z k |## dv#r#krfnhg#r#hh#q#lqqrxfhp hqw#i#p hhwqj#r#xqgd|/Qryhp eh#  
:wk#r#g lvxw#k#h#d#h#i#k#h#J unhq#Wudfw#I ruhw#d#p hhwqj#k#dw#l#d#h#s#d#h#y#h#e#h#r#h#  
qhz o|#h#f#h#g#r#x#q#f#l#p#h#p#e#h#v#p#d#q|#r#z#k#r#p#f#d#p#s#d#l#j#q#h#g#r#q#k#h#v#x#h#r#i#z#k#d#w#r#g#r#z#l#k#  
rxu#s#e#d#f#q#d#w#u#d#p#h#u#d#v#h#u#h#d#w#h#g#l

In looking at the calendar for the Town Council, I do not see such a meeting scheduled. But, if there is, I am concerned that some decision has been made or urgently considered to decide the fate of this forest and the old American Legion property. Chapel Hill is bereft of public parks and this appears to be the last sizable parcel of land that could fill that void in our rapidly growing city. It is 'lost income' but would make our city a more livable place.

There are development opportunities in many other places, so I hope we will preserve these lands for parks and recreation within Chapel Hill.

Many thanks for your service to our community.

Charles

Charles Coble  
109 Rose Lane  
Chapel Hill, NC 27514  
919-619-0261 (c)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:34 AM  
**To:** STEVE WILHOIT  
**Cc:** Colleen Willger; John Richardson; 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: Greene Tract Forest

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: STEVE WILHOIT [mailto:scwilhoit@aol.com]  
Sent: Sunday, November 7, 2021 8:32 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Greene Tract Forest

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 Hemminger and Chapel Hill Council Members,

We support preserving 80% of the Greene Tract Forest to create a forested park in Chapel Hill where it is sorely lacking. Preserving narrow strips of land will not accomplish this. We also support 20% being dedicated to affordable housing.

Thank you,  
Stephen and Jennifer Wilhoit  
Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:35 AM  
**To:** Karla McPherson  
**Cc:** Colleen Willger; John Richardson; 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: Question from website

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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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:** Karla McPherson [mailto:karlamcpherson@gmail.com]  
**Sent:** Saturday, November 6, 2021 9:48 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Question from website

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 Council,

I am writing to strongly object to your apparent plans to develop the greenway, especially in the backhanded way you seem to be going about it, without time for public input. And we residents are so tired of hearing this refrain about how we have to balance the green space with affordable housing. If you people had really wanted to build affordable housing, we would have it now; instead you have built unnecessary ugly apartment building after ugly apartment

building. You simply have no credibility any longer on the affordable housing issue. And now your actions will result in Chapel Hill becoming the town with the least green space in the area.

People move to Chapel Hill because they love the small town character. Downtown is looking less like the town we have always loved and more like any other ordinary urban scene every day. This is another sign that you folks do not care about preserving what we have. It appears that, just like under the Kleinschmidt administration, developers are running things. You are seriously damaging the character of the town and surrounding area and for what? Once it's all gone, we can't get it back. Please try to remember back to the first time you ran for office, convincing all of us, in our living rooms around town, that you genuinely were horrified by the development. I think the term "never again" was used by some of you. Well, it's "again" all right, and in spades.

I beseech you to think back to what first motivated you to become part of the town government. You can rededicate yourselves to saving the character of the town and say "no" to the developers. For the future of our town and all of us who have loved living in it, please do not destroy the greenway. There are other ways to bring affordable housing to Chapel Hill.

Thank you,  
Karla McPherson  
505 North Street  
Chapel Hill

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:35 AM  
**To:** Margaret  
**Cc:** Colleen Willger; John Richardson; 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: 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.

Again, thank you for your message.

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

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**From:** Margaret [mailto:mheath1@nc.rr.com]  
**Sent:** Friday, November 5, 2021 11:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 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)

November 5, 2021

Dear Council Members:

I can't imagine having to miss more a important meeting than Sunday's on the Greene Tract. Since I am unable to join you on Sunday I'm writing to urge you to preserve this entire tract, with the exception of a small portion for affordable housing. The original agreement forged between Chapel Hill, Carrboro and Orange County

established those terms. It was a promise to protect and maintain the green foundation of our community here in the Piedmont. From my point of view, who are we and will we become without it??

I attended (and believe I spoke at) the meeting years ago in CH when Town Council Member, Joyce Brown proposed preserving the majority of the tract as green space. Her proposal was approved unanimously! that evening by the Mayor and Council.

So little of our woodland remains here that it is imperative to preserve and protect this remaining tract. Keep it intact.

Thank you.

Sincerely,

Margaret P. Heath  
Chapel Hill, NC. 27516

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 9:18 AM  
**To:** Leah Boucher  
**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:** RE: Greene Tract - please help save Chapel Hill's largest public forest

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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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Leah Boucher [mailto:lkoucher@protonmail.com]  
**Sent:** Tuesday, November 9, 2021 6:33 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Greene Tract - please help save Chapel Hill's largest public forest

**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,

While I serve as Vice-Chair of Chapel Hill's Parks, Rec, and Greenways Advisory Committee, I write this letter as a private individual.

As recently noted by Adam Searing in his article in the Raleigh News & Observer, Chapel Hill ranks far behind our neighboring communities in parks and greenspace. His article provides concrete numbers. I can provide what I, as a parent and long time citizen of Chapel Hill, experience and observe.



Chapel Hill parents are regularly driving their children to Durham, Cary, and Raleigh for sports practices. Parents of our younger children often have to drive to take their children to a park or playground. We have snippets of greenways (e.g. Booker Creek Trail, Fan Branch Trail) that are heavily used, but they are not connected, and we have far too few of them. Even without the numbers, our parents and children feel our lack of greenspace. I cannot overstate how often I hear parent's wonder, why Chapel Hill can't do better when it comes to parks and greenways.

In addition, we are currently watching leaders around the world commit to halting deforestation. Children in our community will tell you that "trees are our earth's lungs." Chapel Hill has environmental stewardship as a key strategic goal: preserving our largest public forest helps us achieve this goal.

Please consider our environmental needs and goals and vote against the current Greene Tract proposal.

Thank you.

Best,

Leah Boucher

Sent with [ProtonMail](#) Secure Email.

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 9:18 AM  
**To:** Alice Armstrong  
**Cc:** Lance Norris; John Richardson; 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: Greene Tract vote

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  
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: Alice Armstrong [mailto:[alicekarmstrong54@gmail.com](mailto:alicekarmstrong54@gmail.com)]  
Sent: Tuesday, November 9, 2021 5:09 PM  
To: Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
Subject: Greene Tract vote

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Hello

I attended the public meetings on the Greene Tract on Sunday and Monday and I was concerned to find out that you will be voting on a resolution on the Greene Tract next week. I am writing to urge you to delay this vote.

I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

I am worried that Chapel Hill and Carrboro rank way behind our neighbors in parks/greenspace.

Another successful development like Weavers Grove on 33 acres would allow us to add a great development and also create our town's greatest park for our children and grandchildren. Why should we construct another development almost twice as large as Eubanks Road's Carraway Village – but this time on the public's land – instead of focusing on building the affordable housing the community needs.

Alice Armstrong  
Forest Creek Rd  
Chapel Hill

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 10:52 AM  
**To:** Bob Van Kempen  
**Cc:** John Richardson; 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: Green Tract - please hold your vote on November 16th/17th

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.

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

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

**From:** Bob Van Kempen [mailto:bvkempen@sprynet.com]  
**Sent:** Wednesday, November 10, 2021 10:14 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Green Tract - please hold your vote on November 16th/17th

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Good morning,

I would like to ask you to hold your vote on the the future on Greene Tract until concerns by the public have been properly addressed. I wholeheartedly support the 2016 community driven plan and would like to know why and how

the 20% development and 80% preservation has now suddenly changed without involving and informing the public with all the details.

I attended the open-house on Sunday and still did not get any answers to my questions. Chapel Hill only has a very limited amount of green space and developing 80% of Greene Tract would effect all future generations. The way people recreate has been rapidly changing and Chapel Hill needs to respond and be creative.

Please do not rush this vote, think outside of the box and preserve Greene Tract.

Best regards,

Bob van Kempen

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Phillips, Jonathan  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

---

**From:** Phillips, Jonathan [mailto:jonphi@live.unc.edu]  
**Sent:** Wednesday, November 10, 2021 4:59 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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Hi there,

Regarding the Greene Tract Forest, I support the 2016 **community**-driven plan to build ACTUALLY affordable housing on 20% of the Forest while preserving 80% for future generations.

Please- do not take part in giving away one of the few remaining large connected and open green spaces in Chapel Hill/Carrboro so that out-of-town developers can clear cut it and put up massive

market rate housing developments that destroy the surrounding ecosystem while giving little back to the local economy. Also, don't be fooled into thinking that "preserving" very thin strips of land around the creeks and headwaters will stave off the detrimental effects to the ecosystem that the current development plan will have. This is a losing proposition to the environment and to the residents of Chapel Hill/Carrboro.

Before you make your decision, please take the time to fully appreciate this:  
Once it's gone, it's gone forever.

What will your legacy be?

-Jon Phillips  
Weaver Dairy Resident  
PhD Candidate at UNC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Patricia Cummins  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest, maintaining 80% of the acreage as a natural area. Chapel Hill needs to address affordable housing but not at the expense of the little remaining natural woodlands we still have. Please follow the 2016

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Jeanette Coffin



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

---

**From:** Patricia Cummins [mailto:[pbcc0530@gmail.com](mailto:pbcc0530@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 4:52 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** I support saving more of the Greene Tract Forest, maintaining 80% of the acreage as a natural area. Chapel Hill needs to address affordable housing but not at the expense of the little remaining natural woodlands we still have. Please follow the 2016 r...

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## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Carl Seashore  
**Cc:** Colleen Willger; John Richardson; 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  
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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: Carl Seashore [mailto:carl.seashore@gmail.com]  
Sent: Wednesday, November 10, 2021 4:40 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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To the mayor and town council members,

I, like many, am a transplant to Chapel Hill who came here for the small town character of the town, the university, and the abundance of green space in and around town. In the 14 years I've lived here my wife and I have raised our kids enjoying these green spaces as they've grown.

Please consider the will of the people from the Mapping our future Rogers Rd Community assessment when looking at planning. There must be conservation of green space such as the Greene tract to remain healthy. Storm water mitigation strategies pale in comparison to saving green space. Let's get the in process projects completed before deciding to deforest one of the few large green spaces left in town.

Thank you,

Carl Seashore  
Chapel Hill

Sent from mobile

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Pam Zornick  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** Pam Zornick [mailto:pammyz81@gmail.com]  
**Sent:** Wednesday, November 10, 2021 4:37 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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I do not understand why a progressive communities such as Chapel Hill, Carrboro and Orange County NC would want to be known for their lack of green space and accessible parks for all instead of an abundance of green space and parks that are available in many locations.  
Why do you want to be known best for over development and destruction of green space areas.  
Why do you care so little about this subject?  
Why is big development and lack of affordable housing so important to you that you are willing to change set plans to meet tax revenue growth?

--Pam Zornick

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:03 PM  
**To:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

**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:** Patricia Cummins [mailto:[pbcc0530@gmail.com](mailto:pbcc0530@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 4:30 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbooc@orangecountync.gov](mailto:ocbooc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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**Sent:** Thursday, November 11, 2021 9:18 AM  
**To:** Jennifer Armstrong  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** Jennifer Armstrong [mailto:[jenandarmstrong@gmail.com](mailto:jenandarmstrong@gmail.com)]  
**Sent:** Thursday, November 11, 2021 8:02 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** Greene Tract Forest

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

Hello fellow residents,

Thank you for hearing our voices last Sunday at the Greene Tract Forest public meeting at RENA Community Center. I understand there is a plan to vote on this issue next week. Please do not vote on the newest proposal that destroys the Greene Tract and puts development before anything else. A more intelligent, forward-thinking plan is already in place. The recommendations made in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that

benefits the needs of the Rogers Road community, the need for work-force housing, and the need for green space for the mental and physical health of all residents.

Thank you for your time.

Mike and Jen Armstrong  
2103 Pathway Dr. Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Olympia Stone  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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:** Olympia Stone [mailto:[olympiastone@gmail.com](mailto:olympiastone@gmail.com)]  
**Sent:** Thursday, November 11, 2021 7:11 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

In the 16 years that I have lived in Chapel Hill, I have seen much of what brought me to Chapel Hill vanish--green space. I recognize the need for affordable development, and I support the 2016 community-driven plan to build affordable housing on 20% of the Forest while preserving 80% for future generations.



There is no need to build something twice as large as Carraway Village--we can attend to the needs of our community by creating something like Weaver's Grove instead. Again, the 2016 report ("Rogers Road: Mapping our Community's Future") is the model we should follow. It would truly be a win-win for everyone in our community.

Thank you,  
Olympia Stone

--

Olympia Stone  
Floating Stone Productions  
[www.floatingstone.com](http://www.floatingstone.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** stephen cole  
**Cc:** Colleen Willger; John Richardson; 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  
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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

---

**From:** stephen cole [mailto:[dirtdog@gmail.com](mailto:dirtdog@gmail.com)]  
**Sent:** Thursday, November 11, 2021 6:57 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

We need to think 50 years in the future. New York City has Central Park because it was preserved a long long time ago. If we don't preserve what forests we have, we won't have anything in the future. Growth will continue and density will increase. It's the job of the towns and county to think into the future and prepare us. I think it would be completely shameful if our elected officials sold off one of the last remaining forests to a developer to build market rate housing with a little low income housing thrown in to make it look good. Go back to the 2016 plan that was community developed that calls for preservation of most of the forest and a small low income neighborhood.

This isn't that complicated. There's no pressing need to sell all the land to a developer. Preserving land to make a park and retain some forest inside Chapel Hill is positive in so many ways. Building more houses, even low income housing, on the one remaining site that could be preserved seems short-sighted. There are many other low income developments and many other opportunities for low income developments. This location isn't even that good for a low income neighborhood given the lack of amenities within walking distance. Please reconsider. Think about the legacy you want to leave as elected officials. Did you preserve a wonderful natural area that can be used by everyone for many years into the future? Or did you allow the bulldozing of one of the few remaining forests in Chapel Hill?

Thanks,

Stephen Cole

Chapel Hill resident since 2011

UNC Graduate 1996

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Chet Roslanowick  
**Cc:** Colleen Willger; John Richardson; 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  
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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

---

**From:** Chet Roslanowick [mailto:cwrch2015@gmail.com]  
**Sent:** Wednesday, November 10, 2021 10:15 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support saving more of the Greene Tract Forest

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

The current proposed development of the Green Tract(GT) has significant issues not addressed by anyone at the current open meeting!

Firstly all during the recent campaign for both the Carrboro and Chapel Hill town councils, everyone talked about the issue of storm water run off and flood control! The GT is a huge "green sponge" that currently absorbs significant amounts of water and does not contribute to the current issues faced by Eastgate, University Place and the apartments nearby!

The development plans show will increase water runoff issues significantly as no number of retention basins can offset the amount of impervious surface area being proposed!

Secondly, the need for a additional elementary school is probably not in question. However, having 3 elementary schools within 1 mile of each other seems irrational! A study of the physical demographics of the need would suggest a greater spacing with less overall bus transit required! Also, adding a school access on Merlin Road adjacent the current rail crossing is not traffic or pedestrian safe or friendly! Currently bike lanes and sidewalk access does not exist on Homestead Road! At the recent meeting the comment was that sidewalk and bike lane connectivity for children getting to the existing schools is in planning for 2022! This can has been kicked down the road every year it has been raised to no positive action or resolution as yet! "In planning" has not generated any action!

Lastly, Chapel Hill, Carrboro and Orange County could all benefit from having a green space park using the GT. The proposal for affordable housing is sound, no further development is required! Developer pressure can be focused on other areas! Water runoff issues would clearly benefit from this option!!

Chet Roslanowick  
919-602-8416

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Tamim Kasrawi  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

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

From: Tamim Kasrawi [mailto:tamimwk@gmail.com]  
Sent: Wednesday, November 10, 2021 8:15 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

Please reserve the Green Track and keep it for all of us who hike there

Tamim Kasrawi  
201 Greenway LNDG

Chapel Hill

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** Dennis Pike  
**Cc:** Colleen Willger; John Richardson; 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: Greene Tract - please give us more park land

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  
[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:** Dennis Pike [mailto:dennis@island.io]  
**Sent:** Wednesday, November 10, 2021 8:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** Greene Tract - please give us more park land

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

It is unbelievable to me that our town has so little park space. by far less than raleigh, durham and greensboro. what an embarrassment and a shame for us and our families. Please do not vote on nov 16th / 17th to pass the resolution on the conceptual plan for greene tract. it is the wrong this for all residents of Carrboro / Chapel Hill. Please support a plan that preserves the vast majority of greene tract as park land so it can be used for hiking, mountain biking, general recreation area and to help preserve the much needed buffers for the various creeks that run through the tract. please heed what was laid out in the "rogers road: mapping our community's future" report and support our communities need for real green space.



Dennis Pike  
Carrboro Resident of 15 years

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** Marc D  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** Marc D [mailto:desorm@gmail.com]  
**Sent:** Wednesday, November 10, 2021 8:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Fwd: I support saving more of the Greene Tract Forest

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

The Greene Tract is a big part of my daily life and has given me a small piece of sanity in these difficult times with everyone at home and the pressures of this pandemic. I urge you NOT TO VOTE on the current plan on Nov 16 / 17th

we need greenspaces, we need to stay in touch with nature, we need to preserve what little undeveloped forest remains. We can still achieve our goals of affordable housing while maintaining and preserving the Greene Tract. Please support the 2016 community drive plan

--

Marc Desormeau  
8400 Sterling Bridge Road Chapel Hill

--

Marc.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** jennifer McCauley  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** jennifer McCauley [mailto:boscalj@gmail.com]  
**Sent:** Wednesday, November 10, 2021 7:24 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Good evening,

Please, please consider adopting the 2016 plan where 80% of the Greene Tract remains preserved. Now is not the time to destroy beautiful forests. This is not how we want Chapel Hill to move forward.

Yes to affordable housing for sure but no to further destruction of the Greene Tract.

Chapel Hill will never get this beautiful forest back!

Thank you,  
Jenn McCauley

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** regina burns  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** regina burns [mailto:bstrep@mindspring.com]  
**Sent:** Wednesday, November 10, 2021 7:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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Have you walked the Greene Tract? If you have not, then before you vote on anything you need to go into these woods. I support the 2016 community driven plan to build affordable housing on 20% of this land while preserving the rest.

We just cannot keep going with the explosive growth. Why must another huge development be produced?

Please do NOT support the over development of the Greene Tract.

Gina Burns MS BSN RN

Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** Lisa Morton  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** Lisa Morton [mailto:[lisamoshow@gmail.com](mailto:lisamoshow@gmail.com)]  
**Sent:** Thursday, November 11, 2021 9:42 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

As a very concerned citizen of Orange County, I am writing to let you know that I fully support the 2016 community-driven plan to build a great affordable development of 20% of the Forest while preserving 80% for future generations.



I am extremely worried that Chapel Hill and Carrboro will need more green space as our community shifts to higher-density apartment living with no back yards for people to enjoy the outdoors. If we have learned anything from the pandemic, is that we must diligently protect and enhance our community's outdoor areas as places for exercise as well as locations for gatherings.

Weaver Grove is a successful development. Another endeavor modeled after that would allow us to add a great development as well as allow us to create an exemplar park that can be enjoyed by everyone - children, grandchildren, and adults alike.

I question the need to build yet another development that is almost twice as large as Eubanks Road's Carraway Village instead of focusing on building the affordable house that our community needs so much.

I join the voices of countless others who encourage you to consider a more balanced approach. The recommendations in the 2016 "Rogers Road: Mapping Our Community's Future" is a compromise that would benefit both the Rogers Road community, the rest of the town and, yes - the rest of the planet.

Let's please be good stewards of the land and keep in mind how development plans can serve more than one purpose. We will stay vocal until you put into action what is best for the community at large. Once land is developed, it cannot be reclaimed. I am appalled that you are unable to articulate you are not following the 2016 community-driven plan to split development between 20% of the Forest acres while creating Chapel Hill's greatest Forest Park out of the other 80% of the property. Acting in any other way makes no sense and summarily throws away a universal beneficial opportunity.

Sincerely,  
Lisa Morton  
Tax Payer, Resident of Orange County for 40+ years

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** Laurie weatherly  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

---

**From:** Laurie weatherly [mailto:laurie605@gmail.com]  
**Sent:** Thursday, November 11, 2021 9:38 AM  
**To:** council@townofcarrboro.org; Town Council <mayorandcouncil@townofchapelhill.org>;  
ocbocc@orangecountync.gov  
**Subject:** I support saving more of the Greene Tract Forest

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

We need to save our trees considering the climate crisis we are already experiencing. More public parks are needed for people to enjoy and get exercise. Chapel hill has enough homes, offices, and apartments already. Please leave this tract of land alone.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** regina burns  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** regina burns [mailto:bstrep@mindspring.com]  
**Sent:** Wednesday, November 10, 2021 7:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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We just cannot keep going with the explosive growth. Why must another huge development be produced?

Please do NOT support the over development of the Greene Tract.

Gina Burns MS BSN RN

Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Geoff Hird  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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: Geoff Hird [mailto:geoff.hird@gmail.com]  
Sent: Wednesday, November 10, 2021 6:57 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

To whom it may concern:

Please do not vote on Nov 16th/17th on the Greene Tract! I am concerned that people were just voted in and this vote is being taken in a rush without hearing the voices of the newly elected officials.

We need our forests! I would like to see the Greene tract turned into a park for the community. With all the building going on in Chapel Hill, we need to pause on any other building initiatives to assess the impact of the current developments on the need for housing. I would like the town to collect data to make this decision - what is the most recent data set we have?

In addition, we should assess other ways to provide affordable housing such as renovating or rebuilding at existing housing sites which are closer to downtown.

Once we cut down the forest, we can never go back. There is already a low amount of park land in the town as it is. Please take this opportunity to reassess and come up with creative ways to address the housing issues while also maintaining the park land which makes Chapel Hill a great place to live.

Thanks,

Geoff Hird  
105 Silver Cedar Lane  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Talusrunner  
**Cc:** Colleen Willger; John Richardson; 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  
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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Talusrunner [mailto:talusrunner@gmail.com]  
**Sent:** Wednesday, November 10, 2021 6:41 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 & Town Council members,

I am writing to express my support of the 2016 community driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

We see, everyday, the growing need for green space in our community.

Thank you.

