

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:06 AM
To: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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



"Its going to be an Awesome day and an even Greater week.
Expecting nothing but good news, great things and positive interactions.
Ase'

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Thursday, January 26, 2023 12:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

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

Form Name: Contact Mayor and Council
Date & Time: 01/26/2023 12:10 AM
Response #: 661
Submitter ID: 15478
IP address: 45.132.227.213
Time to complete: 14 min. , 48 sec.

Survey Details

Page 1

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

1. Name

Rebecca Fox

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor Hemminger and Council Members,
I was at the meeting tonight and wasn't able to stay to comment. Sick kid.
My husband and I own our house in the Laurel Hill neighborhood. We enjoy raising our children here and are pleased to steward an architecturally significant building.
We *support* the proposed land use changes. Chapel Hill needs more variety of every kind and is in desperate need of more housing.
Our neighborhood's aesthetics are already changing; a unique 100-year old house was torn down, and another single-family house is being built in its place.
We also want urban walkability.
Thanks!
Rebecca Fox and Leon Scroggins

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

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: S Chatterjee
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMOTA

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: S Chatterjee <stchatter@gmail.com>
Sent: Wednesday, January 25, 2023 7:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMOTA

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

To the town government—

I am shocked at the way that you in the town government have pushed this rezoning through with no regard for our opinions or our rights as property owners. We have received no notice and if hadn't been circulated by a neighbor we never would have known. The hypocrisy of standing for democracy and then pushing this change through in this underhanded way is startling, it is how Republicans conduct themselves, not us.

Chapel Hill is unique. It is a leafy beautiful university town. Don't make a mockery of our Historic Districts. Don't turn us into Cary, Morrisville and Chatham and Johnston counties. As a former New Yorker, I can tell you that increasing density does not lead to increased diversity and equity. You will just turn a unique town into a homogeneous development (see the many articles lamenting the loss of individual character in American towns)—that will be inhabited by students who have wealthy parents. Middle income people will be priced out no matter how much housing you build. What middle income families want to live in a duplex or triplex or apartment building? They want houses with yards, playgrounds and parks. And surely they don't want overcrowded schools and traffic jams. All you will do is raise property values even more—and make developers even more rapacious—and richer, and make our lovely small town into an overcrowded concrete jungle.

I entreat you to find a way to increase diversity and equity that will not only be actually effective, but also will not alienate the majority of the population which you purport to represent.

Thank you for your time in reading this.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Gordy Moore
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Writing in support of proposed land use text amendment - yes to Missing Middle!

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

From: Gordy Moore <gordy.moore@gmail.com>
Sent: Wednesday, January 25, 2023 6:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Laura Abril <lauramabril@gmail.com>
Subject: Writing in support of proposed land use text amendment