Chuck Millsaps  
Great Outdoor Provision Co.  
1800 East Franklin Street  
Chapel Hill, NC  
919.834.2916 x201  
Greatoutdoorprovision.com  
[Twitter.com/TrustyGOPC](https://twitter.com/TrustyGOPC)  
[Facebook.com/TrustyGOPC](https://facebook.com/TrustyGOPC)



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Ben Feldman  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** Ben Feldman [mailto:[bdfeldman23@gmail.com](mailto:bdfeldman23@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 6:26 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [+ocbocc@orangecountync.gov](mailto:+ocbocc@orangecountync.gov);  
[+council@townofcarrboro.org](mailto:+council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

I urge you to PLEASE make the plan for this land based on the original designation of this land 80% natural area. This area is a crown jewel of Chapel Hill and can be used to promote our town as one of the best hiking and mountain biking places in North Carolina. This decision has massive impact on our community for the very long term. Please preserve our greenspaces and continue to make Chapel Hill the jewel it is!

Ben Feldman  
Cell 919-345-7086  
[bdfeldman23@gmail.com](mailto:bdfeldman23@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:01 AM  
**To:** Tom Farkas  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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

---

**From:** Tom Farkas [mailto:tomfarkas9@gmail.com]  
**Sent:** Wednesday, November 10, 2021 6:22 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

I am writing to urge ya'll local officials to take a balanced approach to the Greene Tract Forest and walk the talk on affordable housing. The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town, and planet.

Thank you.

Tom Farkas

217 Collinson Dr, Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:02 AM  
**To:** Greg Crawford  
**Cc:** Colleen Willger; John Richardson; 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: Saving the Greene tract for physical and mental well being

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

---

**From:** Greg Crawford [mailto:gcreawford5000@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Saving the Greene tract for physical and mental well being

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

Hello,

I wanted to voice my concern about the plans to develop most of the Greene tract. I am in support of the 2016 community plan that planned to develop 20% for affordable housing, with the remaining portion preserved as green space. We really need to think about the importance of true nature areas for our physical and mental well being.

20% affordable housing on the Greene Tract (about 33 acres) would be a very large and important development (akin to Weavers Grove) that would also be nearby to a wonderful park. I worry about the need for additional development beyond that, especially given that Chapel Hill ranks at the very bottom for the amount of green space relative to surrounding communities. This green space ranking is highly worrisome and is something that I'm surprised we aren't paying more attention to.

Green space is absolutely critical if we are to combat rising anxiety and depression levels among youth and adults. Technology, smart phones, and now the "metaverse" is just becoming more ubiquitous. People are losing themselves in digital worlds. Getting unplugged and out into nature (true nature trails, not just easements and retention ponds) is so important for physical and mental health. Many scientific studies have shown the importance of nature combating mental health issues. If Chapel Hill continues to rank low in green space, this does not bode well for a healthy and resilient community. I have talked to many people who have said that green spaces like the Greene tract have saved their lives during the pandemic. This needs to be something we include in the equation of why green space is so important.

While UNC North is not currently being built on, there is no way to ensure that UNC North won't be developed. Saving the green tract is our only chance to ensure that Chapel Hill won't continue to be at the bottom of the barrel in terms of green space.

Developing 20% of the Greene tract solves a major affordable housing issue in Chapel Hill. Keeping 80% of the Greene tract preserved will be something that will also attract folks to the area, will provide an outlet for mental and physical health benefits, and with the rising climate change crisis...will be something that we can be proud to leave for future generations.

Thank you for your consideration.

Greg Crawford  
208 Maywood Way  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:03 AM  
**To:** Brandt Solovij  
**Cc:** Colleen Willger; John Richardson; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver; 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  
**Subject:** RE: I support saving more of the Greene Tract Forest

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Again, thank you for your message.

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:** Brandt Solovij [mailto:brandtsolovij@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov;  
council@townofcarrboro.org  
**Subject:** Fwd: I support saving more of the Greene Tract Forest

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

Please do not vote to sell our public lands to private interests!!!! Chapel Hill has the lowest park rating in the triangle! Do not let this mistake become your legacy! DO support the 2016 plan for 20% of the forest being developed for affordable housing with 80% preservation LIKE THE 2016 PLAN THAT WAS ACCEPTED outlines!

Consider the future of Chapel Hill - this project could create the greatest park for our children and grandchildren OR it could doom Chapel Hill to becoming another featureless blight on the map

Pick the right side of history!

-Brandt Solovij, homeowner and voter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:03 AM  
**To:** Brandt Solovij  
**Cc:** Colleen Willger; John Richardson; 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  
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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Brandt Solovij [mailto:brandtsolovij@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

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Consider the future of Chapel Hill - this project could create the greatest park for our children and grandchildren OR it could doom Chapel Hill to becoming another featureless blight on the map



Pick the right side of history!

-Brandt Solovij, homeowner and voter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** VIRGINIA HASTINGS  
**Cc:** Colleen Willger; John Richardson; 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  
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Sincerely,

Jeanette Coffin



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

---

**From:** VIRGINIA HASTINGS [mailto:hastingsv@aol.com]  
**Sent:** Wednesday, November 10, 2021 5:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

It is common sense to protect the the Greene tract forest - clearly for climate concerns, suitable affordable housing, and essential green space for recreational and environmental therapy. When it is gone - it is gone. Carbon sequestration is our future.

Chapel Hill essentially will not have any protected land.

A typical housing development does not pay for itself in taxes, it ONLY LINES THE POCKETS OF DEVELOPERS, DO THE NUMBERS.

**PLEASE VOTE TO PRESERVE THIS LAND**

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** Eric Teagarden  
**Cc:** Colleen Willger; John Richardson; 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  
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Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
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---

**From:** Eric Teagarden [mailto:eric.teagarden@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

I am for both affordable housing AND preserving the Greene tract for future generations. The 20% affordable housing and 80% preserved land I support.

As Chapel Hill increases its housing density - thru ADU's like in CA or alternative measures for density - the need for open hikeable/bikable space will be even more at a premium to get away from the density to decompress.

Thanks for your careful consideration of this issue. Please do NOT develop our few "greenfield" areas needlessly.

Cordially,  
Eric Teagarden

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** michael owen  
**Cc:** Colleen Willger; John Richardson; 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  
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[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** michael owen [mailto:mbo123go@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:13 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov  
**Subject:** Re: I support saving more of the Greene Tract Forest

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

Please do not vote on the Greene Tract Forest plan on November 16 and November 17. There are considerable problems with this plan and a high degree of public dissatisfaction with the concept and the process. Sacrificing our last substantial green space in the interest of residential development is a mistake that cannot be reversed. Please delay this decision and reconsider an earlier version of the concept that saves 80% of our property for green space. Future generations will appreciate your wisdom in making this difficult decision.

Michael Owen

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** michael owen  
**Cc:** Colleen Willger; John Richardson; 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  
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Sincerely,

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

---

**From:** michael owen [mailto:mbo123go@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:09 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support saving more of the Greene Tract Forest

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

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Michael Owen

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** Josh Stewart  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

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

From: Josh Stewart [mailto:josh.b.stewart@gmail.com]  
Sent: Wednesday, November 10, 2021 5:03 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

Hello:

Please don't hastily destroy more of our local green space. Chapel Hill and Orange County are gems of North Carolina. It's our lack of development that is special, yet in the last 3 years developers have radically shifted our community's



landscape. Our family thrives in the trails around Chapel Hill, and green space is one of our most treasured community assets. We hope that you consider the legacy plans of the Green Tract Forest and do not sell our community away to developers who've no lasting interest in our community. Please focus on the soul and community members that make this place so special.

Sincerely,

Josh and Valerie Stewart  
107 Garden Gate Dr  
Chapel Hill, 27516

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:48 PM  
**To:** Patricia Barnes  
**Cc:** Colleen Willger; John Richardson; 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: 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.

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:** Patricia Barnes [mailto:ptbarnes14@gmail.com]  
**Sent:** Monday, November 15, 2021 11:36 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** 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)

Dear representatives:

I write today in advance of your agenda items this week concerning the future of the jointly owned Greene Tract. I support the findings from the 2016 community-driven report Rogers Road: Mapping Our Community's Future. Specifically:

- Preserve public open space, ie., different from Carolina North and Duke Forests, accessible by the nearby community
- Provide affordable housing akin to the Weaver Grove project to maintain the social and economic diversity of the existing community and build community strength
- Discourage market rate housing
- Encourage commercial development that supports local small business and meets the needs of the community
- Include access road that will connect the community without creating shortcuts for traffic
- Plan sidewalks, greenways and trails that use existing pathways
- Retain the natural environment in the face of the climate crisis we face

Thank you,

Patricia T. Barnes  
1725 Mount Carmel Church Rd  
Chapel Hill, NC 27517

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:51 PM  
**To:** Chad O'Leary  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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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:** Chad O'Leary [mailto:coleary512@gmail.com]  
**Sent:** Monday, November 15, 2021 10:54 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Please save the greene tract. This area is highly beneficial to all that live in this area. As a dentist, the stress of my daily job is completely alleviated the moment I can run on these trails after work. It would be devastating to lose this area.

--  
**Chad William O'Leary, DDS**

Crabtree Valley Dental  
P (814) 881-8082

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:52 PM  
**To:** John Dempsey  
**Cc:** Colleen Willger; John Richardson; 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: the Greene Tract Forest, joint resolution 6-A

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

---

**From:** John Dempsey [mailto:jvdempsey@gmail.com]  
**Sent:** Monday, November 15, 2021 10:26 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** the Greene Tract Forest, joint resolution 6-A

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

Regarding: the Greene Tract Joint Resolution 6-A.  
To: the Chapel Hill Town Council

Hello Mayor and Chapel Hill Town Council,  
Joint Resolution Proposal 6-A is not a privately owned rezoning request. The Greene Tract is a 167-acre parcel of publicly owned land. You, elected representatives, are being asked to sell our publicly owned land to private development interests for their profit. The Chapel Hill Town Council is elected to protect public resources and not to sell those off to private development interests.

- This proposal targets 66 acres for unspecified ‘commercial development’, however, the acreage ‘could vary’ up to 15% for a total of **76 acres**.
- Also, ‘21 acres along Eastern side of Greene Tract will remain as public owned and undeveloped land in the short term but may be evaluated for development in the future depending on the needs at that time.’ That brings the total amount of public land being sold off to private developers to **97 acres**. That is over **58%** of this property, the environmentally sensitive headwaters for Bolin and Booker Creeks.
- An additional 16 acres is carved out for public school(s) and a recreational site. That equals a total of **113 acres** out of the 167 will be targeted for development, 68%. Also, It has a provision for ‘cost effective infrastructure’ that would add to the final total acreage under development.
- There is no affordable housing mandated by this Joint Resolution, 6-A, but rather it includes a ‘goal’ of ‘mixed income housing opportunities; development of housing that serves a range of incomes’.<sup>[1]</sup>

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use. This 2016 plan precedes Proposal 6-A and is curiously missing from the document that is in front of you on Wednesday night. Do the people that you represent want 113 acres, almost 70% of this headwater land, sold off for unspecified commercial use? Would that represent their interests? We expect our elected officials to represent us and to steward and protect our public land and resources from sale and commercial exploitation. Adopting this resolution would do exactly the opposite.

---

### <sup>[1]</sup> **Collins Ridge Development Sees Affordable Housing Units Relocated Off-Site**

‘Hillsborough Mayor Jenn Weaver said the town needed to think about how to move forward with the affordable homes even if they aren’t in the Collins Ridge neighborhood. “All parties are frustrated and a bit disappointed that this set of CASA homes has to be moved.” Weaver said.’ Taken from *Chapelboro.com*, October 19<sup>th</sup>, 2021, Ava Pukatch.

Sincerely,  
John Dempsey, Hillsborough. Nov.15<sup>th</sup>, 2021

## Amy Harvey

---

**From:** Jeanne Brown  
**Sent:** Monday, November 15, 2021 3:49 PM  
**To:** Jeanne Brown  
**Cc:** Maurice Jones; Ann Anderson; Loryn Clark; Mary Jane Nirdlinger; Judy Johnson; Ross Tompkins; Amy Harvey  
**Subject:** Fw: E-mail Batch: Greene Tract Forest  
**Attachments:** I support saving more of the Greene Tract Forest; Please save the Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Message from Website; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest

---

**From:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Sent:** Monday, November 15, 2021 3:45 PM  
**To:** Karen Stegman <kstegman@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Camille Berry <camille@camille4chapelhill.com>; Paris Miller-Foushee <parismiller1@gmail.com>; Adam Searing <Adam@Adam4ChapelHill.com>  
**Subject:** E-mail Batch: Greene Tract Forest

Chapel Hill Town Council Members,

As is our common practice for high interest issues, attached please find the first of several batches of e-mails relating to the Greene Tract.

This step is taken to help members of council manage their in-boxes in advance of a meeting.

Please let me know if you have any questions.

Sincerely,  
Jeanne Brown  
Mayor's Aide  
919-968-2714

---

**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Friday, November 12, 2021 4:13 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract Forest





**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



## Amy Harvey

---

**From:** Rhonda Parker <crparkers@gmail.com>  
**Sent:** Friday, November 12, 2021 10:17 AM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Elected officials,

I am writing in strong opposition to any resolution on a conceptual plan incorporating the newest proposal for the Greene Tract. I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

As an avid user of these trails and a supporter of healthy green spaces for the well-being of people and the environment, I cannot fathom why Chapel Hill/Orange County would consider any action that would not preserve this tract as public forest and park. The land (and our community) would be best served by placing a conservation easement on the Greene Tract.

I urge you to vote in support of the 2016 Rogers Road: Mapping our Community's Future which is more balanced and is already a compromise that benefits the community, the town, and our shared planet.

Peace,

Rhonda Parker

Orange County Resident and Voter

## Amy Harvey

---

**From:** Brendan Doss <bdoss@carolinasolar.services>  
**Sent:** Friday, November 12, 2021 8:18 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Please save the Greene Tract Forest

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

Hello to our local officials!

I am writing you with the hopes of saving Chapel Hill's largest public forest from being developed too quickly and without full consideration of our community's needs. In 2016 it was decided that the goal for development of this property would be roughly 20%, preserving 80% for the forest itself. While I do understand that development needs for the community change over time, the current plans for development miss our needs.

Ideally, we can preserve the full 80% of this forest as it is one of the largest preserved natural areas in the Chapel Hill area. However, if that if no loner sustainable, it is very important that our local officials consider the fact that this decision will impact generations to come. If we look at this as a unique resource to be cherished by our community then the value far outweighs another residential development – especially one that is not actually focused on affordable housing.

I urge you to slow down this process and consider that removing this piece of natural forest will take away one of the few truly preserved natural areas that we have left. Please consider the 2016 report "Rogers Road: Mapping our Community's Future" before moving forward with development of the Greene Tract.

If this area is developed along the lines of the current plans, it will negatively impact our community and is a change that we won't be able to reverse.

Thank you,

**Brendan Doss**  
Performance Engineer



o: 919-808-5285  
m: 919-475-4573  
e: [bdoss@carolinasolar.services](mailto:bdoss@carolinasolar.services)  
2544 Durham Chapel Hill Blvd Durham, NC 27707  
[www.carolinasolar.services](http://www.carolinasolar.services)

## Amy Harvey

---

**From:** Ashley Hudson <cariehudson@gmail.com>  
**Sent:** Thursday, November 11, 2021 10:53 PM  
**To:** Town Council; +ocboecc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Town Council & Mayor:

I respectfully write to share that I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations. I am concerned about the lack of commitment to green space as reflected in the rush to develop the Greene Tract Forest. Developments such as Weavers Grove on 33 acres would allow us to add a great development and also create our town's greatest park for our children and grandchildren.

Why do we need to construct another development almost twice as large as Eubanks Road's Carraway Village instead of focusing on building the affordable housing the community needs?

The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town. While development is needed, it's essential that we are mindful of the desires and needs of our community. If not, we run the hazard of losing all that makes our community unique and livable.

Sincerely,  
Carie Hudson  
623 Arlington Street  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Don Rose <donaldjrose@gmail.com>  
**Sent:** Friday, November 12, 2021 10:34 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

As the head coach of the East Chapel Hill mountain bike team, I've seen first-hand the value of getting kids outdoors. With Greene Tract as one of the only large public open-spaces for our children, I support the saving as much of the space for walking, hiking, and biking trails.

As I think 100 years from now, I wonder if our children's children will see the wisdom of saving this land as our "Central Park".

Best,

don

## Amy Harvey

---

**From:** Info - CAPA  
**Sent:** Friday, November 12, 2021 11:04 AM  
**To:** Town Council  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 11/12/2021 11:04 AM  
**Response #:** 533  
**Submitter ID:** 13789  
**IP address:** 2603:6080:6a02:5b20:2554:e369:3978:756c  
**Time to complete:** 2 min. , 44 sec.

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### Survey Details

Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

joel bulkley

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

I support the 80/20 plan for the Greene Tract. The community needs more recreation options.

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

joelcsn1@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

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This is an automated message generated by Granicus. Please do not reply directly to this email.

## Amy Harvey

---

**From:** Claudia Sheppard <claudiasheppard@gmail.com>  
**Sent:** Friday, November 12, 2021 11:26 AM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 majors of Chapel Hill and Carrboro, dear Orange County Board of Commissioners,

I am a 24 year resident of Chapel Hill and strongly support finding a COMPROMISE that allows for building of affordable housing and preservation of a maximum amount of land on the Greene Tract.

The residents of Chapel Hill deserve more green space and developing the Greene Tract will result in the destruction of the last large parcel of undeveloped land. Specifically, I would like for you to consider the following:

- Mixed development in the northern part of Chapel Hill has not been successful, there are empty retail units at 1701 North Apartments as well as at Carraway Village, and even in Chapel Hill North next to the Harris Teeter. The units in 1701 MKL and Carraway Village were never occupied.
- The 2016 plan for the development of the Greene Tract had community support. I strongly recommend adhering to that plan and sticking to developing 20% of the Greene Tract.
- A model for the development of the Greene Tract should be the Weavers Grove development. It is slated to be built on 32 acres which is the exact size of 20% of the Greene Tract. It could be copied at the site of the Greene Tract.
- Consideration should be given to the maximum preservation of ecosystems. Fragmentation of the land will lead to habitat and species loss. I recommend consultation with the NC Wildlife Resources Commission. More information can be found at <https://www.ncwildlife.org/Conserving/Programs/Green-Growth-Toolbox/About-GGT>. We are in a Climate Change crisis and destruction of natural areas should be very carefully considered.
- Any development needs to be part of a greater plan for Chapel Hill and Carrboro. The natural areas of the Greene Tract should be incorporated into a plan for greenways to allow for recreation and travel without the use of cars thus lowering the carbon footprint.

Thank you for your consideration!

Sincerely,

Claudia Sheppard

## Amy Harvey

---

**From:** Claudia Sheppard <claudiasheppard@gmail.com>  
**Sent:** Friday, November 12, 2021 11:28 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 elected officials,

We need more green space for our mental health. I LOVE the Greene Tract and go there every day.

DON'T DESTROY IT!

Sincerely,

Claudia Sheppard  
Chapel Hill



## Amy Harvey

---

**From:** Jeanne Brown  
**Sent:** Monday, November 15, 2021 3:50 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Loryn Clark; Mary Jane Nirdlinger; Ann Anderson; Amy Harvey; Judy Johnson; Amy Harvey; Ross Tompkins  
**Subject:** Email Batch: the Greene Tract Forest  
**Attachments:** I support saving more of the Greene Tract Forest; the Greene Tract Forest, joint resolution 6-A; Greene Tract Development Plan Vote - Postponement; Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Greene Tract Resolution; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Save Chapel Hill's Largest Public Forest /Do Not Vote Nov. 16th-17th; Greene Tract; Support for 20/80: let's save more of the Greene Tract Forest!; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest

Chapel Hill Town Council Members,

Forwarding another batch of e-mails relating to the Greene Tract.

This step is taken to help members of council manage their in-boxes in advance of a meeting.

Please let me know if you have any questions.

Sincerely,  
Jeanne Brown  
Mayor's Aide  
919-968-2714

?

Reply  
Reply all  
Forward

**JB**

---

**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Monday, November 15, 2021 12:51 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** the Greene Tract Forest



**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



## Amy Harvey

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**Sent:** Monday, November 15, 2021 10:54 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
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Please save the greene tract. This area is highly beneficial to all that live in this area. As a dentist, the stress of my daily job is completely alleviated the moment I can run on these trails after work. It would be devastating to lose this area.

--

**Chad William O'Leary, DDS**  
Crabtree Valley Dental  
P (814) 881-8082

## Amy Harvey

---

**From:** John Dempsey <jvdempsey@gmail.com>  
**Sent:** Monday, November 15, 2021 10:26 AM  
**To:** Town Council  
**Subject:** the Greene Tract Forest, joint resolution 6-A

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

Regarding: the Greene Tract Joint Resolution 6-A.  
To: the Chapel Hill Town Council

Hello Mayor and Chapel Hill Town Council,  
Joint Resolution Proposal 6-A is not a privately owned rezoning request. The Greene Tract is a 167-acre parcel of publicly owned land. You, elected representatives, are being asked to sell our publicly owned land to private development interests for their profit. The Chapel Hill Town Council is elected to protect public resources and not to sell those off to private development interests.

- This proposal targets 66 acres for unspecified 'commercial development', however, the acreage 'could vary' up to 15% for a total of **76 acres**.
- Also, '21 acres along Eastern side of Greene Tract will remain as public owned and undeveloped land in the short term but may be evaluated for development in the future depending on the needs at that time.' That brings the total amount of public land being sold off to private developers to **97 acres**. That is over **58%** of this property, the environmentally sensitive headwaters for Bolin and Booker Creeks.
- An additional 16 acres is carved out for public school(s) and a recreational site. That equals a total of **113 acres** out of the 167 will be targeted for development, 68%. Also, It has a provision for 'cost effective infrastructure' that would add to the final total acreage under development.
- There is no affordable housing mandated by this Joint Resolution, 6-A, but rather it includes a 'goal' of 'mixed income housing opportunities; development of housing that serves a range of incomes'.<sup>[1]</sup>

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use. This 2016 plan precedes Proposal 6-A and is curiously missing from the document that is in front of you on Wednesday night. Do the people that you represent want 113 acres, almost 70% of this headwater land, sold off for unspecified commercial use? Would that represent their interests? We expect our elected officials to represent us and to steward and protect our public land and resources from sale and commercial exploitation. Adopting this resolution would do exactly the opposite.

---

<sup>[1]</sup> **Collins Ridge Development Sees Affordable Housing Units Relocated Off-Site**

'Hillsborough Mayor Jenn Weaver said the town needed to think about how to move forward with the affordable homes even if they aren't in the Collins Ridge neighborhood. "All parties are frustrated and a bit disappointed that this set of CASA homes has to be moved." Weaver said.' Taken from *Chapelboro.com*, October 19<sup>th</sup>, 2021, Ava Pukatch.

Sincerely,  
John Dempsey, Hillsborough. Nov.15<sup>th</sup>, 2021

## Amy Harvey

---

**From:** Jeffrey Becker <jtbskier@yahoo.com>  
**Sent:** Monday, November 15, 2021 10:06 AM  
**To:** Town Council  
**Subject:** Greene Tract Development Plan Vote - Postponement

**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 Commissioners, Mayors and council members,

We are greatly dismayed that our government leaders (Orange Country Board of Commissioners, Carrboro Town Council, Chapel Hill Town Council) are rushing ahead with a vote to develop Chapel Hill's largest public forest. Recent feedback from public "meetings" indicates that the current proposal is not in the best interest of the community. As such, this vote must be postponed.

Local residents do not dispute the need for affordable housing. Several of the newly-elected council members were elected based on that platform. However, the speed at which this proposal is being pushed through denies residents the opportunity for their voices to be heard through their newly-elected council members.

It is possible to provide affordable housing without destroying the forest. The 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations supports this approach. Currently, Chapel Hill and Carrboro rank way behind our neighbors in parks/greenspace. The proposal being voted on this week reduces this space even further.

Why do we need to construct another development (Carraway Village, 1701 North, Berkshire Chapel Hill, Trilogy Chapel Hill, recently approved Aura development) instead of focusing on building the affordable housing the community needs?

We urge you to postpone this vote and redirect efforts to again focus on the previous plan. Thank you for your consideration.

Sincerely,  
Jeffrey and Julie Becker  
Larkspur community residents

## Amy Harvey

---

**From:** Alison Hriciga <ahriciga@gmail.com>  
**Sent:** Monday, November 15, 2021 9:29 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** Greene Tract Forest

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

Hi All,

I urge you to not vote on November 16th/17th regarding the Greene Tract.

There are many unanswered questions from the meetings held last week at the RENA Community Center and the virtual town hall.

It's too risky to give up this green space knowing that UNC could sell off or develop Carolina North Forest any time they wish.

I support saving more of the Greene Tract Forest and keeping to the commitment made in 2016.

Of course we need affordable housing and I support that as well and I support an urban center. It seems there are other areas to build affordable housing on other parcels.

At the very least, there are unanswered questions that need to be addressed. It would have been nice to hear answers in real time. I appreciate the time someone took to go back through the recording from Monday to type out all of the comments, but I haven't seen a response to any questions raised.

Thank you,  
Alison Hriciga  
Chapel Hill resident

## Amy Harvey

---

**From:** Emily P <emily.porter.c@gmail.com>  
**Sent:** Monday, November 15, 2021 8:22 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Council Members,

Please do not vote to approve the current Greene Tract development plan this week.

As you have discovered in the Booker Creek Stormwater conversations, your community values green space AND has clearly seen the negative flooding impacts of cutting down large areas of forest. Why would you commit to creating more of this type of issue?

I support a more focused approach that includes ONLY affordable (lower income) housing, a possible school, and preservation land, and NOT mixed use.

The "mixed use" development seems to have been tagged onto the existing plan without a clear explanation and without support from the community, as this was not part of the 2016 input session and not something that has been of interest to community members in recent conversations.

Please consider that Chapel Hill already has some underutilized developed areas (almost half of Timberlyne plaza is currently unused, and the Caraway and Harris Teeter plazas are virtually inaccessible to walkers and bikers who live nearby).

Instead of developing more, why not focus on better bike/walk infrastructure and public transit to provide access to existing developed commercial areas? Or maybe pressure UNC to actually uphold it's commitment to phase out the coal train and use that train track for bike walk access all the way to downtown! These are just a few of many options for holistically meeting the needs of our community, rather than just assuming we need further construction and development.

In conclusion,

I am asking you to vote NO on the current Greene Tract resolution this week, in favor of a more holistic approach to the needs of Chapel Hill.

Thank you,  
Emily Porter  
Timberlyne Neighborhood

Emily Porter (she/her/hers)



## Amy Harvey

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**From:** igor shats <gori73@gmail.com>  
**Sent:** Sunday, November 14, 2021 10:25 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

More creative solutions should be considered before cutting down a mature forest!

Dr. Igor Shats  
Parkside resident

**Amy Harvey**

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**From:** Terri Buckner <tbuckner@ibiblio.org>  
**Sent:** Sunday, November 14, 2021 5:38 PM  
**To:** Town Council  
**Subject:** Greene Tract Resolution

**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 Council members,

I know that all three local governments are feeling a certain level of urgency to pass the resolution approving the draft recombination plat and conceptual plan on your agenda for Tuesday. I'm not asking that you not adopt the resolution, but I am writing to note some concerns I have with the language used in this resolution.

First, it's my understanding that there is widespread support for the conditions outlined in the 2016 Mapping Our Future report produced by the Historic Rogers Road Neighborhood. Unfortunately, the resolution you are voting on Tuesday night does not mention the Mapping Our Future report and only mentions the Historic Rogers Road Neighborhood one time. The only nod toward this being a public project is the final statement of the resolution, "Continue to solicit input from the public, governing boards, specialized staff, and housing partners, during the master planning and development agreement process." That statement does not give any priority to the Mapping Our Future report or to the Historic Rogers Road Neighborhood other than as the "public." This failure to document the community's commitment to the Rogers Road neighborhood and their vision for the Greene Tract sounds like a repeat of what happened with the landfill to me. I hope you will consider advising staff to be more explicit in their use of language in future resolutions and to make it clear that the primary stakeholder in this process is the Historical Rogers Road Neighborhood.

My second concern with language also comes from the Mapping Our Future report where the primary function of development on the Greene Tract is identified as "workforce housing." However, workforce housing is not mentioned in the documents being produced by local government staff. And in Exhibit 2 of the resolution package, it says, " Affordable and mixed income housing is of primary interest."

While workforce housing may be a subset of mixed income housing, given the extent of the misunderstandings around this entire process, I implore you to use language more consistently and to define your terms so that everyone, from the elected officials to the general public are clear on the plans for this site and when there is disagreement, it's on substance not ambiguous language. There needs to be a clear statement of support for a significant portion of the "mixed income" housing to be workforce housing in accordance with the direction outlined in the Mapping Our Future report.

Thank you,

Terri Buckner



VitpJsv{ evh

**Amy Harvey**

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**From:** Donna Wightman <donna.s.wightman@gmail.com>  
**Sent:** Sunday, November 14, 2021 9:58 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Please support a more balanced approach for development of the Green Tract as outlined in the 2016 report Rogers Road: Mapping our Community's Future.  
Donna Wightman

## Amy Harvey

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**From:** SAM EBI <samebi@hotmail.com>  
**Sent:** Sunday, November 14, 2021 12:17 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

I am worried about flooding, erosion, increase in heat index and poor air quality; please conserve 80% of the green tract!

Sent from my iPad

## Amy Harvey

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**From:** SAVANNAH SCARBOROUGH <savannahrose@bellsouth.net>  
**Sent:** Saturday, November 13, 2021 9:07 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Save Chapel Hill's Largest Public Forest /Do Not Vote Nov. 16th-17th

**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 Council Members and County Commissioners:

I am writing to express urgent concern about the push to develop Chapel Hill's largest public Forest, to be voted on Nov. 16th-17th. Do Not Vote! I support the long view of preserving 80% of the Forest in perpetuity for future generations, designating 20% of the land for affordable housing--- if actually affordable. The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town, and most urgently, the planet. Stop the push to bulldoze ever vanishing, cherished green space and pristine forests with a poorly thought out and disastrously narrow, shortsighted development plan. Not even discussed were the effects on flooding and the watershed of cutting down the public forest around Booker/Bolin Creeks, to name one of numerous probable/ possible negative impacts not yet considered. This Forest is the natural home and habitat of wildlife. You must honor and preserve most of the Forest for their future and for the future of humanity. None of us has a future without wild places which are protected from human destruction and devolution.

Thank you.  
Savannah Scarborough  
Carrboro, NC

## Amy Harvey

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**From:** Sally Council <sallyco@bellsouth.net>  
**Sent:** Saturday, November 13, 2021 3:33 PM  
**To:** Orange County Officials; Town Council; Carrboro Officials  
**Subject:** 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)**

Dear Elected Officials,

I have lived at the end of Billabong Lane, adjacent to the Greene Tract, since 1975. In 1983, I was one of the neighbors living around the Greene Tract who began the fight to prevent its use as a landfill.

More recently, I was a member of the task force that produced the 2016 Rogers Road: Mapping Our Community's Future report. We were called together to "get ahead of" the intensifying development surrounding us, and we worked hard on a vision that incorporated change with what we love about living here. These two guiding goals were front and center every time we met: 1) don't let development overwhelm us, and 2) keep what we love.

We were a diverse group and we came with different priorities, but we listened to each other and we felt heard. There was so much we found we agreed on or came to support, and we managed to create an inclusive framework that allows for great expanded living space *and* great preserved natural space, a vision that grows our community while keeping a sense of community, and without destroying the established natural environment that we love and depend on. We had a lot of hope.

So the resolution that followed in 2019 was a shock. What was proposed was a huge escalation in development, and what we said we loved was cut out. It was hard to find the priority we placed on providing much-needed affordable homes while protecting the ecological integrity of increasingly rare green space. We didn't expect our report to be the last word, but we certainly didn't anticipate its use to justify opening the door to the overwhelming development we initially came together to get ahead of. The missing piece of the process was how and why that leap to dense development was made without public input.

I'll always appreciate that Chapel Hill was willing to pause the process to insist an environmental assessment of the property be done upfront to help determine land use, and I especially appreciate that it was such a well-done study of the site. But there is a difference in being charged with identifying the areas that are suitable for development and being charged with finding 82 acres to build on, and the consultants are clear that they were hired to find the 82 acres. Therefore, the maps they generate look much like those proposed by the 2019 resolution.

82 acres was a requirement imposed from the get-go, not an analysis that emerged from the consultants' study of the site's environmental characteristics. It is poignant that the opening sentence of the report's Suitability for Development Analysis is: "Preservation of the entire 164 acres would be the optimal ecological alternative...." (p. 25). They didn't have to put that in their report—they repeatedly make clear that they, though environmental experts, were not hired to recommend optimal ecological use. Moreover, they detail the likely *continuing* damage that pushing development into environmentally important and sensitive areas will produce.

Those of us who live nearby, especially downhill, already know the heartbreak of clearcutting and land moving and ever-greater percentages of impervious surface. We already know runoff and flooding, increased traffic and emissions, loss of modest homes, including mobile home parks, loss of tree canopy and botanical diversity, displaced wildlife. We've been to countless meetings to try to restrain or mitigate the impacts of encroaching development, only to be reminded of the limits on influencing use of private property.

Now, we're faced with bearing even greater impacts from intense development of *public* land, escalated in scale somehow because "we own the land", but with no promise that escalation means more affordable and middle income homes. Is intense development of such important green space really good stewardship? How do we square our professed commitment to climate crisis action with unnecessary intensified destruction of the natural resources that work so hard for us and are our best safeguard against climate catastrophe?

Please do not vote on the actions before you until there is more public understanding of your decisions, including transparency about how the 2019 plan to dramatically increase dense development of the Greene Tract was initiated and pushed forward.

Thank you for taking these concerns to heart.

Sincerely,  
Sally Council

Sent from my iPhone

## Amy Harvey

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**From:** Linda Thurmond Smith <lindamts2001@yahoo.com>  
**Sent:** Saturday, November 13, 2021 11:45 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Support for 20/80: let's save more of the Greene Tract Forest!

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

Hello council members.

I live in Orange County (Efland), and appreciate the long-term value of natural green spaces. We need to ensure that development plans do not compromise our green spaces, and these precious spaces are protected for the future.

I liked the 20%/80% plan because it controlled development and offered more affordable housing. Carrboro and Chapel Hill are wonderful spots to live, but as high density apartments proliferate, we'll need to more strongly protect our green spaces. Forests are wonderful places for children and adults to explore and learn about the world, to get their hands a bit dirty, to see the moss growing on the trees, and the toadstools emerging from the ground, and feel the drop of dew as it falls from a leaf high above.

Is it short-sighted to build a very large development on public lands? Is this development really the affordable option that's needed in Orange County?

Isn't it important to take a more measured approach—a balanced compromise to save public lands from over-reaching development which cannot be undone—with the goal to preserve and protect our forest?

Please review the development program that became Weaver's Grove, and see if the 2016 Rogers Road plan can be a better model for our future.

Please do not vote for the "new" Greene Tract plan on Nov. 16<sup>th</sup> & 17<sup>th</sup>... at least until the facts and intentions of the "new" plan are communicated to our community!

Thank you and regards,

Linda Smith

709 Bend Court

Efland, NC 27243

*Linda Thurmond Smith*

[linda@highfallriskmusic.com](mailto:linda@highfallriskmusic.com)

[linda.thurmond@alumni.duke.edu](mailto:linda.thurmond@alumni.duke.edu)

[lindamts2001@yahoo.com](mailto:lindamts2001@yahoo.com)



## Amy Harvey

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**From:** STEVE WILHOIT <scwilhoit@aol.com>  
**Sent:** Friday, November 12, 2021 8:36 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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 Hemminger and Town Council Members,

Before voting on the Greene Tract development, we urge you to consider carefully recommendations in the 2016 report: Rogers Road: Mapping our Community's Future as a more balanced approach to this issue.

Thank you,  
Stephen and Jennifer Wilhoit  
Sent from my iPhone

## Amy Harvey

---

**From:** CAROL WAICUS <pcwaicus@verizon.net>  
**Sent:** Friday, November 12, 2021 6:31 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Preserving green space grows more important as time goes by.

Growing population with fewer green space will diminish the quality of life that makes our town one of the best-bar none. In future with construction bringing more children, green spaces need to be retained, not given over to development. We already fall behind Durham and Raleigh in maintaining green areas. Once these spaces are gone they cannot, of course, be regained.

Please consider the value of our forest area as public land rather than as an opportunity to welcome developers whose objectives are not in line with citizens who value our town.

Sent from my iPhone

## Amy Harvey

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**From:** Margaret <mheath1@nc.rr.com>  
**Sent:** Friday, November 12, 2021 6:28 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Council Members and County Commissioners:

Slow down.

Remnants are all we've got now of our CH and Carrboro forests. Don't send the bulldozers in on the Greene Tract. Honor the community agreement forged in 2016 that preserves 80% of the tract and builds affordable housing on 20% of it.

Time after time your bodies have approved projects that lack an appropriate amount of affordable housing. Now you would sacrifice the majority of the Greene Tract for affordable housing AND market rate housing plus a school? How can this be??

I hear that generous donors may be at hand to purchase a conservation easement on 80% of the tract. If this is true, for everyone's sake please, please don't turn them away.

Thank you.

Margaret P. Heath  
Chapel Hill NC 27516

## Amy Harvey

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**From:** Jeanne Brown  
**Sent:** Tuesday, November 16, 2021 5:28 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Loryn Clark; Mary Jane Nirdlinger; Ann Anderson; Amy Harvey; Ross Tompkins  
**Subject:** Fw: Greene Tract  
**Attachments:** Prioritize the vision of the Greene Tract that was developed by the Rogers Road community.; Greene Tract Proposed Land Use Concepts

Council Members,

Please see attached.

Jeanne Brown  
Mayor's Aide  
919-968-2714

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**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Tuesday, November 16, 2021 4:58 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract



**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



## Amy Harvey

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**From:** John Rees <jreesnc@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:56 PM  
**To:** Town Council  
**Subject:** Prioritize the vision of the Greene Tract that was developed by the Rogers Road community.

**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 Council,

On your agenda Wednesday is a resolution to adopt an updated concept plan for the jointly owned Greene Tract. I suspect that you have received numerous comments being organized by a group known as Friends of the Greene Tract. The Friends of the Greene Tract and others have been making use of flawed parks data to suggest that Chapel Hill ranks last in public open space, and that this is reason to re-evaluate the **decades of community-first planning** that has gone into developing the concept plan before you. The data being cited by this group fails to account for land that is owned and managed by UNC. This includes the 750-acre Carolina North Forest and the 367-acre Mason Farm Biological Preserve.

The truth is that there are large tracts of land permanently preserved within the Chapel Hill and Carrboro jurisdictions that are owned by UNC. Carolina North already has 258 acres of land in a permanent conservation easement, much of that in Carrboro between Bolin Creek and Seawell School Rd. It's unclear that UNC will ever build out Carolina North, but their current concept plan shows development on the 250 acres around the existing airport. This leaves over 500 acres that could be placed into a permanent conservation easement, and this condition is something that could be negotiated by the Town of Chapel Hill as part of any development agreement with the university. This is what open space advocates should be focused on, instead of trying to take the wheel at the last minute and upend a community-led planning process that has resulted in what you're voting on tonight.

In short, please continue to prioritize the vision of the Greene Tract that was developed by the Rogers Road community.

Thank you

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John Rees  
Chapel Hill

## Amy Harvey

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**From:** Massa, Brooke E  
**Sent:** Tuesday, November 16, 2021 2:23 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council  
**Subject:** Greene Tract Proposed Land Use Concepts  
**Attachments:** Greene Tract Site Plan\_NCWRC.pdf

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

Hello-

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract. For further information on the benefits these two alternatives provide for wildlife, please see the attached letter.

Thanks,  
Brooke

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**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

Learn about [HR2773 Recovering America's Wildlife Act](#) to help implement the NC Wildlife Action Plan. [#RecoverWildlife](#)

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## ◊ North Carolina Wildlife Resources Commission ◊

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Cameron Ingram, Executive Director

Chapel Hill Town Council  
Carrboro Town Council  
Orange County Commissioners

Re: Proposed Greene Tract Conceptual Site Plan Alternatives

October 12, 2021

To the County Commissioners, Mayors, and Town Councilmembers,

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Any recommendations provided through this program (and, thus in this letter) are **not regulatory** although they may help development projects meet requirements of applicable environmental permits. Since the Greene Tract is one of the few places in the state where we know that four-toed salamanders (*Hemidactylium scutatum*) are breeding, I was glad to see that all the land use concept options are preserving some of the habitat and habitat connectivity to support conservation of this rare salamander and other species using the streams and riparian habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract.

### ***Rare Salamander Habitat Protection***

The Greene Tract is one of the few places in North Carolina where we know four-toed salamanders occur and are breeding.<sup>1</sup> Four-toed salamanders are a small salamander that uses headwater seeps, streams, and wetlands for breeding. Often these habitats are ephemeral and are not typically protected under state and federal regulations, as such four-toed salamanders are threatened by habitat loss, degradation, and fragmentation. The result being that four-toed salamanders are listed as a NC Special Concern species by the North Carolina Wildlife Resources Commission under the State Endangered Species Act (G.S. 113-331 to 113-337). This means that the population is known to be in decline and requires

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<sup>1</sup> There are approximately 73 current occurrences in the NC Natural Heritage Element Occurrence data. Most of these data are from observations of females on nests, but many are observations of adults with no indications of breeding. North Carolina Natural Heritage Program. 2021. Geographic Information System (GIS) data. NCDNCR, Raleigh, NC. Available at [www.ncnhp.org](http://www.ncnhp.org). (Accessed: 5/23/2021).

monitoring. NCWRC also considered it a Species of Greatest Conservation Need, a non-regulatory status that prioritizes conservation work for this species.<sup>2</sup> Amphibians, such as these, are sensitive to pollution, habitat fragmentation, and other forms of environmental degradation; their presence on the Greene Tract indicates that the environment is a high quality, connected, and functioning ecosystem. Amphibians play an important role in our ecosystem; they are part of the food chain, preying on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

As described in the Greene Tract Environmental Assessment and through fieldwork done by Allison Weakley (Town of Chapel Hill Stormwater Analyst), the four-toed salamander (and many other species of amphibians) is known to be using the seeps of Bolin Creek and Old Field Creek for breeding. Four-toed salamanders seem to prefer laying their eggs in mossy clumps adjacent to streams and wetlands. Eggs can take over a month to hatch. Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and/or wetlands as a terrestrial salamander.

- NCWRC recommends that a minimum 150' no touch buffer be preserved around isolated and ephemeral wetlands to protect *many* of the amphibians using that wetland for breeding.<sup>3</sup>
  - Conceptual Site Plan Alternative 4 is the only site plan that provides a 150' buffer around seeps to protect the breeding habitat for the salamander.

Four-toed salamanders spend most of the year in the surrounding forest - in burrows underground, under rotting logs, and/or in mossy clumps and leaf litter.<sup>4</sup> Four-toed salamanders are known to use forests beyond 150' from their breeding sites for foraging, burrowing, and other salamander activities.

- NCWRC also recommends that an additional 600' beyond that critical habitat buffer be protected as much as possible to protect *most* of the amphibians using the wetland for breeding.<sup>5</sup>

Riparian habitats, such as those along the creeks of the Greene Tract provide important habitat for breeding and foraging habitat for many species of songbirds, amphibians, reptiles, and small mammals.

- To ensure protection of riparian habitat for these terrestrial species, NCWRC recommends a minimum 300' buffer on each side of perennial streams.
  - Conceptual Site Plan Alternative 4 provides a 300' buffer on perennial streams, thus providing the best habitat protection for wildlife species using the riparian habitats.

### **Habitat Connectivity**

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the NCWRC jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. This plan was finalized in late 2019 and is available here: <https://ncbg.unc.edu/research/eno-new-hope-plan/> As of late July 2020, the data for this plan are publicly available via the NC Natural Heritage Program Data Explorer

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<sup>2</sup> NC Wildlife Resources Commission. 2015. NC Wildlife Action Plan. <http://www.ncwildlife.org/plan>

<sup>3</sup> Based on a review of scientific literature. For more information, see: NC Wildlife Resources Commission. 2012. Conservation Recommendations for Priority Terrestrial Wildlife Species and Habitats in North Carolina <http://www.ncwildlife.org/Portals/0/Conserving/documents/ConservingTerrestrialHabitatsandSpecies.pdf>

<sup>4</sup> Meyer, Rachelle. 2008. *Hemidactylium scutatum*. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: [www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html](http://www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html) [2021, May 23].

<sup>5</sup> Ibid.



(<http://ncnhde.natureserve.org/content/map> ). The Greene Tract is part of the priority habitat network, with medium and higher priority habitat patches for all three habitat types used in the assessment (sparsely-settled, mesic hardwoods, and upland forests). Four-toed salamander and box turtles (*Terrapene carolina carolina*) (both documented to occur on the Greene Tract) were used as the representative species to model habitat connectivity within these watersheds because they are species that are sensitive to both size of habitats and distance between patches of habitats. It's encouraging to see that all land use concept alternatives preserve habitat connectivity between breeding and potential breeding sites for four-toed salamanders and protects some upland forest habitat as well. Conceptual Site Plan Alternatives 3 and 4 provide the most connectivity between headwater springs and upland forest habitats for enhanced wildlife protection.

Thank you for the opportunity to review the Greene Tract Conceptual Site Plan Alternatives. NCWRC biologists are available for further consultation on this and other projects that have potential impacts to wildlife habitat.

Thank you for your time and consideration,



Brooke Massa  
Land Conservation Biologist  
2430 Turner Rd. Mebane, NC 27302  
919-630-3086, brooke.massa@ncwildlife.org

## Amy Harvey

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**From:** Jeanne Brown  
**Sent:** Wednesday, November 17, 2021 5:54 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Mary Jane Nirdlinger; Loryn Clark; Ann Anderson; Amy Harvey; Judy Johnson  
**Subject:** Fw: Greene Tract  
**Attachments:** Greene Tract; Greene Tract Joint Resolution comments - Center for Biological Diversity; Greene Tract: correcting misrepresentations and urging movement forward; RE: Greene Tract Joint Resolution comments - Center for Biological Diversity; RE: Greene Tract Proposed Land Use Concepts; I support saving more of the Greene Tract Forest

Council members,

Attached please find additional e-mails regarding the Greene Tract.

Sincerely,

Jeanne Brown  
Mayor's Aide  
919-968-2714

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**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Wednesday, November 17, 2021 3:44 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract



**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  
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## Amy Harvey

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**From:** Melissa McCullough <melissamccnc@gmail.com>  
**Sent:** Tuesday, November 16, 2021 11:21 PM  
**To:** Town Council  
**Subject:** 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)

Dear Mayor and Council,

On your agenda Wednesday is a resolution to adopt an updated concept plan for the jointly owned Greene Tract. I urge you to do so.

I cannot begin to summarize the issues as cogently as Carolyn Dwyer did in her Chapelboro article (<https://chapelboro.com/town-square/viewpoints-greene-tract>), but I agree with her every word, and hope that you all have read and digested it.

I have been at past Greene Tract meetings at the RENA center, including the one Sunday last. I have heard Reverend Campbell speak and spoken myself with some of the neighbors. I have been appalled at the environmental racism and broken promises inflicted on the historic neighborhoods' residence over the decades by the local governments.

You have a chance Wednesday to actually fulfill those promises.

I understand that y'all are under pressure from noisy privileged white people, who are so tone deaf as to bring Lycra-uniformed teens on expensive trail bikes to a poor neighborhood community center. But the arguments they make are based on mischaracterized "quotes" from the "Mapping our Community's Future" report, misuse of incomplete crowdsourced data on Chapel Hill park acreage, and an offensive paternalism toward the Rogers Road residents.

I am an ecologist, and I could go on ad nauseum about how the sprawl pattern of development in which those privileged white people live has destroyed more forest than the amount that will be used for housing and mixed use development on the Greene Tract. But the real bottom line about this argument is not one about protecting forests.

The real bottom line about this is are you going to trade mountain bike trails for the well-to-do in exchange for the debts and promises owed to this historic neighborhood by the town of Chapel Hill?

I hope not. Please approve the resolution for the Greene Tract, as the Board of County Commissioners and Carrboro Town Council have just done.

Thank you.  
Melissa McCullough

## Amy Harvey

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**From:** Will Harlan <wharlan@biologicaldiversity.org>  
**Sent:** Tuesday, November 16, 2021 7:42 PM  
**To:** Town Council  
**Subject:** Greene Tract Joint Resolution comments - Center for Biological Diversity  
**Attachments:** Greene Tract comments.pdf

**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 Town of Chapel Hill Council Members and Mayor,

Attached are comments from the Center for Biological Diversity on behalf of its 1.7 million members regarding the Greene Tract Joint Resolution. Thank you for the opportunity to comment.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
828-230-6818



November 16, 2021

To: Orange County Board of County Commissioners, the Carrboro Town Council, and the Chapel Hill Town Council

**RE: Greene Tract**

Dear Commissioners and Council Members:

The Center for Biological Diversity and its 1.7 million members and supporters across the country urge you to protect the Greene Tract for its rare species, habitat diversity, carbon sequestration, and public use.

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use.

The Greene Tract is a 167-acre parcel of publicly owned land. Center for Biological Diversity encourages you as elected officials to act in the public interest and protect public resources.

The Greene Tract is one of the last remaining places in the state where the four-toed salamander (*Hemidactylium scutatum*) are breeding and nesting. The four-toed salamander is listed as a Species of Special Concern under the North Carolina Endangered Species Act, and it is designated a Species of Greatest Conservation Need designated by the North Carolina Wildlife Resources Commission. The four-toed salamander is also being petitioned for federal listing protections under the Endangered Species Act. The populations are known to be in decline and requiring monitoring, and their habitats are significantly threatened.

Four-toed salamanders only nest in rare spring and seep habitats, which are abundant in the Greene Tract. As described in the Greene Tract Environmental Assessment, four-toed salamanders have been observed nesting in the seeps of old Field Creek and Bolin Creek. They lay their eggs beneath Sphagnum moss adjacent to streams and wetlands. Females guard their eggs for over a month, never leaving the eggs. Some females succumb to starvation before their eggs hatch.

Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and onto land as a terrestrial salamander, dependent on mature, intact forests. They disperse widely and move between breeding sites.

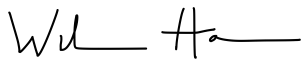
Four-toed salamanders play an important role in our ecosystem. They feed on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the North Carolina Wildlife Resources Commission jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. The Greene Tract was highlighted and selected to be part of the priority habitat network. In addition, the Greene Tract was selected to include corridors within it to connect habitat patches. These corridors are critical for species like four-toed salamander. The protection of wildlife corridors ensures that wildlife will have the ability to move across the landscape to find food, shelter, and mates and can adapt to our changing climate.

Other rare and sensitive salamanders, frogs, turtles, birds, mammals, and plants depend on the wetlands and spring-and-seep habitat provided by the Greene Tract. The current proposal for developing up to 97 acres of publicly owned land is incompatible with protection of the four-toed salamander and other rare and sensitive species inhabiting the Greene Tract. It is also incompatible with your mandate as elected officials entrusted to protect public lands, public interest, and the public good.

Please vote no on the joint resolution. Instead, create plans for the Greene Tract that protect the four-toed salamander and other species that depend on it. Protecting the Greene Tract for its conservation, recreation, and public use is the best and highest use of this publicly owned resource.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Harlan". The signature is fluid and cursive, with a long horizontal line extending from the end.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
North Carolina Office  
828-230-68218

## Amy Harvey

---

**From:** Hudson Vaughan <hudson.vaughan@gmail.com>  
**Sent:** Tuesday, November 16, 2021 5:39 PM  
**To:** ocbocc@orangecountync.gov; Town Council; council@townofcarrboro.org  
**Cc:** robert campbell; george; Delores Bailey; Kathy Atwater  
**Subject:** Greene Tract: correcting misrepresentations and urging movement forward

**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 Mayors/Chair, Council Members, and Commissioners,

I want to add my voice to those urging you to move forward this week with the recombination, conceptual plan, and continued planning efforts for the Greene Tract. As many of you may know, I was one of the facilitators of the *Mapping Our Community's Future* planning efforts and spent several years working alongside and learning from the incredible leaders like Rev. Campbell and Mr. and Mrs. Caldwell as well as hearing the powerful, diverse visions of dozens of long-term neighbors from across Rogers Road.

I feel compelled to write you given the consistent misrepresentations of *Mapping Our Community's Future* utilized by the "Friends of the Greene Tract" and others seeking to subvert planning and development efforts before they are even underway. *Mapping Our Community's Future* emerged as a nuanced vision and set of strategies, not as a land use plan. And it was an effort to begin the important conversations about development and conservation that saw these concepts going hand-in-hand. Instead, one small bullet point of the plan has been continually used to represent a static sense of community against the much deeper purpose and visions of the plan and, even more importantly, against the continued attempts by Rogers Road leaders to correct these interpretations. While there are legitimate concerns with how best to balance many priorities on the Greene Tract, the misrepresentations being used in opposition -- in the name of equity no less-- are not attempts for serious dialogue or attempts to achieve serious equitable development.

A few critical points that this debate has raised for me:

- **% area misrepresentations:** The cherry-picking of the "80%" statistic from our joint report is flat out wrong. The plan was completed in a context before the environmental studies specified the Headwater Preserve and before it was clear that neighboring land like the Neville Tract and land owned by Duke Forest could not be utilized to fulfill development priorities (over 30 acres). The statistic was meant to be a placeholder for the idea that many neighbors wanted to see critical environmental areas of the Greene Tract (thought to be larger at the time) conserved, but it was not meant to be used over and against critical community development priorities, nor to name a hard and fast limit. In fact, if the 30+ acres of development on these other tracts were included in the Greene Tract, the acreage distributions would be similar to the current conceptual plan
- **Idea of Conservation:** As Caroline Dwyer rightfully pointed out in her article in Chapelboro, the idea of conservation presented in *Mapping Our Community's Future* was never intended to support leaving the Greene Tract as it is. **What currently exists is not a preserved forest, park, or equitable, accessible space as it has been framed. It is a large property that functions as a white specialized-interest backyard -- nearly entirely inaccessible except for mountain bikers and four wheelers.** If the goal of the "Friends of the Greene Tract" was truly to create more affordable housing and equitable parks, they would urge you to move forward with planning and participate actively in advocating for more deeply affordable housing, crafting thoughtful use and accessibility of the large areas of preserved space in the plan, and help balance the many interests at stake, instead of attempting to subvert movement altogether. This is clearly a strategy aimed to delay any movement for the sake of preserving what currently exists.

- **Impact of Further Delay:** Delaying planning processes again for the Greene Tract will ensure that no affordable housing or creative community development is built on the site for many more years to come. It will ensure that no thoughtful, planned conservation occurs in the way Rogers Road neighbors defined it in the report five years ago. This is unacceptable to the visions laid out in the report and shared by many long-term Rogers Road neighbors. It is also unacceptable in the midst of our affordable housing crisis.

There are important issues of conservation to be considered as the process proceeds: how to provide proper buffers for Rogers Road and Billabong neighbors, how to build thoughtfully around the Headwaters, how to proceed with proper road access that respects land, nature, and neighbors, how to mobilize pathways of connection, etc. But none of these considerations should prevent movement forward. Instead, they should be integrated into critical conversations that start by moving forward this week with a conceptual plan -- and by moving from conceptual maps into actual planning.

I urge you to move forward so that critical dialogue about and movement toward equitable development, urgent affordable housing, and true conservation can begin.

Thank you!

Hudson



## Amy Harvey

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**From:** Caroline Dwyer <cdwyer@ciesthatwork.com>  
**Sent:** Wednesday, November 17, 2021 12:39 PM  
**To:** Will Harlan  
**Cc:** Town Council  
**Subject:** RE: Greene Tract Joint Resolution comments - Center for Biological Diversity

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

Will-

I'm not sure why you sent this to me. But since you did, I have a few thoughts to share.

First, thank you for your good work on behalf of our state's most vulnerable species. I appreciate this work and I think you'll find that we share many similar concerns.

I certainly appreciate and share your worries about habitat fragmentation – it's a crisis. And it's clearly the reason the four toed salamander is trapped on this parcel in the first place. As I'm sure you know, the worst driver of habitat fragmentation is urban sprawl and large-lot single family zoning, with lots and lots of roads connecting places that are very, very spread out. This is the dominant pattern of development in Chapel Hill.

The Historic Rogers Road Neighborhood residents NEVER participated in or benefitted from this type of development. In fact, for a long time, racist and discriminatory policies legally prevented them from sharing in the bounty and inter-generational wealth created by this development. Did you know that the Rogers/Eubanks neighborhood has the largest concentration of long-time residents (40 years+) in all of Chapel Hill? Current residents and their ancestors worked and lived off this land, first as forced and enslaved laborers, then as exploited tenant farmers, and – finally – as renters or homeowners in a community they helped build over centuries (but located in the ETJ, they are *still* not able to cast a vote in Town affairs, even though these regulations govern their lives and properties). And then, in 1972, the County, having run out of other options (there were at least 13) located an unlined, 80-acre landfill (accompanied by big promises) in this neighborhood. Did you know that the Greene Tract was originally purchased for an *expansion* of landfill? The poor four toed salamander would never even have had a chance.

And now we're coming back for the last remaining land of value in the Historic Rogers Road Neighborhood, that has been a substantive part of the promises made to this community for nearly 50 years?

There is no scenario where it is right or fair that we force this community – yet AGAIN – to bear the burdens of irresponsible, unsustainable growth and development that has NEVER benefitted them. Where we, again, ask them to sacrifice their needs, dreams, future, health, desires, and visions to atone for our bad decisions.

Like you, Will, my passion and values are first and foremost focused on the most vulnerable places and living beings in our communities. And right now, that means not looking away or staying quiet while this neighborhood full of kind, hardworking, big hearted, community-oriented, and MARGINALIZED people is thrown under the bus AGAIN because wealthy white people don't want to pay the high price for our excessive, extravagant lifestyles or find a new place to ride their bike, or – heaven forbid – have workforce housing within a stone's throw of their 2,000 ft<sup>2</sup> home sitting on their acre of land.

To truly protect vulnerable species and halt the fragmentation of land, we must focus on actions with big impacts and big benefits – zoning, land use, and development regulation reform; reducing consumption; supporting multimodal

transportation; green infrastructure; climate resilience; and so much more. As you consider your involvement in this issue, I hope *these* are the solutions your organization advocates for, instead of one parcel of land that was once thought only good enough for a garbage dump but that now forms the core of a vision for a community of people who really need our support right now.

Best,  
Caroline Dwyer

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**From:** Will Harlan <wharlan@biologicaldiversity.org>  
**Sent:** Tuesday, November 16, 2021 7:42 PM  
**To:** mayorandcouncil@townofchapelhill.org  
**Subject:** Greene Tract Joint Resolution comments - Center for Biological Diversity

**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 Town of Chapel Hill Council Members and Mayor,

Attached are comments from the Center for Biological Diversity on behalf of its 1.7 million members regarding the Greene Tract Joint Resolution. Thank you for the opportunity to comment.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
828-230-6818

## Amy Harvey

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**From:** Massa, Brooke E  
**Sent:** Wednesday, November 17, 2021 1:46 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council  
**Subject:** RE: Greene Tract Proposed Land Use Concepts  
**Attachments:** Greene Tract Site Plan\_NCWRC.pdf; Greene Tract Proposed Preservation Areas by Environmental Staff 2021-09-27 with map.pdf

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

Hello –

To clarify, my comments about the land use concept alternatives were those developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, which I have attached. I realized that my comments may have been mistaken to be about Synterra's Environmental Assessment; they were not.

Thanks  
Brooke

-----  
**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

Learn about [HR2773 Recovering America's Wildlife Act](#) to help implement the NC Wildlife Action Plan. [#RecoverWildlife](#)

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**From:** Massa, Brooke E  
**Sent:** Tuesday, November 16, 2021 2:23 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; mayorandcouncil@townofchapelhill.org  
**Subject:** Greene Tract Proposed Land Use Concepts

Hello-

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract. For further information on the benefits these two alternatives provide for wildlife, please see the attached letter.

Thanks,

Brooke

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**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

Learn about [HR2773 Recovering America's Wildlife Act](#) to help implement the NC Wildlife Action Plan. [#RecoverWildlife](#)

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## ◊ North Carolina Wildlife Resources Commission ◊

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Cameron Ingram, Executive Director

Chapel Hill Town Council  
Carrboro Town Council  
Orange County Commissioners

Re: Proposed Greene Tract Conceptual Site Plan Alternatives

October 12, 2021

To the County Commissioners, Mayors, and Town Councilmembers,

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Any recommendations provided through this program (and, thus in this letter) are **not regulatory** although they may help development projects meet requirements of applicable environmental permits. Since the Greene Tract is one of the few places in the state where we know that four-toed salamanders (*Hemidactylium scutatum*) are breeding, I was glad to see that all the land use concept options are preserving some of the habitat and habitat connectivity to support conservation of this rare salamander and other species using the streams and riparian habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract.

### ***Rare Salamander Habitat Protection***

The Greene Tract is one of the few places in North Carolina where we know four-toed salamanders occur and are breeding.<sup>1</sup> Four-toed salamanders are a small salamander that uses headwater seeps, streams, and wetlands for breeding. Often these habitats are ephemeral and are not typically protected under state and federal regulations, as such four-toed salamanders are threatened by habitat loss, degradation, and fragmentation. The result being that four-toed salamanders are listed as a NC Special Concern species by the North Carolina Wildlife Resources Commission under the State Endangered Species Act (G.S. 113-331 to 113-337). This means that the population is known to be in decline and requires

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<sup>1</sup> There are approximately 73 current occurrences in the NC Natural Heritage Element Occurrence data. Most of these data are from observations of females on nests, but many are observations of adults with no indications of breeding. North Carolina Natural Heritage Program. 2021. Geographic Information System (GIS) data. NCDNCR, Raleigh, NC. Available at [www.ncnhp.org](http://www.ncnhp.org). (Accessed: 5/23/2021).

monitoring. NCWRC also considered it a Species of Greatest Conservation Need, a non-regulatory status that prioritizes conservation work for this species.<sup>2</sup> Amphibians, such as these, are sensitive to pollution, habitat fragmentation, and other forms of environmental degradation; their presence on the Greene Tract indicates that the environment is a high quality, connected, and functioning ecosystem. Amphibians play an important role in our ecosystem; they are part of the food chain, preying on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

As described in the Greene Tract Environmental Assessment and through fieldwork done by Allison Weakley (Town of Chapel Hill Stormwater Analyst), the four-toed salamander (and many other species of amphibians) is known to be using the seeps of Bolin Creek and Old Field Creek for breeding. Four-toed salamanders seem to prefer laying their eggs in mossy clumps adjacent to streams and wetlands. Eggs can take over a month to hatch. Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and/or wetlands as a terrestrial salamander.

- NCWRC recommends that a minimum 150' no touch buffer be preserved around isolated and ephemeral wetlands to protect *many* of the amphibians using that wetland for breeding.<sup>3</sup>
  - Conceptual Site Plan Alternative 4 is the only site plan that provides a 150' buffer around seeps to protect the breeding habitat for the salamander.

Four-toed salamanders spend most of the year in the surrounding forest - in burrows underground, under rotting logs, and/or in mossy clumps and leaf litter.<sup>4</sup> Four-toed salamanders are known to use forests beyond 150' from their breeding sites for foraging, burrowing, and other salamander activities.

- NCWRC also recommends that an additional 600' beyond that critical habitat buffer be protected as much as possible to protect *most* of the amphibians using the wetland for breeding.<sup>5</sup>

Riparian habitats, such as those along the creeks of the Greene Tract provide important habitat for breeding and foraging habitat for many species of songbirds, amphibians, reptiles, and small mammals.

- To ensure protection of riparian habitat for these terrestrial species, NCWRC recommends a minimum 300' buffer on each side of perennial streams.
  - Conceptual Site Plan Alternative 4 provides a 300' buffer on perennial streams, thus providing the best habitat protection for wildlife species using the riparian habitats.

### **Habitat Connectivity**

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the NCWRC jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. This plan was finalized in late 2019 and is available here: <https://ncbg.unc.edu/research/eno-new-hope-plan/> As of late July 2020, the data for this plan are publicly available via the NC Natural Heritage Program Data Explorer

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<sup>2</sup> NC Wildlife Resources Commission. 2015. NC Wildlife Action Plan. <http://www.ncwildlife.org/plan>

<sup>3</sup> Based on a review of scientific literature. For more information, see: NC Wildlife Resources Commission. 2012. Conservation Recommendations for Priority Terrestrial Wildlife Species and Habitats in North Carolina <http://www.ncwildlife.org/Portals/0/Conserving/documents/ConservingTerrestrialHabitatsandSpecies.pdf>

<sup>4</sup> Meyer, Rachelle. 2008. *Hemidactylium scutatum*. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: [www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html](http://www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html) [2021, May 23].

<sup>5</sup> Ibid.

(<http://ncnhde.natureserve.org/content/map> ). The Greene Tract is part of the priority habitat network, with medium and higher priority habitat patches for all three habitat types used in the assessment (sparsely-settled, mesic hardwoods, and upland forests). Four-toed salamander and box turtles (*Terrapene carolina carolina*) (both documented to occur on the Greene Tract) were used as the representative species to model habitat connectivity within these watersheds because they are species that are sensitive to both size of habitats and distance between patches of habitats. It's encouraging to see that all land use concept alternatives preserve habitat connectivity between breeding and potential breeding sites for four-toed salamanders and protects some upland forest habitat as well. Conceptual Site Plan Alternatives 3 and 4 provide the most connectivity between headwater springs and upland forest habitats for enhanced wildlife protection.

Thank you for the opportunity to review the Greene Tract Conceptual Site Plan Alternatives. NCWRC biologists are available for further consultation on this and other projects that have potential impacts to wildlife habitat.

Thank you for your time and consideration,



Brooke Massa  
Land Conservation Biologist  
2430 Turner Rd. Mebane, NC 27302  
919-630-3086, brooke.massa@ncwildlife.org

## Amy Harvey

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**From:** Margaret <mheath1@nc.rr.com>  
**Sent:** Friday, November 12, 2021 6:28 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Council Members and County Commissioners:

Slow down.

Remnants are all we've got now of our CH and Carrboro forests. Don't send the bulldozers in on the Greene Tract. Honor the community agreement forged in 2016 that preserves 80% of the tract and builds affordable housing on 20% of it.

Time after time your bodies have approved projects that lack an appropriate amount of affordable housing. Now you would sacrifice the majority of the Greene Tract for affordable housing AND market rate housing plus a school? How can this be??

I hear that generous donors may be at hand to purchase a conservation easement on 80% of the tract. If this is true, for everyone's sake please, please don't turn them away.

Thank you.

Margaret P. Heath  
Chapel Hill NC 27516



## Amy Harvey

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**From:** Charles Coble <ccoble2@gmail.com>  
**Sent:** Friday, November 05, 2021 4:03 PM  
**To:** Town Council  
**Subject:** Greene Tract Forest

CH Resident Abel Hastings posted this comment in The Local Reporter this week:

WkLv#z k |## dv#r#krfnhg#r#hh#q#lqqrxfhp hqw#i#p hhwqj#r#xqgd|/Qryhp eh#  
:wk#r#g lvxw#k#h#d#h#i#k#h#J unhq#Wudfw#I ruhw#d#p hhwqj#k#dw#l#d#h#s#d#h#y#h#e#h#r#h#  
qhz o|#h#f#h#g#r#x#q#f#l#p#h#p#e#h#v#p#d#q|#r#z#k#r#p#f#d#p#s#d#l#j#q#h#g#r#q#k#h#v#x#h#r#i#z#k#d#w#r#g#r#z#l#k#  
rxu#s#e#o#f#q#d#w#u#d#p#h#u#h#v#h#u#h#h#d#w#h#g#l

In looking at the calendar for the Town Council, I do not see such a meeting scheduled. But, if there is, I am concerned that some decision has been made or urgently considered to decide the fate of this forest and the old American Legion property. Chapel Hill is bereft of public parks and this appears to be the last sizable parcel of land that could fill that void in our rapidly growing city. It is 'lost income' but would make our city a more livable place.

There are development opportunities in many other places, so I hope we will preserve these lands for parks and recreation within Chapel Hill.

Many thanks for your service to our community.

Charles

Charles Coble  
109 Rose Lane  
Chapel Hill, NC 27514  
919-619-0261 (c)

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:34 AM  
**To:** STEVE WILHOIT  
**Cc:** Colleen Willger; John Richardson; 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: Greene Tract Forest

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: STEVE WILHOIT [mailto:scwilhoit@aol.com]  
Sent: Sunday, November 7, 2021 8:32 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Greene Tract Forest

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 Hemminger and Chapel Hill Council Members,

We support preserving 80% of the Greene Tract Forest to create a forested park in Chapel Hill where it is sorely lacking. Preserving narrow strips of land will not accomplish this. We also support 20% being dedicated to affordable housing.

Thank you,  
Stephen and Jennifer Wilhoit  
Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:35 AM  
**To:** Karla McPherson  
**Cc:** Colleen Willger; John Richardson; 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: Question from website

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:** Karla McPherson [mailto:karlamcpherson@gmail.com]  
**Sent:** Saturday, November 6, 2021 9:48 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Question from website

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 Council,

I am writing to strongly object to your apparent plans to develop the greenway, especially in the backhanded way you seem to be going about it, without time for public input. And we residents are so tired of hearing this refrain about how we have to balance the green space with affordable housing. If you people had really wanted to build affordable housing, we would have it now; instead you have built unnecessary ugly apartment building after ugly apartment

building. You simply have no credibility any longer on the affordable housing issue. And now your actions will result in Chapel Hill becoming the town with the least green space in the area.

People move to Chapel Hill because they love the small town character. Downtown is looking less like the town we have always loved and more like any other ordinary urban scene every day. This is another sign that you folks do not care about preserving what we have. It appears that, just like under the Kleinschmidt administration, developers are running things. You are seriously damaging the character of the town and surrounding area and for what? Once it's all gone, we can't get it back. Please try to remember back to the first time you ran for office, convincing all of us, in our living rooms around town, that you genuinely were horrified by the development. I think the term "never again" was used by some of you. Well, it's "again" all right, and in spades.

I beseech you to think back to what first motivated you to become part of the town government. You can rededicate yourselves to saving the character of the town and say "no" to the developers. For the future of our town and all of us who have loved living in it, please do not destroy the greenway. There are other ways to bring affordable housing to Chapel Hill.

Thank you,  
Karla McPherson  
505 North Street  
Chapel Hill

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 08, 2021 9:35 AM  
**To:** Margaret  
**Cc:** Colleen Willger; John Richardson; 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: 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.

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:** Margaret [mailto:mheath1@nc.rr.com]  
**Sent:** Friday, November 5, 2021 11:20 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 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)

November 5, 2021

Dear Council Members:

I can't imagine having to miss more a important meeting than Sunday's on the Greene Tract. Since I am unable to join you on Sunday I'm writing to urge you to preserve this entire tract, with the exception of a small portion for affordable housing. The original agreement forged between Chapel Hill, Carrboro and Orange County

established those terms. It was a promise to protect and maintain the green foundation of our community here in the Piedmont. From my point of view, who are we and will we become without it??

I attended (and believe I spoke at) the meeting years ago in CH when Town Council Member, Joyce Brown proposed preserving the majority of the tract as green space. Her proposal was approved unanimously! that evening by the Mayor and Council.

So little of our woodland remains here that it is imperative to preserve and protect this remaining tract. Keep it intact.

Thank you.

Sincerely,

Margaret P. Heath  
Chapel Hill, NC. 27516

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 9:18 AM  
**To:** Leah Boucher  
**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:** RE: Greene Tract - please help save Chapel Hill's largest public forest

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:** Leah Boucher [mailto:lkoucher@protonmail.com]  
**Sent:** Tuesday, November 9, 2021 6:33 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Greene Tract - please help save Chapel Hill's largest public forest

**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,

While I serve as Vice-Chair of Chapel Hill's Parks, Rec, and Greenways Advisory Committee, I write this letter as a private individual.

As recently noted by Adam Searing in his article in the Raleigh News & Observer, Chapel Hill ranks far behind our neighboring communities in parks and greenspace. His article provides concrete numbers. I can provide what I, as a parent and long time citizen of Chapel Hill, experience and observe.



Chapel Hill parents are regularly driving their children to Durham, Cary, and Raleigh for sports practices. Parents of our younger children often have to drive to take their children to a park or playground. We have snippets of greenways (e.g. Booker Creek Trail, Fan Branch Trail) that are heavily used, but they are not connected, and we have far too few of them. Even without the numbers, our parents and children feel our lack of greenspace. I cannot overstate how often I hear parent's wonder, why Chapel Hill can't do better when it comes to parks and greenways.

In addition, we are currently watching leaders around the world commit to halting deforestation. Children in our community will tell you that "trees are our earth's lungs." Chapel Hill has environmental stewardship as a key strategic goal: preserving our largest public forest helps us achieve this goal.

Please consider our environmental needs and goals and vote against the current Greene Tract proposal.

Thank you.

Best,

Leah Boucher

Sent with [ProtonMail](#) Secure Email.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 9:18 AM  
**To:** Alice Armstrong  
**Cc:** Lance Norris; John Richardson; 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: Greene Tract vote

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: Alice Armstrong [mailto:[alicekarmstrong54@gmail.com](mailto:alicekarmstrong54@gmail.com)]  
Sent: Tuesday, November 9, 2021 5:09 PM  
To: Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
Subject: Greene Tract vote

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

Hello

I attended the public meetings on the Greene Tract on Sunday and Monday and I was concerned to find out that you will be voting on a resolution on the Greene Tract next week. I am writing to urge you to delay this vote.

I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

I am worried that Chapel Hill and Carrboro rank way behind our neighbors in parks/greenspace.

Another successful development like Weavers Grove on 33 acres would allow us to add a great development and also create our town's greatest park for our children and grandchildren. Why should we construct another development almost twice as large as Eubanks Road's Carraway Village – but this time on the public's land – instead of focusing on building the affordable housing the community needs.

Alice Armstrong  
Forest Creek Rd  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 10:52 AM  
**To:** Bob Van Kempen  
**Cc:** John Richardson; 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: Green Tract - please hold your vote on November 16th/17th

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:** Bob Van Kempen [mailto:bvkempen@sprynet.com]  
**Sent:** Wednesday, November 10, 2021 10:14 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Green Tract - please hold your vote on November 16th/17th

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

Good morning,

I would like to ask you to hold your vote on the the future on Greene Tract until concerns by the public have been properly addressed. I wholeheartedly support the 2016 community driven plan and would like to know why and how

the 20% development and 80% preservation has now suddenly changed without involving and informing the public with all the details.

I attended the open-house on Sunday and still did not get any answers to my questions. Chapel Hill only has a very limited amount of green space and developing 80% of Greene Tract would effect all future generations. The way people recreate has been rapidly changing and Chapel Hill needs to respond and be creative.

Please do not rush this vote, think outside of the box and preserve Greene Tract.

Best regards,

Bob van Kempen

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Phillips, Jonathan  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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:** Phillips, Jonathan [mailto:[jonphi@live.unc.edu](mailto:jonphi@live.unc.edu)]  
**Sent:** Wednesday, November 10, 2021 4:59 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

Hi there,

Regarding the Greene Tract Forest, I support the 2016 **community**-driven plan to build ACTUALLY affordable housing on 20% of the Forest while preserving 80% for future generations.

Please- do not take part in giving away one of the few remaining large connected and open green spaces in Chapel Hill/Carrboro so that out-of-town developers can clear cut it and put up massive

market rate housing developments that destroy the surrounding ecosystem while giving little back to the local economy. Also, don't be fooled into thinking that "preserving" very thin strips of land around the creeks and headwaters will stave off the detrimental effects to the ecosystem that the current development plan will have. This is a losing proposition to the environment and to the residents of Chapel Hill/Carrboro.

Before you make your decision, please take the time to fully appreciate this:  
Once it's gone, it's gone forever.

What will your legacy be?

-Jon Phillips  
Weaver Dairy Resident  
PhD Candidate at UNC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Patricia Cummins  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest, maintaining 80% of the acreage as a natural area. Chapel Hill needs to address affordable housing but not at the expense of the little remaining natural woodlands we still have. Please follow the 2016

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:** Patricia Cummins [mailto:pb0530@gmail.com]  
**Sent:** Wednesday, November 10, 2021 4:52 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support saving more of the Greene Tract Forest, maintaining 80% of the acreage as a natural area. Chapel Hill needs to address affordable housing but not at the expense of the little remaining natural woodlands we still have. Please follow the 2016 r...

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



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Carl Seashore  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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: Carl Seashore [mailto:carl.seashore@gmail.com]  
Sent: Wednesday, November 10, 2021 4:40 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

To the mayor and town council members,

I, like many, am a transplant to Chapel Hill who came here for the small town character of the town, the university, and the abundance of green space in and around town. In the 14 years I've lived here my wife and I have raised our kids enjoying these green spaces as they've grown.

Please consider the will of the people from the Mapping our future Rogers Rd Community assessment when looking at planning. There must be conservation of green space such as the Greene tract to remain healthy. Storm water mitigation strategies pale in comparison to saving green space. Let's get the in process projects completed before deciding to deforest one of the few large green spaces left in town.

Thank you,

Carl Seashore  
Chapel Hill

Sent from mobile

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:02 PM  
**To:** Pam Zornick  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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:** Pam Zornick [mailto:pammyz81@gmail.com]  
**Sent:** Wednesday, November 10, 2021 4:37 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

I do not understand why a progressive communities such as Chapel Hill, Carrboro and Orange County NC would want to be known for their lack of green space and accessible parks for all instead of an abundance of green space and parks that are available in many locations.  
Why do you want to be known best for over development and destruction of green space areas.  
Why do you care so little about this subject?  
Why is big development and lack of affordable housing so important to you that you are willing to change set plans to meet tax revenue growth?

--Pam Zornick

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 10, 2021 5:03 PM  
**To:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

**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:** Patricia Cummins [mailto:pbcc0530@gmail.com]  
**Sent:** Wednesday, November 10, 2021 4:30 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:18 AM  
**To:** Jennifer Armstrong  
**Cc:** Colleen Willger; John Richardson; 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: Greene Tract Forest

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: Jennifer Armstrong [mailto:jenandarmstrong@gmail.com]  
Sent: Thursday, November 11, 2021 8:02 AM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: Greene Tract Forest

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

Hello fellow residents,

Thank you for hearing our voices last Sunday at the Greene Tract Forest public meeting at RENA Community Center. I understand there is a plan to vote on this issue next week. Please do not vote on the newest proposal that destroys the Greene Tract and puts development before anything else. A more intelligent, forward-thinking plan is already in place. The recommendations made in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that

benefits the needs of the Rogers Road community, the need for work-force housing, and the need for green space for the mental and physical health of all residents.

Thank you for your time.

Mike and Jen Armstrong

2103 Pathway Dr. Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Olympia Stone  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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  
[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:** Olympia Stone [mailto:[olympiastone@gmail.com](mailto:olympiastone@gmail.com)]  
**Sent:** Thursday, November 11, 2021 7:11 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

In the 16 years that I have lived in Chapel Hill, I have seen much of what brought me to Chapel Hill vanish--green space. I recognize the need for affordable development, and I support the 2016 community-driven plan to build affordable housing on 20% of the Forest while preserving 80% for future generations.



There is no need to build something twice as large as Carraway Village--we can attend to the needs of our community by creating something like Weaver's Grove instead. Again, the 2016 report ("Rogers Road: Mapping our Community's Future") is the model we should follow. It would truly be a win-win for everyone in our community.

Thank you,  
Olympia Stone

--

Olympia Stone  
Floating Stone Productions  
[www.floatingstone.com](http://www.floatingstone.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** stephen cole  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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:** stephen cole [mailto:[dirtdog@gmail.com](mailto:dirtdog@gmail.com)]  
**Sent:** Thursday, November 11, 2021 6:57 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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We need to think 50 years in the future. New York City has Central Park because it was preserved a long long time ago. If we don't preserve what forests we have, we won't have anything in the future. Growth will continue and density will increase. It's the job of the towns and county to think into the future and prepare us. I think it would be completely shameful if our elected officials sold off one of the last remaining forests to a developer to build market rate housing with a little low income housing thrown in to make it look good. Go back to the 2016 plan that was community developed that calls for preservation of most of the forest and a small low income neighborhood.

This isn't that complicated. There's no pressing need to sell all the land to a developer. Preserving land to make a park and retain some forest inside Chapel Hill is positive in so many ways. Building more houses, even low income housing, on the one remaining site that could be preserved seems short-sighted. There are many other low income developments and many other opportunities for low income developments. This location isn't even that good for a low income neighborhood given the lack of amenities within walking distance. Please reconsider. Think about the legacy you want to leave as elected officials. Did you preserve a wonderful natural area that can be used by everyone for many years into the future? Or did you allow the bulldozing of one of the few remaining forests in Chapel Hill?

Thanks,

Stephen Cole

Chapel Hill resident since 2011

UNC Graduate 1996

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Chet Roslanowick  
**Cc:** Colleen Willger; John Richardson; 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  
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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

---

**From:** Chet Roslanowick [mailto:cwrch2015@gmail.com]  
**Sent:** Wednesday, November 10, 2021 10:15 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support saving more of the Greene Tract Forest

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

The current proposed development of the Green Tract(GT) has significant issues not addressed by anyone at the current open meeting!

Firstly all during the recent campaign for both the Carrboro and Chapel Hill town councils, everyone talked about the issue of storm water run off and flood control! The GT is a huge "green sponge" that currently absorbs significant amounts of water and does not contribute to the current issues faced by Eastgate, University Place and the apartments nearby!

The development plans show will increase water runoff issues significantly as no number of retention basins can offset the amount of impervious surface area being proposed!

Secondly, the need for a additional elementary school is probably not in question. However, having 3 elementary schools within 1 mile of each other seems irrational! A study of the physical demographics of the need would suggest a greater spacing with less overall bus transit required! Also, adding a school access on Merlin Road adjacent the current rail crossing is not traffic or pedestrian safe or friendly! Currently bike lanes and sidewalk access does not exist on Homestead Road! At the recent meeting the comment was that sidewalk and bike lane connectivity for children getting to the existing schools is in planning for 2022! This can has been kicked down the road every year it has been raised to no positive action or resolution as yet! "In planning" has not generated any action!

Lastly, Chapel Hill, Carrboro and Orange County could all benefit from having a green space park using the GT. The proposal for affordable housing is sound, no further development is required! Developer pressure can be focused on other areas! Water runoff issues would clearly benefit from this option!!

Chet Roslanowick  
919-602-8416

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:19 AM  
**To:** Tamim Kasrawi  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

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

From: Tamim Kasrawi [mailto:tamimwk@gmail.com]  
Sent: Wednesday, November 10, 2021 8:15 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

Please reserve the Green Track and keep it for all of us who hike there

Tamim Kasrawi  
201 Greenway LNDG

Chapel Hill

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** Dennis Pike  
**Cc:** Colleen Willger; John Richardson; 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: Greene Tract - please give us more park land

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:** Dennis Pike [mailto:dennis@island.io]  
**Sent:** Wednesday, November 10, 2021 8:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** Greene Tract - please give us more park land

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

It is unbelievable to me that our town has so little park space. by far less than raleigh, durham and greensboro. what an embarrassment and a shame for us and our families. Please do not vote on nov 16th / 17th to pass the resolution on the conceptual plan for greene tract. it is the wrong this for all residents of Carrboro / Chapel Hill. Please support a plan that preserves the vast majority of greene tract as park land so it can be used for hiking, mountain biking, general recreation area and to help preserve the much needed buffers for the various creeks that run through the tract. please heed what was laid out in the "rogers road: mapping our community's future" report and support our communities need for real green space.



Dennis Pike  
Carrboro Resident of 15 years

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** Marc D  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

---

**From:** Marc D [mailto:desorm@gmail.com]  
**Sent:** Wednesday, November 10, 2021 8:00 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Fwd: I support saving more of the Greene Tract Forest

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

The Greene Tract is a big part of my daily life and has given me a small piece of sanity in these difficult times with everyone at home and the pressures of this pandemic. I urge you NOT TO VOTE on the current plan on Nov 16 / 17th

we need greenspaces, we need to stay in touch with nature, we need to preserve what little undeveloped forest remains. We can still achieve our goals of affordable housing while maintaining and preserving the Greene Tract. Please support the 2016 community drive plan

--

Marc Desormeau  
8400 Sterling Bridge Road Chapel Hill

--

Marc.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** jennifer McCauley  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

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

**From:** jennifer McCauley [mailto:boscalj@gmail.com]  
**Sent:** Wednesday, November 10, 2021 7:24 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Good evening,

Please, please consider adopting the 2016 plan where 80% of the Greene Tract remains preserved. Now is not the time to destroy beautiful forests. This is not how we want Chapel Hill to move forward.

Yes to affordable housing for sure but no to further destruction of the Greene Tract.

Chapel Hill will never get this beautiful forest back!

Thank you,  
Jenn McCauley

Sent from my iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 9:20 AM  
**To:** regina burns  
**Cc:** Colleen Willger; John Richardson; 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  
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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

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

**From:** regina burns [mailto:bstrep@mindspring.com]  
**Sent:** Wednesday, November 10, 2021 7:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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Have you walked the Greene Tract? If you have not, then before you vote on anything you need to go into these woods. I support the 2016 community driven plan to build affordable housing on 20% of this land while preserving the rest.

We just cannot keep going with the explosive growth. Why must another huge development be produced?

Please do NOT support the over development of the Greene Tract.

Gina Burns MS BSN RN

Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** Lisa Morton  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** Lisa Morton [mailto:[lisamoshow@gmail.com](mailto:lisamoshow@gmail.com)]  
**Sent:** Thursday, November 11, 2021 9:42 AM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

As a very concerned citizen of Orange County, I am writing to let you know that I fully support the 2016 community-driven plan to build a great affordable development of 20% of the Forest while preserving 80% for future generations.



I am extremely worried that Chapel Hill and Carrboro will need more green space as our community shifts to higher-density apartment living with no back yards for people to enjoy the outdoors. If we have learned anything from the pandemic, is that we must diligently protect and enhance our community's outdoor areas as places for exercise as well as locations for gatherings.

Weaver Grove is a successful development. Another endeavor modeled after that would allow us to add a great development as well as allow us to create an exemplar park that can be enjoyed by everyone - children, grandchildren, and adults alike.

I question the need to build yet another development that is almost twice as large as Eubanks Road's Carraway Village instead of focusing on building the affordable house that our community needs so much.

I join the voices of countless others who encourage you to consider a more balanced approach. The recommendations in the 2016 "Rogers Road: Mapping Our Community's Future" is a compromise that would benefit both the Rogers Road community, the rest of the town and, yes - the rest of the planet.

Let's please be good stewards of the land and keep in mind how development plans can serve more than one purpose. We will stay vocal until you put into action what is best for the community at large. Once land is developed, it cannot be reclaimed. I am appalled that you are unable to articulate you are not following the 2016 community-driven plan to split development between 20% of the Forest acres while creating Chapel Hill's greatest Forest Park out of the other 80% of the property. Acting in any other way makes no sense and summarily throws away a universal beneficial opportunity.

Sincerely,  
Lisa Morton  
Tax Payer, Resident of Orange County for 40+ years

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** Laurie weatherly  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** Laurie weatherly [mailto:laurie605@gmail.com]  
**Sent:** Thursday, November 11, 2021 9:38 AM  
**To:** council@townofcarrboro.org; Town Council <mayorandcouncil@townofchapelhill.org>;  
ocbooc@orangecountync.gov  
**Subject:** I support saving more of the Greene Tract Forest

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

We need to save our trees considering the climate crisis we are already experiencing. More public parks are needed for people to enjoy and get exercise. Chapel hill has enough homes, offices, and apartments already. Please leave this tract of land alone.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:03 AM  
**To:** regina burns  
**Cc:** Colleen Willger; John Richardson; 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  
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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:** regina burns [mailto:bstrep@mindspring.com]  
**Sent:** Wednesday, November 10, 2021 7:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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We just cannot keep going with the explosive growth. Why must another huge development be produced?

Please do NOT support the over development of the Greene Tract.

Gina Burns MS BSN RN

Chapel Hill, NC

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Geoff Hird  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** Geoff Hird [mailto:geoff.hird@gmail.com]  
**Sent:** Wednesday, November 10, 2021 6:57 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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To whom it may concern:

Please do not vote on Nov 16th/17th on the Greene Tract! I am concerned that people were just voted in and this vote is being taken in a rush without hearing the voices of the newly elected officials.

We need our forests! I would like to see the Greene tract turned into a park for the community. With all the building going on in Chapel Hill, we need to pause on any other building initiatives to assess the impact of the current developments on the need for housing. I would like the town to collect data to make this decision - what is the most recent data set we have?

In addition, we should assess other ways to provide affordable housing such as renovating or rebuilding at existing housing sites which are closer to downtown.

Once we cut down the forest, we can never go back. There is already a low amount of park land in the town as it is. Please take this opportunity to reassess and come up with creative ways to address the housing issues while also maintaining the park land which makes Chapel Hill a great place to live.

Thanks,

Geoff Hird  
105 Silver Cedar Lane  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Talusrunner  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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

---

**From:** Talusrunner [mailto:[talusrunner@gmail.com](mailto:talusrunner@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 6:41 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

**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 & Town Council members,

I am writing to express my support of the 2016 community driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

We see, everyday, the growing need for green space in our community.

Thank you.

Chuck Millsaps  
Great Outdoor Provision Co.  
1800 East Franklin Street  
Chapel Hill, NC  
919.834.2916 x201  
Greatoutdoorprovision.com  
[Twitter.com/TrustyGOPC](https://twitter.com/TrustyGOPC)  
[Facebook.com/TrustyGOPC](https://facebook.com/TrustyGOPC)



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 10:04 AM  
**To:** Ben Feldman  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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---

**From:** Ben Feldman [mailto:[bdfeldman23@gmail.com](mailto:bdfeldman23@gmail.com)]  
**Sent:** Wednesday, November 10, 2021 6:26 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>; [ocbocc@orangecountync.gov](mailto:ocbocc@orangecountync.gov);  
[council@townofcarrboro.org](mailto:council@townofcarrboro.org)  
**Subject:** I support saving more of the Greene Tract Forest

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

I urge you to PLEASE make the plan for this land based on the original designation of this land 80% natural area. This area is a crown jewel of Chapel Hill and can be used to promote our town as one of the best hiking and mountain biking places in North Carolina. This decision has massive impact on our community for the very long term. Please preserve our greenspaces and continue to make Chapel Hill the jewel it is!

Ben Feldman  
Cell 919-345-7086  
[bdfeldman23@gmail.com](mailto:bdfeldman23@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:01 AM  
**To:** Tom Farkas  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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

---

**From:** Tom Farkas [mailto:tomfarkas9@gmail.com]  
**Sent:** Wednesday, November 10, 2021 6:22 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

I am writing to urge ya'll local officials to take a balanced approach to the Greene Tract Forest and walk the talk on affordable housing. The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town, and planet.

Thank you.

Tom Farkas

217 Collinson Dr, Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:02 AM  
**To:** Greg Crawford  
**Cc:** Colleen Willger; John Richardson; 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: Saving the Greene tract for physical and mental well being

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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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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---

**From:** Greg Crawford [mailto:gcreawford5000@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:53 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Saving the Greene tract for physical and mental well being

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

Hello,

I wanted to voice my concern about the plans to develop most of the Greene tract. I am in support of the 2016 community plan that planned to develop 20% for affordable housing, with the remaining portion preserved as green space. We really need to think about the importance of true nature areas for our physical and mental well being.

20% affordable housing on the Greene Tract (about 33 acres) would be a very large and important development (akin to Weavers Grove) that would also be nearby to a wonderful park. I worry about the need for additional development beyond that, especially given that Chapel Hill ranks at the very bottom for the amount of green space relative to surrounding communities. This green space ranking is highly worrisome and is something that I'm surprised we aren't paying more attention to.

Green space is absolutely critical if we are to combat rising anxiety and depression levels among youth and adults. Technology, smart phones, and now the "metaverse" is just becoming more ubiquitous. People are losing themselves in digital worlds. Getting unplugged and out into nature (true nature trails, not just easements and retention ponds) is so important for physical and mental health. Many scientific studies have shown the importance of nature combating mental health issues. If Chapel Hill continues to rank low in green space, this does not bode well for a healthy and resilient community. I have talked to many people who have said that green spaces like the Greene tract have saved their lives during the pandemic. This needs to be something we include in the equation of why green space is so important.

While UNC North is not currently being built on, there is no way to ensure that UNC North won't be developed. Saving the green tract is our only chance to ensure that Chapel Hill won't continue to be at the bottom of the barrel in terms of green space.

Developing 20% of the Greene tract solves a major affordable housing issue in Chapel Hill. Keeping 80% of the Greene tract preserved will be something that will also attract folks to the area, will provide an outlet for mental and physical health benefits, and with the rising climate change crisis...will be something that we can be proud to leave for future generations.

Thank you for your consideration.

Greg Crawford  
208 Maywood Way  
Chapel Hill

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:03 AM  
**To:** Brandt Solovij  
**Cc:** Colleen Willger; John Richardson; Amy Harvey; Ann Anderson; Carolyn Worsley; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver; 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  
**Subject:** RE: I support saving more of the Greene Tract Forest

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Again, thank you for your message.

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:** Brandt Solovij [mailto:brandtsolovij@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:48 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbooc@orangecountync.gov;  
council@townofcarrboro.org  
**Subject:** Fwd: I support saving more of the Greene Tract Forest

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

Please do not vote to sell our public lands to private interests!!!! Chapel Hill has the lowest park rating in the triangle! Do not let this mistake become your legacy! DO support the 2016 plan for 20% of the forest being developed for affordable housing with 80% preservation LIKE THE 2016 PLAN THAT WAS ACCEPTED outlines!

Consider the future of Chapel Hill - this project could create the greatest park for our children and grandchildren OR it could doom Chapel Hill to becoming another featureless blight on the map

Pick the right side of history!

-Brandt Solovij, homeowner and voter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:03 AM  
**To:** Brandt Solovij  
**Cc:** Colleen Willger; John Richardson; 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  
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---

**From:** Brandt Solovij [mailto:brandtsolovij@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

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Pick the right side of history!

-Brandt Solovij, homeowner and voter

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** VIRGINIA HASTINGS  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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Sincerely,

Jeanette Coffin



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

---

**From:** VIRGINIA HASTINGS [mailto:hastingsv@aol.com]  
**Sent:** Wednesday, November 10, 2021 5:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

It is common sense to protect the the Greene tract forest - clearly for climate concerns, suitable affordable housing, and essential green space for recreational and environmental therapy. When it is gone - it is gone. Carbon sequestration is our future.

Chapel Hill essentially will not have any protected land.

A typical housing development does not pay for itself in taxes, it ONLY LINES THE POCKETS OF DEVELOPERS, DO THE NUMBERS.

**PLEASE VOTE TO PRESERVE THIS LAND**

Sent from my iPad

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** Eric Teagarden  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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

---

**From:** Eric Teagarden [mailto:eric.teagarden@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:28 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbooc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Hello,

I am for both affordable housing AND preserving the Greene tract for future generations. The 20% affordable housing and 80% preserved land I support.

As Chapel Hill increases its housing density - thru ADU's like in CA or alternative measures for density - the need for open hikeable/bikable space will be even more at a premium to get away from the density to decompress.

Thanks for your careful consideration of this issue. Please do NOT develop our few "greenfield" areas needlessly.

Cordially,  
Eric Teagarden

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** michael owen  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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:** michael owen [mailto:mbo123go@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:13 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov  
**Subject:** Re: I support saving more of the Greene Tract Forest

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Please do not vote on the Greene Tract Forest plan on November 16 and November 17. There are considerable problems with this plan and a high degree of public dissatisfaction with the concept and the process. Sacrificing our last substantial green space in the interest of residential development is a mistake that cannot be reversed. Please delay this decision and reconsider an earlier version of the concept that saves 80% of our property for green space. Future generations will appreciate your wisdom in making this difficult decision.

Michael Owen

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** michael owen  
**Cc:** Colleen Willger; John Richardson; 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  
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Sincerely,

Jeanette Coffin



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

---

**From:** michael owen [mailto:mbo123go@gmail.com]  
**Sent:** Wednesday, November 10, 2021 5:09 PM  
**To:** +council@townofcarrboro.org; +ocbocc@orangecountync.gov; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** I support saving more of the Greene Tract Forest

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Michael Owen

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 11, 2021 11:04 AM  
**To:** Josh Stewart  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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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: Josh Stewart [mailto:josh.b.stewart@gmail.com]  
Sent: Wednesday, November 10, 2021 5:03 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
Subject: I support saving more of the Greene Tract Forest

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

Hello:

Please don't hastily destroy more of our local green space. Chapel Hill and Orange County are gems of North Carolina. It's our lack of development that is special, yet in the last 3 years developers have radically shifted our community's



landscape. Our family thrives in the trails around Chapel Hill, and green space is one of our most treasured community assets. We hope that you consider the legacy plans of the Green Tract Forest and do not sell our community away to developers who've no lasting interest in our community. Please focus on the soul and community members that make this place so special.

Sincerely,

Josh and Valerie Stewart  
107 Garden Gate Dr  
Chapel Hill, 27516

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:48 PM  
**To:** Patricia Barnes  
**Cc:** Colleen Willger; John Richardson; 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: Greene tract

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

---

**From:** Patricia Barnes [mailto:ptbarnes14@gmail.com]  
**Sent:** Monday, November 15, 2021 11:36 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** 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)

Dear representatives:

I write today in advance of your agenda items this week concerning the future of the jointly owned Greene Tract. I support the findings from the 2016 community-driven report Rogers Road: Mapping Our Community's Future. Specifically:

- Preserve public open space, ie., different from Carolina North and Duke Forests, accessible by the nearby community
- Provide affordable housing akin to the Weaver Grove project to maintain the social and economic diversity of the existing community and build community strength
- Discourage market rate housing
- Encourage commercial development that supports local small business and meets the needs of the community
- Include access road that will connect the community without creating shortcuts for traffic
- Plan sidewalks, greenways and trails that use existing pathways
- Retain the natural environment in the face of the climate crisis we face

Thank you,

Patricia T. Barnes  
1725 Mount Carmel Church Rd  
Chapel Hill, NC 27517

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:51 PM  
**To:** Chad O'Leary  
**Cc:** Colleen Willger; John Richardson; 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: I support saving more of the Greene Tract Forest

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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Chad O'Leary [mailto:coleary512@gmail.com]  
**Sent:** Monday, November 15, 2021 10:54 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Please save the greene tract. This area is highly beneficial to all that live in this area. As a dentist, the stress of my daily job is completely alleviated the moment I can run on these trails after work. It would be devastating to lose this area.

--  
**Chad William O'Leary, DDS**

Crabtree Valley Dental  
P (814) 881-8082

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 15, 2021 12:52 PM  
**To:** John Dempsey  
**Cc:** Colleen Willger; John Richardson; 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: the Greene Tract Forest, joint resolution 6-A

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** John Dempsey [mailto:jvdempsey@gmail.com]  
**Sent:** Monday, November 15, 2021 10:26 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** the Greene Tract Forest, joint resolution 6-A

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

Regarding: the Greene Tract Joint Resolution 6-A.  
To: the Chapel Hill Town Council

Hello Mayor and Chapel Hill Town Council,  
Joint Resolution Proposal 6-A is not a privately owned rezoning request. The Greene Tract is a 167-acre parcel of publicly owned land. You, elected representatives, are being asked to sell our publicly owned land to private development interests for their profit. The Chapel Hill Town Council is elected to protect public resources and not to sell those off to private development interests.

- This proposal targets 66 acres for unspecified ‘commercial development’, however, the acreage ‘could vary’ up to 15% for a total of **76 acres**.
- Also, ‘21 acres along Eastern side of Greene Tract will remain as public owned and undeveloped land in the short term but may be evaluated for development in the future depending on the needs at that time.’ That brings the total amount of public land being sold off to private developers to **97 acres**. That is over **58%** of this property, the environmentally sensitive headwaters for Bolin and Booker Creeks.
- An additional 16 acres is carved out for public school(s) and a recreational site. That equals a total of **113 acres** out of the 167 will be targeted for development, 68%. Also, It has a provision for ‘cost effective infrastructure’ that would add to the final total acreage under development.
- There is no affordable housing mandated by this Joint Resolution, 6-A, but rather it includes a ‘goal’ of ‘mixed income housing opportunities; development of housing that serves a range of incomes’.<sup>[1]</sup>

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use. This 2016 plan precedes Proposal 6-A and is curiously missing from the document that is in front of you on Wednesday night. Do the people that you represent want 113 acres, almost 70% of this headwater land, sold off for unspecified commercial use? Would that represent their interests? We expect our elected officials to represent us and to steward and protect our public land and resources from sale and commercial exploitation. Adopting this resolution would do exactly the opposite.

---

### <sup>[1]</sup> **Collins Ridge Development Sees Affordable Housing Units Relocated Off-Site**

‘Hillsborough Mayor Jenn Weaver said the town needed to think about how to move forward with the affordable homes even if they aren’t in the Collins Ridge neighborhood. “All parties are frustrated and a bit disappointed that this set of CASA homes has to be moved.” Weaver said.’ Taken from *Chapelboro.com*, October 19<sup>th</sup>, 2021, Ava Pukatch.

Sincerely,  
John Dempsey, Hillsborough. Nov.15<sup>th</sup>, 2021

## Amy Harvey

---

**From:** Jeanne Brown  
**Sent:** Monday, November 15, 2021 3:49 PM  
**To:** Jeanne Brown  
**Cc:** Maurice Jones; Ann Anderson; Loryn Clark; Mary Jane Nirdlinger; Judy Johnson; Ross Tompkins; Amy Harvey  
**Subject:** Fw: E-mail Batch: Greene Tract Forest  
**Attachments:** I support saving more of the Greene Tract Forest; Please save the Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Message from Website; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest

---

**From:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Sent:** Monday, November 15, 2021 3:45 PM  
**To:** Karen Stegman <kstegman@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Tai Huynh <thuynh@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Camille Berry <camille@camille4chapelhill.com>; Paris Miller-Foushee <parismiller1@gmail.com>; Adam Searing <Adam@Adam4ChapelHill.com>  
**Subject:** E-mail Batch: Greene Tract Forest

Chapel Hill Town Council Members,

As is our common practice for high interest issues, attached please find the first of several batches of e-mails relating to the Greene Tract.

This step is taken to help members of council manage their in-boxes in advance of a meeting.

Please let me know if you have any questions.

Sincerely,  
Jeanne Brown  
Mayor's Aide  
919-968-2714

---

**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Friday, November 12, 2021 4:13 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract Forest





**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



## Amy Harvey

---

**From:** Rhonda Parker <crparkers@gmail.com>  
**Sent:** Friday, November 12, 2021 10:17 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Elected officials,

I am writing in strong opposition to any resolution on a conceptual plan incorporating the newest proposal for the Greene Tract. I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations.

As an avid user of these trails and a supporter of healthy green spaces for the well-being of people and the environment, I cannot fathom why Chapel Hill/Orange County would consider any action that would not preserve this tract as public forest and park. The land (and our community) would be best served by placing a conservation easement on the Greene Tract.

I urge you to vote in support of the 2016 Rogers Road: Mapping our Community's Future which is more balanced and is already a compromise that benefits the community, the town, and our shared planet.

Peace,

Rhonda Parker

Orange County Resident and Voter

## Amy Harvey

---

**From:** Brendan Doss <bdoss@carolinasolar.services>  
**Sent:** Friday, November 12, 2021 8:18 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Please save the Greene Tract Forest

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

Hello to our local officials!

I am writing you with the hopes of saving Chapel Hill's largest public forest from being developed too quickly and without full consideration of our community's needs. In 2016 it was decided that the goal for development of this property would be roughly 20%, preserving 80% for the forest itself. While I do understand that development needs for the community change over time, the current plans for development miss our needs.

Ideally, we can preserve the full 80% of this forest as it is one of the largest preserved natural areas in the Chapel Hill area. However, if that if no loner sustainable, it is very important that our local officials consider the fact that this decision will impact generations to come. If we look at this as a unique resource to be cherished by our community then the value far outweighs another residential development – especially one that is not actually focused on affordable housing.

I urge you to slow down this process and consider that removing this piece of natural forest will take away one of the few truly preserved natural areas that we have left. Please consider the 2016 report "Rogers Road: Mapping our Community's Future" before moving forward with development of the Greene Tract.

If this area is developed along the lines of the current plans, it will negatively impact our community and is a change that we won't be able to reverse.

Thank you,

**Brendan Doss**  
Performance Engineer



o: 919-808-5285  
m: 919-475-4573  
e: [bdoss@carolinasolar.services](mailto:bdoss@carolinasolar.services)  
2544 Durham Chapel Hill Blvd Durham, NC 27707  
[www.carolinasolar.services](http://www.carolinasolar.services)

## Amy Harvey

---

**From:** Ashley Hudson <cariehudson@gmail.com>  
**Sent:** Thursday, November 11, 2021 10:53 PM  
**To:** Town Council; +ocboecc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Town Council & Mayor:

I respectfully write to share that I support the 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations. I am concerned about the lack of commitment to green space as reflected in the rush to develop the Greene Tract Forest. Developments such as Weavers Grove on 33 acres would allow us to add a great development and also create our town's greatest park for our children and grandchildren.

Why do we need to construct another development almost twice as large as Eubanks Road's Carraway Village instead of focusing on building the affordable housing the community needs?

The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town. While development is needed, it's essential that we are mindful of the desires and needs of our community. If not, we run the hazard of losing all that makes our community unique and livable.

Sincerely,  
Carie Hudson  
623 Arlington Street  
Chapel Hill, NC 27514

## Amy Harvey

---

**From:** Don Rose <donaldjrose@gmail.com>  
**Sent:** Friday, November 12, 2021 10:34 AM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

As the head coach of the East Chapel Hill mountain bike team, I've seen first-hand the value of getting kids outdoors. With Greene Tract as one of the only large public open-spaces for our children, I support the saving as much of the space for walking, hiking, and biking trails.

As I think 100 years from now, I wonder if our children's children will see the wisdom of saving this land as our "Central Park".

Best,

don

## Amy Harvey

---

**From:** Info - CAPA  
**Sent:** Friday, November 12, 2021 11:04 AM  
**To:** Town Council  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 11/12/2021 11:04 AM  
**Response #:** 533  
**Submitter ID:** 13789  
**IP address:** 2603:6080:6a02:5b20:2554:e369:3978:756c  
**Time to complete:** 2 min. , 44 sec.

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### Survey Details

#### Page 1

Submit the form below or email [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org).

**1. Name**

joel bulkley

**2. Residency\***

I am a resident of Chapel Hill

**3. Message**

I support the 80/20 plan for the Greene Tract. The community needs more recreation options.

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

joelcsn1@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:** Claudia Sheppard <claudiasheppard@gmail.com>  
**Sent:** Friday, November 12, 2021 11:26 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 majors of Chapel Hill and Carrboro, dear Orange County Board of Commissioners,

I am a 24 year resident of Chapel Hill and strongly support finding a COMPROMISE that allows for building of affordable housing and preservation of a maximum amount of land on the Greene Tract.

The residents of Chapel Hill deserve more green space and developing the Greene Tract will result in the destruction of the last large parcel of undeveloped land. Specifically, I would like for you to consider the following:

- Mixed development in the northern part of Chapel Hill has not been successful, there are empty retail units at 1701 North Apartments as well as at Carraway Village, and even in Chapel Hill North next to the Harris Teeter. The units in 1701 MKL and Carraway Village were never occupied.
- The 2016 plan for the development of the Greene Tract had community support. I strongly recommend adhering to that plan and sticking to developing 20% of the Greene Tract.
- A model for the development of the Greene Tract should be the Weavers Grove development. It is slated to be built on 32 acres which is the exact size of 20% of the Greene Tract. It could be copied at the site of the Greene Tract.
- Consideration should be given to the maximum preservation of ecosystems. Fragmentation of the land will lead to habitat and species loss. I recommend consultation with the NC Wildlife Resources Commission. More information can be found at <https://www.ncwildlife.org/Conserving/Programs/Green-Growth-Toolbox/About-GGT>. We are in a Climate Change crisis and destruction of natural areas should be very carefully considered.
- Any development needs to be part of a greater plan for Chapel Hill and Carrboro. The natural areas of the Greene Tract should be incorporated into a plan for greenways to allow for recreation and travel without the use of cars thus lowering the carbon footprint.

Thank you for your consideration!

Sincerely,

Claudia Sheppard

## Amy Harvey

---

**From:** Claudia Sheppard <claudiasheppard@gmail.com>  
**Sent:** Friday, November 12, 2021 11:28 AM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 elected officials,

We need more green space for our mental health. I LOVE the Greene Tract and go there every day.

DON'T DESTROY IT!

Sincerely,

Claudia Sheppard  
Chapel Hill



## Amy Harvey

---

**From:** Jeanne Brown  
**Sent:** Monday, November 15, 2021 3:50 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Loryn Clark; Mary Jane Nirdlinger; Ann Anderson; Amy Harvey; Judy Johnson; Amy Harvey; Ross Tompkins  
**Subject:** Email Batch: the Greene Tract Forest  
**Attachments:** I support saving more of the Greene Tract Forest; the Greene Tract Forest, joint resolution 6-A; Greene Tract Development Plan Vote - Postponement; Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Greene Tract Resolution; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; Save Chapel Hill's Largest Public Forest /Do Not Vote Nov. 16th-17th; Greene Tract; Support for 20/80: let's save more of the Greene Tract Forest!; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest; I support saving more of the Greene Tract Forest

Chapel Hill Town Council Members,

Forwarding another batch of e-mails relating to the Greene Tract.

This step is taken to help members of council manage their in-boxes in advance of a meeting.

Please let me know if you have any questions.

Sincerely,  
Jeanne Brown  
Mayor's Aide  
919-968-2714

?

Reply  
Reply all  
Forward

**JB**

---

**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Monday, November 15, 2021 12:51 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** the Greene Tract Forest



**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



## Amy Harvey

---

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**Sent:** Monday, November 15, 2021 10:54 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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Please save the greene tract. This area is highly beneficial to all that live in this area. As a dentist, the stress of my daily job is completely alleviated the moment I can run on these trails after work. It would be devastating to lose this area.

--

**Chad William O'Leary, DDS**  
Crabtree Valley Dental  
P (814) 881-8082

## Amy Harvey

---

**From:** John Dempsey <jvdempsey@gmail.com>  
**Sent:** Monday, November 15, 2021 10:26 AM  
**To:** Town Council  
**Subject:** the Greene Tract Forest, joint resolution 6-A

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

Regarding: the Greene Tract Joint Resolution 6-A.  
To: the Chapel Hill Town Council

Hello Mayor and Chapel Hill Town Council,  
Joint Resolution Proposal 6-A is not a privately owned rezoning request. The Greene Tract is a 167-acre parcel of publicly owned land. You, elected representatives, are being asked to sell our publicly owned land to private development interests for their profit. The Chapel Hill Town Council is elected to protect public resources and not to sell those off to private development interests.

- This proposal targets 66 acres for unspecified 'commercial development', however, the acreage 'could vary' up to 15% for a total of **76 acres**.
- Also, '21 acres along Eastern side of Greene Tract will remain as public owned and undeveloped land in the short term but may be evaluated for development in the future depending on the needs at that time.' That brings the total amount of public land being sold off to private developers to **97 acres**. That is over **58%** of this property, the environmentally sensitive headwaters for Bolin and Booker Creeks.
- An additional 16 acres is carved out for public school(s) and a recreational site. That equals a total of **113 acres** out of the 167 will be targeted for development, 68%. Also, It has a provision for 'cost effective infrastructure' that would add to the final total acreage under development.
- There is no affordable housing mandated by this Joint Resolution, 6-A, but rather it includes a 'goal' of 'mixed income housing opportunities; development of housing that serves a range of incomes'.<sup>[1]</sup>

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use. This 2016 plan precedes Proposal 6-A and is curiously missing from the document that is in front of you on Wednesday night. Do the people that you represent want 113 acres, almost 70% of this headwater land, sold off for unspecified commercial use? Would that represent their interests? We expect our elected officials to represent us and to steward and protect our public land and resources from sale and commercial exploitation. Adopting this resolution would do exactly the opposite.

---

<sup>[1]</sup> **Collins Ridge Development Sees Affordable Housing Units Relocated Off-Site**

'Hillsborough Mayor Jenn Weaver said the town needed to think about how to move forward with the affordable homes even if they aren't in the Collins Ridge neighborhood. "All parties are frustrated and a bit disappointed that this set of CASA homes has to be moved." Weaver said.' Taken from *Chapelboro.com*, October 19<sup>th</sup>, 2021, Ava Pukatch.

Sincerely,  
John Dempsey, Hillsborough. Nov.15<sup>th</sup>, 2021

## Amy Harvey

---

**From:** Jeffrey Becker <jtbskier@yahoo.com>  
**Sent:** Monday, November 15, 2021 10:06 AM  
**To:** Town Council  
**Subject:** Greene Tract Development Plan Vote - Postponement

**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 Commissioners, Mayors and council members,

We are greatly dismayed that our government leaders (Orange Country Board of Commissioners, Carrboro Town Council, Chapel Hill Town Council) are rushing ahead with a vote to develop Chapel Hill's largest public forest. Recent feedback from public "meetings" indicates that the current proposal is not in the best interest of the community. As such, this vote must be postponed.

Local residents do not dispute the need for affordable housing. Several of the newly-elected council members were elected based on that platform. However, the speed at which this proposal is being pushed through denies residents the opportunity for their voices to be heard through their newly-elected council members.

It is possible to provide affordable housing without destroying the forest. The 2016 community-driven plan to build a great affordable development on 20% of the Forest while preserving 80% for future generations supports this approach. Currently, Chapel Hill and Carrboro rank way behind our neighbors in parks/greenspace. The proposal being voted on this week reduces this space even further.

Why do we need to construct another development (Carraway Village, 1701 North, Berkshire Chapel Hill, Trilogy Chapel Hill, recently approved Aura development) instead of focusing on building the affordable housing the community needs?

We urge you to postpone this vote and redirect efforts to again focus on the previous plan. Thank you for your consideration.

Sincerely,  
Jeffrey and Julie Becker  
Larkspur community residents

## Amy Harvey

---

**From:** Alison Hriciga <ahriciga@gmail.com>  
**Sent:** Monday, November 15, 2021 9:29 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** Greene Tract Forest

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

Hi All,

I urge you to not vote on November 16th/17th regarding the Greene Tract.

There are many unanswered questions from the meetings held last week at the RENA Community Center and the virtual town hall.

It's too risky to give up this green space knowing that UNC could sell off or develop Carolina North Forest any time they wish.

I support saving more of the Greene Tract Forest and keeping to the commitment made in 2016.

Of course we need affordable housing and I support that as well and I support an urban center. It seems there are other areas to build affordable housing on other parcels.

At the very least, there are unanswered questions that need to be addressed. It would have been nice to hear answers in real time. I appreciate the time someone took to go back through the recording from Monday to type out all of the comments, but I haven't seen a response to any questions raised.

Thank you,  
Alison Hriciga  
Chapel Hill resident

## Amy Harvey

---

**From:** Emily P <emily.porter.c@gmail.com>  
**Sent:** Monday, November 15, 2021 8:22 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Council Members,

Please do not vote to approve the current Greene Tract development plan this week.

As you have discovered in the Booker Creek Stormwater conversations, your community values green space AND has clearly seen the negative flooding impacts of cutting down large areas of forest. Why would you commit to creating more of this type of issue?

I support a more focused approach that includes ONLY affordable (lower income) housing, a possible school, and preservation land, and NOT mixed use.

The "mixed use" development seems to have been tagged onto the existing plan without a clear explanation and without support from the community, as this was not part of the 2016 input session and not something that has been of interest to community members in recent conversations.

Please consider that Chapel Hill already has some underutilized developed areas (almost half of Timberlyne plaza is currently unused, and the Caraway and Harris Teeter plazas are virtually inaccessible to walkers and bikers who live nearby).

Instead of developing more, why not focus on better bike/walk infrastructure and public transit to provide access to existing developed commercial areas? Or maybe pressure UNC to actually uphold it's commitment to phase out the coal train and use that train track for bike walk access all the way to downtown! These are just a few of many options for holistically meeting the needs of our community, rather than just assuming we need further construction and development.

In conclusion,

I am asking you to vote NO on the current Greene Tract resolution this week, in favor of a more holistic approach to the needs of Chapel Hill.

Thank you,  
Emily Porter  
Timberlyne Neighborhood

Emily Porter (she/her/hers)



## Amy Harvey

---

**From:** igor shats <gori73@gmail.com>  
**Sent:** Sunday, November 14, 2021 10:25 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

More creative solutions should be considered before cutting down a mature forest!

Dr. Igor Shats  
Parkside resident

**Amy Harvey**

---

**From:** Terri Buckner <tbuckner@ibiblio.org>  
**Sent:** Sunday, November 14, 2021 5:38 PM  
**To:** Town Council  
**Subject:** Greene Tract Resolution

**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 Council members,

I know that all three local governments are feeling a certain level of urgency to pass the resolution approving the draft recombination plat and conceptual plan on your agenda for Tuesday. I'm not asking that you not adopt the resolution, but I am writing to note some concerns I have with the language used in this resolution.

First, it's my understanding that there is widespread support for the conditions outlined in the 2016 Mapping Our Future report produced by the Historic Rogers Road Neighborhood. Unfortunately, the resolution you are voting on Tuesday night does not mention the Mapping Our Future report and only mentions the Historic Rogers Road Neighborhood one time. The only nod toward this being a public project is the final statement of the resolution, "Continue to solicit input from the public, governing boards, specialized staff, and housing partners, during the master planning and development agreement process." That statement does not give any priority to the Mapping Our Future report or to the Historic Rogers Road Neighborhood other than as the "public." This failure to document the community's commitment to the Rogers Road neighborhood and their vision for the Greene Tract sounds like a repeat of what happened with the landfill to me. I hope you will consider advising staff to be more explicit in their use of language in future resolutions and to make it clear that the primary stakeholder in this process is the Historical Rogers Road Neighborhood.

My second concern with language also comes from the Mapping Our Future report where the primary function of development on the Greene Tract is identified as "workforce housing." However, workforce housing is not mentioned in the documents being produced by local government staff. And in Exhibit 2 of the resolution package, it says, " Affordable and mixed income housing is of primary interest."

While workforce housing may be a subset of mixed income housing, given the extent of the misunderstandings around this entire process, I implore you to use language more consistently and to define your terms so that everyone, from the elected officials to the general public are clear on the plans for this site and when there is disagreement, it's on substance not ambiguous language. There needs to be a clear statement of support for a significant portion of the "mixed income" housing to be workforce housing in accordance with the direction outlined in the Mapping Our Future report.

Thank you,

Terri Buckner



VitpJsv{ evh

**Amy Harvey**

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**From:** Donna Wightman <donna.s.wightman@gmail.com>  
**Sent:** Sunday, November 14, 2021 9:58 AM  
**To:** Town Council; +ocbocc@orangecountync.gov; +council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Please support a more balanced approach for development of the Green Tract as outlined in the 2016 report Rogers Road: Mapping our Community's Future.  
Donna Wightman

## Amy Harvey

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**From:** SAM EBI <samebi@hotmail.com>  
**Sent:** Sunday, November 14, 2021 12:17 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

I am worried about flooding, erosion, increase in heat index and poor air quality; please conserve 80% of the green tract!

Sent from my iPad

## Amy Harvey

---

**From:** SAVANNAH SCARBOROUGH <savannahrose@bellsouth.net>  
**Sent:** Saturday, November 13, 2021 9:07 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Save Chapel Hill's Largest Public Forest /Do Not Vote Nov. 16th-17th

**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 Council Members and County Commissioners:

I am writing to express urgent concern about the push to develop Chapel Hill's largest public Forest, to be voted on Nov. 16th-17th. Do Not Vote! I support the long view of preserving 80% of the Forest in perpetuity for future generations, designating 20% of the land for affordable housing--- if actually affordable. The recommendations in the 2016 report "Rogers Road: Mapping our Community's Future" is a compromise that would benefit both the Rogers Road community and the rest of the town, and most urgently, the planet. Stop the push to bulldoze ever vanishing, cherished green space and pristine forests with a poorly thought out and disastrously narrow, shortsighted development plan. Not even discussed were the effects on flooding and the watershed of cutting down the public forest around Booker/Bolin Creeks, to name one of numerous probable/ possible negative impacts not yet considered. This Forest is the natural home and habitat of wildlife. You must honor and preserve most of the Forest for their future and for the future of humanity. None of us has a future without wild places which are protected from human destruction and devolution.

Thank you.  
Savannah Scarborough  
Carrboro, NC

## Amy Harvey

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**From:** Sally Council <sallyco@bellsouth.net>  
**Sent:** Saturday, November 13, 2021 3:33 PM  
**To:** Orange County Officials; Town Council; Carrboro Officials  
**Subject:** 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)**

Dear Elected Officials,

I have lived at the end of Billabong Lane, adjacent to the Greene Tract, since 1975. In 1983, I was one of the neighbors living around the Greene Tract who began the fight to prevent its use as a landfill.

More recently, I was a member of the task force that produced the 2016 Rogers Road: Mapping Our Community's Future report. We were called together to "get ahead of" the intensifying development surrounding us, and we worked hard on a vision that incorporated change with what we love about living here. These two guiding goals were front and center every time we met: 1) don't let development overwhelm us, and 2) keep what we love.

We were a diverse group and we came with different priorities, but we listened to each other and we felt heard. There was so much we found we agreed on or came to support, and we managed to create an inclusive framework that allows for great expanded living space *and* great preserved natural space, a vision that grows our community while keeping a sense of community, and without destroying the established natural environment that we love and depend on. We had a lot of hope.

So the resolution that followed in 2019 was a shock. What was proposed was a huge escalation in development, and what we said we loved was cut out. It was hard to find the priority we placed on providing much-needed affordable homes while protecting the ecological integrity of increasingly rare green space. We didn't expect our report to be the last word, but we certainly didn't anticipate its use to justify opening the door to the overwhelming development we initially came together to get ahead of. The missing piece of the process was how and why that leap to dense development was made without public input.

I'll always appreciate that Chapel Hill was willing to pause the process to insist an environmental assessment of the property be done upfront to help determine land use, and I especially appreciate that it was such a well-done study of the site. But there is a difference in being charged with identifying the areas that are suitable for development and being charged with finding 82 acres to build on, and the consultants are clear that they were hired to find the 82 acres. Therefore, the maps they generate look much like those proposed by the 2019 resolution.

82 acres was a requirement imposed from the get-go, not an analysis that emerged from the consultants' study of the site's environmental characteristics. It is poignant that the opening sentence of the report's Suitability for Development Analysis is: "Preservation of the entire 164 acres would be the optimal ecological alternative...." (p. 25). They didn't have to put that in their report—they repeatedly make clear that they, though environmental experts, were not hired to recommend optimal ecological use. Moreover, they detail the likely *continuing* damage that pushing development into environmentally important and sensitive areas will produce.

Those of us who live nearby, especially downhill, already know the heartbreak of clearcutting and land moving and ever-greater percentages of impervious surface. We already know runoff and flooding, increased traffic and emissions, loss of modest homes, including mobile home parks, loss of tree canopy and botanical diversity, displaced wildlife. We've been to countless meetings to try to restrain or mitigate the impacts of encroaching development, only to be reminded of the limits on influencing use of private property.

Now, we're faced with bearing even greater impacts from intense development of *public* land, escalated in scale somehow because "we own the land", but with no promise that escalation means more affordable and middle income homes. Is intense development of such important green space really good stewardship? How do we square our professed commitment to climate crisis action with unnecessary intensified destruction of the natural resources that work so hard for us and are our best safeguard against climate catastrophe?

Please do not vote on the actions before you until there is more public understanding of your decisions, including transparency about how the 2019 plan to dramatically increase dense development of the Greene Tract was initiated and pushed forward.

Thank you for taking these concerns to heart.

Sincerely,  
Sally Council

Sent from my iPhone

## Amy Harvey

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**From:** Linda Thurmond Smith <lindamts2001@yahoo.com>  
**Sent:** Saturday, November 13, 2021 11:45 AM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** Support for 20/80: let's save more of the Greene Tract Forest!

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

Hello council members.

I live in Orange County (Efland), and appreciate the long-term value of natural green spaces. We need to ensure that development plans do not compromise our green spaces, and these precious spaces are protected for the future.

I liked the 20%/80% plan because it controlled development and offered more affordable housing. Carrboro and Chapel Hill are wonderful spots to live, but as high density apartments proliferate, we'll need to more strongly protect our green spaces. Forests are wonderful places for children and adults to explore and learn about the world, to get their hands a bit dirty, to see the moss growing on the trees, and the toadstools emerging from the ground, and feel the drop of dew as it falls from a leaf high above.

Is it short-sighted to build a very large development on public lands? Is this development really the affordable option that's needed in Orange County?

Isn't it important to take a more measured approach—a balanced compromise to save public lands from over-reaching development which cannot be undone—with the goal to preserve and protect our forest?

Please review the development program that became Weaver's Grove, and see if the 2016 Rogers Road plan can be a better model for our future.

Please do not vote for the "new" Greene Tract plan on Nov. 16<sup>th</sup> & 17<sup>th</sup>... at least until the facts and intentions of the "new" plan are communicated to our community!

Thank you and regards,

Linda Smith

709 Bend Court

Efland, NC 27243

*Linda Thurmond Smith*

[linda@highfallriskmusic.com](mailto:linda@highfallriskmusic.com)

[linda.thurmond@alumni.duke.edu](mailto:linda.thurmond@alumni.duke.edu)

[lindamts2001@yahoo.com](mailto:lindamts2001@yahoo.com)



## Amy Harvey

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**From:** STEVE WILHOIT <scwilhoit@aol.com>  
**Sent:** Friday, November 12, 2021 8:36 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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 Hemminger and Town Council Members,

Before voting on the Greene Tract development, we urge you to consider carefully recommendations in the 2016 report: Rogers Road: Mapping our Community's Future as a more balanced approach to this issue.

Thank you,  
Stephen and Jennifer Wilhoit  
Sent from my iPhone

## Amy Harvey

---

**From:** CAROL WAICUS <pcwaicus@verizon.net>  
**Sent:** Friday, November 12, 2021 6:31 PM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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

Preserving green space grows more important as time goes by.

Growing population with fewer green space will diminish the quality of life that makes our town one of the best-bar none. In future with construction bringing more children, green spaces need to be retained, not given over to development. We already fall behind Durham and Raleigh in maintaining green areas. Once these spaces are gone they cannot, of course, be regained.

Please consider the value of our forest area as public land rather than as an opportunity to welcome developers whose objectives are not in line with citizens who value our town.

Sent from my iPhone

## Amy Harvey

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**From:** Margaret <mheath1@nc.rr.com>  
**Sent:** Friday, November 12, 2021 6:28 PM  
**To:** Town Council; ocbooc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

**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 Council Members and County Commissioners:

Slow down.

Remnants are all we've got now of our CH and Carrboro forests. Don't send the bulldozers in on the Greene Tract. Honor the community agreement forged in 2016 that preserves 80% of the tract and builds affordable housing on 20% of it.

Time after time your bodies have approved projects that lack an appropriate amount of affordable housing. Now you would sacrifice the majority of the Greene Tract for affordable housing AND market rate housing plus a school? How can this be??

I hear that generous donors may be at hand to purchase a conservation easement on 80% of the tract. If this is true, for everyone's sake please, please don't turn them away.

Thank you.

Margaret P. Heath  
Chapel Hill NC 27516

## Amy Harvey

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**From:** Jeanne Brown  
**Sent:** Tuesday, November 16, 2021 5:28 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Loryn Clark; Mary Jane Nirdlinger; Ann Anderson; Amy Harvey; Ross Tompkins  
**Subject:** Fw: Greene Tract  
**Attachments:** Prioritize the vision of the Greene Tract that was developed by the Rogers Road community.; Greene Tract Proposed Land Use Concepts

Council Members,

Please see attached.

Jeanne Brown  
Mayor's Aide  
919-968-2714

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**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Tuesday, November 16, 2021 4:58 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract



**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



## Amy Harvey

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**From:** John Rees <jreesnc@gmail.com>  
**Sent:** Tuesday, November 16, 2021 3:56 PM  
**To:** Town Council  
**Subject:** Prioritize the vision of the Greene Tract that was developed by the Rogers Road community.

**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 Council,

On your agenda Wednesday is a resolution to adopt an updated concept plan for the jointly owned Greene Tract. I suspect that you have received numerous comments being organized by a group known as Friends of the Greene Tract. The Friends of the Greene Tract and others have been making use of flawed parks data to suggest that Chapel Hill ranks last in public open space, and that this is reason to re-evaluate the **decades of community-first planning** that has gone into developing the concept plan before you. The data being cited by this group fails to account for land that is owned and managed by UNC. This includes the 750-acre Carolina North Forest and the 367-acre Mason Farm Biological Preserve.

The truth is that there are large tracts of land permanently preserved within the Chapel Hill and Carrboro jurisdictions that are owned by UNC. Carolina North already has 258 acres of land in a permanent conservation easement, much of that in Carrboro between Bolin Creek and Seawell School Rd. It's unclear that UNC will ever build out Carolina North, but their current concept plan shows development on the 250 acres around the existing airport. This leaves over 500 acres that could be placed into a permanent conservation easement, and this condition is something that could be negotiated by the Town of Chapel Hill as part of any development agreement with the university. This is what open space advocates should be focused on, instead of trying to take the wheel at the last minute and upend a community-led planning process that has resulted in what you're voting on tonight.

In short, please continue to prioritize the vision of the Greene Tract that was developed by the Rogers Road community.

Thank you

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John Rees  
Chapel Hill

## Amy Harvey

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**From:** Massa, Brooke E  
**Sent:** Tuesday, November 16, 2021 2:23 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council  
**Subject:** Greene Tract Proposed Land Use Concepts  
**Attachments:** Greene Tract Site Plan\_NCWRC.pdf

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

Hello-

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract. For further information on the benefits these two alternatives provide for wildlife, please see the attached letter.

Thanks,  
Brooke

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**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

Learn about [HR2773 Recovering America's Wildlife Act](#) to help implement the NC Wildlife Action Plan. [#RecoverWildlife](#)

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## ◊ North Carolina Wildlife Resources Commission ◊

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Cameron Ingram, Executive Director

Chapel Hill Town Council  
Carrboro Town Council  
Orange County Commissioners

Re: Proposed Greene Tract Conceptual Site Plan Alternatives

October 12, 2021

To the County Commissioners, Mayors, and Town Councilmembers,

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Any recommendations provided through this program (and, thus in this letter) are **not regulatory** although they may help development projects meet requirements of applicable environmental permits. Since the Greene Tract is one of the few places in the state where we know that four-toed salamanders (*Hemidactylium scutatum*) are breeding, I was glad to see that all the land use concept options are preserving some of the habitat and habitat connectivity to support conservation of this rare salamander and other species using the streams and riparian habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract.

### ***Rare Salamander Habitat Protection***

The Greene Tract is one of the few places in North Carolina where we know four-toed salamanders occur and are breeding.<sup>1</sup> Four-toed salamanders are a small salamander that uses headwater seeps, streams, and wetlands for breeding. Often these habitats are ephemeral and are not typically protected under state and federal regulations, as such four-toed salamanders are threatened by habitat loss, degradation, and fragmentation. The result being that four-toed salamanders are listed as a NC Special Concern species by the North Carolina Wildlife Resources Commission under the State Endangered Species Act (G.S. 113-331 to 113-337). This means that the population is known to be in decline and requires

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<sup>1</sup> There are approximately 73 current occurrences in the NC Natural Heritage Element Occurrence data. Most of these data are from observations of females on nests, but many are observations of adults with no indications of breeding. North Carolina Natural Heritage Program. 2021. Geographic Information System (GIS) data. NCDNCR, Raleigh, NC. Available at [www.ncnhp.org](http://www.ncnhp.org). (Accessed: 5/23/2021).

monitoring. NCWRC also considered it a Species of Greatest Conservation Need, a non-regulatory status that prioritizes conservation work for this species.<sup>2</sup> Amphibians, such as these, are sensitive to pollution, habitat fragmentation, and other forms of environmental degradation; their presence on the Greene Tract indicates that the environment is a high quality, connected, and functioning ecosystem. Amphibians play an important role in our ecosystem; they are part of the food chain, preying on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

As described in the Greene Tract Environmental Assessment and through fieldwork done by Allison Weakley (Town of Chapel Hill Stormwater Analyst), the four-toed salamander (and many other species of amphibians) is known to be using the seeps of Bolin Creek and Old Field Creek for breeding. Four-toed salamanders seem to prefer laying their eggs in mossy clumps adjacent to streams and wetlands. Eggs can take over a month to hatch. Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and/or wetlands as a terrestrial salamander.

- NCWRC recommends that a minimum 150' no touch buffer be preserved around isolated and ephemeral wetlands to protect *many* of the amphibians using that wetland for breeding.<sup>3</sup>
  - Conceptual Site Plan Alternative 4 is the only site plan that provides a 150' buffer around seeps to protect the breeding habitat for the salamander.

Four-toed salamanders spend most of the year in the surrounding forest - in burrows underground, under rotting logs, and/or in mossy clumps and leaf litter.<sup>4</sup> Four-toed salamanders are known to use forests beyond 150' from their breeding sites for foraging, burrowing, and other salamander activities.

- NCWRC also recommends that an additional 600' beyond that critical habitat buffer be protected as much as possible to protect *most* of the amphibians using the wetland for breeding.<sup>5</sup>

Riparian habitats, such as those along the creeks of the Greene Tract provide important habitat for breeding and foraging habitat for many species of songbirds, amphibians, reptiles, and small mammals.

- To ensure protection of riparian habitat for these terrestrial species, NCWRC recommends a minimum 300' buffer on each side of perennial streams.
  - Conceptual Site Plan Alternative 4 provides a 300' buffer on perennial streams, thus providing the best habitat protection for wildlife species using the riparian habitats.

### **Habitat Connectivity**

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the NCWRC jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. This plan was finalized in late 2019 and is available here: <https://ncbg.unc.edu/research/eno-new-hope-plan/> As of late July 2020, the data for this plan are publicly available via the NC Natural Heritage Program Data Explorer

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<sup>2</sup> NC Wildlife Resources Commission. 2015. NC Wildlife Action Plan. <http://www.ncwildlife.org/plan>

<sup>3</sup> Based on a review of scientific literature. For more information, see: NC Wildlife Resources Commission. 2012. Conservation Recommendations for Priority Terrestrial Wildlife Species and Habitats in North Carolina <http://www.ncwildlife.org/Portals/0/Conserving/documents/ConservingTerrestrialHabitatsandSpecies.pdf>

<sup>4</sup> Meyer, Rachelle. 2008. *Hemidactylium scutatum*. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: [www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html](http://www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html) [2021, May 23].

<sup>5</sup> Ibid.



(<http://ncnhde.natureserve.org/content/map> ). The Greene Tract is part of the priority habitat network, with medium and higher priority habitat patches for all three habitat types used in the assessment (sparsely-settled, mesic hardwoods, and upland forests). Four-toed salamander and box turtles (*Terrapene carolina carolina*) (both documented to occur on the Greene Tract) were used as the representative species to model habitat connectivity within these watersheds because they are species that are sensitive to both size of habitats and distance between patches of habitats. It's encouraging to see that all land use concept alternatives preserve habitat connectivity between breeding and potential breeding sites for four-toed salamanders and protects some upland forest habitat as well. Conceptual Site Plan Alternatives 3 and 4 provide the most connectivity between headwater springs and upland forest habitats for enhanced wildlife protection.

Thank you for the opportunity to review the Greene Tract Conceptual Site Plan Alternatives. NCWRC biologists are available for further consultation on this and other projects that have potential impacts to wildlife habitat.

Thank you for your time and consideration,



Brooke Massa  
Land Conservation Biologist  
2430 Turner Rd. Mebane, NC 27302  
919-630-3086, brooke.massa@ncwildlife.org

## Amy Harvey

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**From:** Jeanne Brown  
**Sent:** Wednesday, November 17, 2021 5:54 PM  
**To:** Karen Stegman; Hongbin Gu; Amy Ryan; Michael Parker; Pam Hemminger; Jess Anderson; Allen Buansi; Tai Huynh; Camille Berry; Paris Miller-Foushee; Adam Searing  
**Cc:** Maurice Jones; Mary Jane Nirdlinger; Loryn Clark; Ann Anderson; Amy Harvey; Judy Johnson  
**Subject:** Fw: Greene Tract  
**Attachments:** Greene Tract; Greene Tract Joint Resolution comments - Center for Biological Diversity; Greene Tract: correcting misrepresentations and urging movement forward; RE: Greene Tract Joint Resolution comments - Center for Biological Diversity; RE: Greene Tract Proposed Land Use Concepts; I support saving more of the Greene Tract Forest

Council members,

Attached please find additional e-mails regarding the Greene Tract.

Sincerely,

Jeanne Brown  
Mayor's Aide  
919-968-2714

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**From:** Jeanette Coffin <jcoffin@townofchapelhill.org>  
**Sent:** Wednesday, November 17, 2021 3:44 PM  
**To:** Jeanne Brown <jbrown2@townofchapelhill.org>  
**Subject:** Greene Tract



**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



## Amy Harvey

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**From:** Melissa McCullough <melissamccnc@gmail.com>  
**Sent:** Tuesday, November 16, 2021 11:21 PM  
**To:** Town Council  
**Subject:** 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)

Dear Mayor and Council,

On your agenda Wednesday is a resolution to adopt an updated concept plan for the jointly owned Greene Tract. I urge you to do so.

I cannot begin to summarize the issues as cogently as Carolyn Dwyer did in her Chapelboro article (<https://chapelboro.com/town-square/viewpoints-greene-tract>), but I agree with her every word, and hope that you all have read and digested it.

I have been at past Greene Tract meetings at the RENA center, including the one Sunday last. I have heard Reverend Campbell speak and spoken myself with some of the neighbors. I have been appalled at the environmental racism and broken promises inflicted on the historic neighborhoods' residence over the decades by the local governments.

You have a chance Wednesday to actually fulfill those promises.

I understand that y'all are under pressure from noisy privileged white people, who are so tone deaf as to bring Lycra-uniformed teens on expensive trail bikes to a poor neighborhood community center. But the arguments they make are based on mischaracterized "quotes" from the "Mapping our Community's Future" report, misuse of incomplete crowdsourced data on Chapel Hill park acreage, and an offensive paternalism toward the Rogers Road residents.

I am an ecologist, and I could go on ad nauseum about how the sprawl pattern of development in which those privileged white people live has destroyed more forest than the amount that will be used for housing and mixed use development on the Greene Tract. But the real bottom line about this argument is not one about protecting forests.

The real bottom line about this is are you going to trade mountain bike trails for the well-to-do in exchange for the debts and promises owed to this historic neighborhood by the town of Chapel Hill?

I hope not. Please approve the resolution for the Greene Tract, as the Board of County Commissioners and Carrboro Town Council have just done.

Thank you.  
Melissa McCullough

## Amy Harvey

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**From:** Will Harlan <wharlan@biologicaldiversity.org>  
**Sent:** Tuesday, November 16, 2021 7:42 PM  
**To:** Town Council  
**Subject:** Greene Tract Joint Resolution comments - Center for Biological Diversity  
**Attachments:** Greene Tract comments.pdf

**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 Town of Chapel Hill Council Members and Mayor,

Attached are comments from the Center for Biological Diversity on behalf of its 1.7 million members regarding the Greene Tract Joint Resolution. Thank you for the opportunity to comment.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
828-230-6818



November 16, 2021

To: Orange County Board of County Commissioners, the Carrboro Town Council, and the Chapel Hill Town Council

**RE: Greene Tract**

Dear Commissioners and Council Members:

The Center for Biological Diversity and its 1.7 million members and supporters across the country urge you to protect the Greene Tract for its rare species, habitat diversity, carbon sequestration, and public use.

The Board and the Town Councils should vote NO on this proposal and direct their planning departments to work on the previous 2016 Community Resolution that sets aside 20% of this property for affordable housing and puts the remaining 80% into an easement for conservation and public park use.

The Greene Tract is a 167-acre parcel of publicly owned land. Center for Biological Diversity encourages you as elected officials to act in the public interest and protect public resources.

The Greene Tract is one of the last remaining places in the state where the four-toed salamander (*Hemidactylium scutatum*) are breeding and nesting. The four-toed salamander is listed as a Species of Special Concern under the North Carolina Endangered Species Act, and it is designated a Species of Greatest Conservation Need designated by the North Carolina Wildlife Resources Commission. The four-toed salamander is also being petitioned for federal listing protections under the Endangered Species Act. The populations are known to be in decline and requiring monitoring, and their habitats are significantly threatened.

Four-toed salamanders only nest in rare spring and seep habitats, which are abundant in the Greene Tract. As described in the Greene Tract Environmental Assessment, four-toed salamanders have been observed nesting in the seeps of old Field Creek and Bolin Creek. They lay their eggs beneath Sphagnum moss adjacent to streams and wetlands. Females guard their eggs for over a month, never leaving the eggs. Some females succumb to starvation before their eggs hatch.

Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and onto land as a terrestrial salamander, dependent on mature, intact forests. They disperse widely and move between breeding sites.

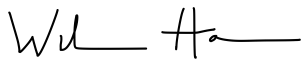
Four-toed salamanders play an important role in our ecosystem. They feed on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the North Carolina Wildlife Resources Commission jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. The Greene Tract was highlighted and selected to be part of the priority habitat network. In addition, the Greene Tract was selected to include corridors within it to connect habitat patches. These corridors are critical for species like four-toed salamander. The protection of wildlife corridors ensures that wildlife will have the ability to move across the landscape to find food, shelter, and mates and can adapt to our changing climate.

Other rare and sensitive salamanders, frogs, turtles, birds, mammals, and plants depend on the wetlands and spring-and-seep habitat provided by the Greene Tract. The current proposal for developing up to 97 acres of publicly owned land is incompatible with protection of the four-toed salamander and other rare and sensitive species inhabiting the Greene Tract. It is also incompatible with your mandate as elected officials entrusted to protect public lands, public interest, and the public good.

Please vote no on the joint resolution. Instead, create plans for the Greene Tract that protect the four-toed salamander and other species that depend on it. Protecting the Greene Tract for its conservation, recreation, and public use is the best and highest use of this publicly owned resource.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Harlan". The signature is fluid and cursive, with a long horizontal line extending from the end.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
North Carolina Office  
828-230-68218

## Amy Harvey

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**From:** Hudson Vaughan <hudson.vaughan@gmail.com>  
**Sent:** Tuesday, November 16, 2021 5:39 PM  
**To:** ocbocc@orangecountync.gov; Town Council; council@townofcarrboro.org  
**Cc:** robert campbell; george; Delores Bailey; Kathy Atwater  
**Subject:** Greene Tract: correcting misrepresentations and urging movement forward

**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 Mayors/Chair, Council Members, and Commissioners,

I want to add my voice to those urging you to move forward this week with the recombination, conceptual plan, and continued planning efforts for the Greene Tract. As many of you may know, I was one of the facilitators of the *Mapping Our Community's Future* planning efforts and spent several years working alongside and learning from the incredible leaders like Rev. Campbell and Mr. and Mrs. Caldwell as well as hearing the powerful, diverse visions of dozens of long-term neighbors from across Rogers Road.

I feel compelled to write you given the consistent misrepresentations of *Mapping Our Community's Future* utilized by the "Friends of the Greene Tract" and others seeking to subvert planning and development efforts before they are even underway. *Mapping Our Community's Future* emerged as a nuanced vision and set of strategies, not as a land use plan. And it was an effort to begin the important conversations about development and conservation that saw these concepts going hand-in-hand. Instead, one small bullet point of the plan has been continually used to represent a static sense of community against the much deeper purpose and visions of the plan and, even more importantly, against the continued attempts by Rogers Road leaders to correct these interpretations. While there are legitimate concerns with how best to balance many priorities on the Greene Tract, the misrepresentations being used in opposition -- in the name of equity no less-- are not attempts for serious dialogue or attempts to achieve serious equitable development.

A few critical points that this debate has raised for me:

- **% area misrepresentations:** The cherry-picking of the "80%" statistic from our joint report is flat out wrong. The plan was completed in a context before the environmental studies specified the Headwater Preserve and before it was clear that neighboring land like the Neville Tract and land owned by Duke Forest could not be utilized to fulfill development priorities (over 30 acres). The statistic was meant to be a placeholder for the idea that many neighbors wanted to see critical environmental areas of the Greene Tract (thought to be larger at the time) conserved, but it was not meant to be used over and against critical community development priorities, nor to name a hard and fast limit. In fact, if the 30+ acres of development on these other tracts were included in the Greene Tract, the acreage distributions would be similar to the current conceptual plan
- **Idea of Conservation:** As Caroline Dwyer rightfully pointed out in her article in Chapelboro, the idea of conservation presented in *Mapping Our Community's Future* was never intended to support leaving the Greene Tract as it is. **What currently exists is not a preserved forest, park, or equitable, accessible space as it has been framed. It is a large property that functions as a white specialized-interest backyard -- nearly entirely inaccessible except for mountain bikers and four wheelers.** If the goal of the "Friends of the Greene Tract" was truly to create more affordable housing and equitable parks, they would urge you to move forward with planning and participate actively in advocating for more deeply affordable housing, crafting thoughtful use and accessibility of the large areas of preserved space in the plan, and help balance the many interests at stake, instead of attempting to subvert movement altogether. This is clearly a strategy aimed to delay any movement for the sake of preserving what currently exists.

- **Impact of Further Delay:** Delaying planning processes again for the Greene Tract will ensure that no affordable housing or creative community development is built on the site for many more years to come. It will ensure that no thoughtful, planned conservation occurs in the way Rogers Road neighbors defined it in the report five years ago. This is unacceptable to the visions laid out in the report and shared by many long-term Rogers Road neighbors. It is also unacceptable in the midst of our affordable housing crisis.

There are important issues of conservation to be considered as the process proceeds: how to provide proper buffers for Rogers Road and Billabong neighbors, how to build thoughtfully around the Headwaters, how to proceed with proper road access that respects land, nature, and neighbors, how to mobilize pathways of connection, etc. But none of these considerations should prevent movement forward. Instead, they should be integrated into critical conversations that start by moving forward this week with a conceptual plan -- and by moving from conceptual maps into actual planning.

I urge you to move forward so that critical dialogue about and movement toward equitable development, urgent affordable housing, and true conservation can begin.

Thank you!

Hudson



## Amy Harvey

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**From:** Caroline Dwyer <cdwyer@ciesthatwork.com>  
**Sent:** Wednesday, November 17, 2021 12:39 PM  
**To:** Will Harlan  
**Cc:** Town Council  
**Subject:** RE: Greene Tract Joint Resolution comments - Center for Biological Diversity

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Will-

I'm not sure why you sent this to me. But since you did, I have a few thoughts to share.

First, thank you for your good work on behalf of our state's most vulnerable species. I appreciate this work and I think you'll find that we share many similar concerns.

I certainly appreciate and share your worries about habitat fragmentation – it's a crisis. And it's clearly the reason the four toed salamander is trapped on this parcel in the first place. As I'm sure you know, the worst driver of habitat fragmentation is urban sprawl and large-lot single family zoning, with lots and lots of roads connecting places that are very, very spread out. This is the dominant pattern of development in Chapel Hill.

The Historic Rogers Road Neighborhood residents NEVER participated in or benefitted from this type of development. In fact, for a long time, racist and discriminatory policies legally prevented them from sharing in the bounty and inter-generational wealth created by this development. Did you know that the Rogers/Eubanks neighborhood has the largest concentration of long-time residents (40 years+) in all of Chapel Hill? Current residents and their ancestors worked and lived off this land, first as forced and enslaved laborers, then as exploited tenant farmers, and – finally – as renters or homeowners in a community they helped build over centuries (but located in the ETJ, they are *still* not able to cast a vote in Town affairs, even though these regulations govern their lives and properties). And then, in 1972, the County, having run out of other options (there were at least 13) located an unlined, 80-acre landfill (accompanied by big promises) in this neighborhood. Did you know that the Greene Tract was originally purchased for an *expansion* of landfill? The poor four toed salamander would never even have had a chance.

And now we're coming back for the last remaining land of value in the Historic Rogers Road Neighborhood, that has been a substantive part of the promises made to this community for nearly 50 years?

There is no scenario where it is right or fair that we force this community – yet AGAIN – to bear the burdens of irresponsible, unsustainable growth and development that has NEVER benefitted them. Where we, again, ask them to sacrifice their needs, dreams, future, health, desires, and visions to atone for our bad decisions.

Like you, Will, my passion and values are first and foremost focused on the most vulnerable places and living beings in our communities. And right now, that means not looking away or staying quiet while this neighborhood full of kind, hardworking, big hearted, community-oriented, and MARGINALIZED people is thrown under the bus AGAIN because wealthy white people don't want to pay the high price for our excessive, extravagant lifestyles or find a new place to ride their bike, or – heaven forbid – have workforce housing within a stone's throw of their 2,000 ft<sup>2</sup> home sitting on their acre of land.

To truly protect vulnerable species and halt the fragmentation of land, we must focus on actions with big impacts and big benefits – zoning, land use, and development regulation reform; reducing consumption; supporting multimodal

transportation; green infrastructure; climate resilience; and so much more. As you consider your involvement in this issue, I hope *these* are the solutions your organization advocates for, instead of one parcel of land that was once thought only good enough for a garbage dump but that now forms the core of a vision for a community of people who really need our support right now.

Best,  
Caroline Dwyer

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**From:** Will Harlan <wharlan@biologicaldiversity.org>  
**Sent:** Tuesday, November 16, 2021 7:42 PM  
**To:** mayorandcouncil@townofchapelhill.org  
**Subject:** Greene Tract Joint Resolution comments - Center for Biological Diversity

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Dear Town of Chapel Hill Council Members and Mayor,

Attached are comments from the Center for Biological Diversity on behalf of its 1.7 million members regarding the Greene Tract Joint Resolution. Thank you for the opportunity to comment.

Will Harlan  
Senior Biologist  
Center for Biological Diversity  
828-230-6818

## Amy Harvey

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**From:** Massa, Brooke E  
**Sent:** Wednesday, November 17, 2021 1:46 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; Town Council  
**Subject:** RE: Greene Tract Proposed Land Use Concepts  
**Attachments:** Greene Tract Site Plan\_NCWRC.pdf; Greene Tract Proposed Preservation Areas by Environmental Staff 2021-09-27 with map.pdf

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Hello –

To clarify, my comments about the land use concept alternatives were those developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, which I have attached. I realized that my comments may have been mistaken to be about Synterra's Environmental Assessment; they were not.

Thanks  
Brooke

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**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

Learn about [HR2773 Recovering America's Wildlife Act](#) to help implement the NC Wildlife Action Plan. [#RecoverWildlife](#)

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**From:** Massa, Brooke E  
**Sent:** Tuesday, November 16, 2021 2:23 PM  
**To:** ocbocc@orangecountync.gov; council@townofcarrboro.org; mayorandcouncil@townofchapelhill.org  
**Subject:** Greene Tract Proposed Land Use Concepts

Hello-

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract. For further information on the benefits these two alternatives provide for wildlife, please see the attached letter.

Thanks,

Brooke

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**Brooke Massa // Land Conservation Biologist**  
Division of Habitat Conservation

**NC Wildlife Resources Commission**  
(919)630-3086  
[ncwildlife.org](http://ncwildlife.org)

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## ◊ North Carolina Wildlife Resources Commission ◊

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Cameron Ingram, Executive Director

Chapel Hill Town Council  
Carrboro Town Council  
Orange County Commissioners

Re: Proposed Greene Tract Conceptual Site Plan Alternatives

October 12, 2021

To the County Commissioners, Mayors, and Town Councilmembers,

The NC Wildlife Resources Commission (NCWRC) is a partner in the Eno New Hope Landscape Conservation Group and was informed that the county commissioners and town council members will be considering a Resolution of Support for a draft Greene Tract Land Use Concept Map and that the jurisdictions have provided an opportunity for public comment on the proposed conceptual site plan alternatives. Through the NCWRC's Green Growth Toolbox Program, NCWRC biologists can provide information to inform decision-makers on how to avoid and minimize impacts to natural resources and wildlife habitats. Any recommendations provided through this program (and, thus in this letter) are **not regulatory** although they may help development projects meet requirements of applicable environmental permits. Since the Greene Tract is one of the few places in the state where we know that four-toed salamanders (*Hemidactylium scutatum*) are breeding, I was glad to see that all the land use concept options are preserving some of the habitat and habitat connectivity to support conservation of this rare salamander and other species using the streams and riparian habitats. Conceptual Site Plan Alternatives III and IV, developed by Orange County's, Carrboro's, and Chapel Hill's environmental staff, provide enhanced conservation of wildlife habitats on the site; Conceptual Site Plan IV is based, in part, on NCWRC's official habitat conservation recommendations and provides the best habitat protection, of the four alternatives, for the wildlife species that are a conservation priority on the Greene Tract.

### ***Rare Salamander Habitat Protection***

The Greene Tract is one of the few places in North Carolina where we know four-toed salamanders occur and are breeding.<sup>1</sup> Four-toed salamanders are a small salamander that uses headwater seeps, streams, and wetlands for breeding. Often these habitats are ephemeral and are not typically protected under state and federal regulations, as such four-toed salamanders are threatened by habitat loss, degradation, and fragmentation. The result being that four-toed salamanders are listed as a NC Special Concern species by the North Carolina Wildlife Resources Commission under the State Endangered Species Act (G.S. 113-331 to 113-337). This means that the population is known to be in decline and requires

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<sup>1</sup> There are approximately 73 current occurrences in the NC Natural Heritage Element Occurrence data. Most of these data are from observations of females on nests, but many are observations of adults with no indications of breeding. North Carolina Natural Heritage Program. 2021. Geographic Information System (GIS) data. NCDNCR, Raleigh, NC. Available at [www.ncnhp.org](http://www.ncnhp.org). (Accessed: 5/23/2021).

monitoring. NCWRC also considered it a Species of Greatest Conservation Need, a non-regulatory status that prioritizes conservation work for this species.<sup>2</sup> Amphibians, such as these, are sensitive to pollution, habitat fragmentation, and other forms of environmental degradation; their presence on the Greene Tract indicates that the environment is a high quality, connected, and functioning ecosystem. Amphibians play an important role in our ecosystem; they are part of the food chain, preying on insect populations and providing nourishment to birds and mammals. They also contribute to nutrient cycling within the forest floor and in wetlands.

As described in the Greene Tract Environmental Assessment and through fieldwork done by Allison Weakley (Town of Chapel Hill Stormwater Analyst), the four-toed salamander (and many other species of amphibians) is known to be using the seeps of Bolin Creek and Old Field Creek for breeding. Four-toed salamanders seem to prefer laying their eggs in mossy clumps adjacent to streams and wetlands. Eggs can take over a month to hatch. Upon hatching, the gilled larvae will move into adjacent wet areas and undergo metamorphosis, which will usually take a little over a month, before emerging from the streams and/or wetlands as a terrestrial salamander.

- NCWRC recommends that a minimum 150' no touch buffer be preserved around isolated and ephemeral wetlands to protect *many* of the amphibians using that wetland for breeding.<sup>3</sup>
  - Conceptual Site Plan Alternative 4 is the only site plan that provides a 150' buffer around seeps to protect the breeding habitat for the salamander.

Four-toed salamanders spend most of the year in the surrounding forest - in burrows underground, under rotting logs, and/or in mossy clumps and leaf litter.<sup>4</sup> Four-toed salamanders are known to use forests beyond 150' from their breeding sites for foraging, burrowing, and other salamander activities.

- NCWRC also recommends that an additional 600' beyond that critical habitat buffer be protected as much as possible to protect *most* of the amphibians using the wetland for breeding.<sup>5</sup>

Riparian habitats, such as those along the creeks of the Greene Tract provide important habitat for breeding and foraging habitat for many species of songbirds, amphibians, reptiles, and small mammals.

- To ensure protection of riparian habitat for these terrestrial species, NCWRC recommends a minimum 300' buffer on each side of perennial streams.
  - Conceptual Site Plan Alternative 4 provides a 300' buffer on perennial streams, thus providing the best habitat protection for wildlife species using the riparian habitats.

### **Habitat Connectivity**

In 2016, the Eno New Hope Landscape Conservation Group was formed to bring together natural resources management and conservation professionals working in the Eno and New Hope watersheds to address concerns over habitat fragmentation in these rapidly developing watersheds. Orange County and the NCWRC jointly funded a landscape-scale habitat analysis to identify priority wildlife habitat patches and corridors for sensitive wildlife species in the Eno and New Hope watersheds. This plan was finalized in late 2019 and is available here: <https://ncbg.unc.edu/research/eno-new-hope-plan/> As of late July 2020, the data for this plan are publicly available via the NC Natural Heritage Program Data Explorer

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<sup>2</sup> NC Wildlife Resources Commission. 2015. NC Wildlife Action Plan. <http://www.ncwildlife.org/plan>

<sup>3</sup> Based on a review of scientific literature. For more information, see: NC Wildlife Resources Commission. 2012. Conservation Recommendations for Priority Terrestrial Wildlife Species and Habitats in North Carolina <http://www.ncwildlife.org/Portals/0/Conserving/documents/ConservingTerrestrialHabitatsandSpecies.pdf>

<sup>4</sup> Meyer, Rachelle. 2008. *Hemidactylium scutatum*. In: Fire Effects Information System, [Online]. U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station, Fire Sciences Laboratory (Producer). Available: [www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html](http://www.fs.fed.us/database/feis/animals/amphibian/hesc/all.html) [2021, May 23].

<sup>5</sup> Ibid.

(<http://ncnhde.natureserve.org/content/map> ). The Greene Tract is part of the priority habitat network, with medium and higher priority habitat patches for all three habitat types used in the assessment (sparsely-settled, mesic hardwoods, and upland forests). Four-toed salamander and box turtles (*Terrapene carolina carolina*) (both documented to occur on the Greene Tract) were used as the representative species to model habitat connectivity within these watersheds because they are species that are sensitive to both size of habitats and distance between patches of habitats. It's encouraging to see that all land use concept alternatives preserve habitat connectivity between breeding and potential breeding sites for four-toed salamanders and protects some upland forest habitat as well. Conceptual Site Plan Alternatives 3 and 4 provide the most connectivity between headwater springs and upland forest habitats for enhanced wildlife protection.

Thank you for the opportunity to review the Greene Tract Conceptual Site Plan Alternatives. NCWRC biologists are available for further consultation on this and other projects that have potential impacts to wildlife habitat.

Thank you for your time and consideration,



Brooke Massa  
Land Conservation Biologist  
2430 Turner Rd. Mebane, NC 27302  
919-630-3086, brooke.massa@ncwildlife.org

## Amy Harvey

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**From:** Margaret <mheath1@nc.rr.com>  
**Sent:** Friday, November 12, 2021 6:28 PM  
**To:** Town Council; ocbocc@orangecountync.gov; council@townofcarrboro.org  
**Subject:** I support saving more of the Greene Tract Forest

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Dear Council Members and County Commissioners:

Slow down.

Remnants are all we've got now of our CH and Carrboro forests. Don't send the bulldozers in on the Greene Tract. Honor the community agreement forged in 2016 that preserves 80% of the tract and builds affordable housing on 20% of it.

Time after time your bodies have approved projects that lack an appropriate amount of affordable housing. Now you would sacrifice the majority of the Greene Tract for affordable housing AND market rate housing plus a school? How can this be??

I hear that generous donors may be at hand to purchase a conservation easement on 80% of the tract. If this is true, for everyone's sake please, please don't turn them away.

Thank you.

Margaret P. Heath  
Chapel Hill NC 27516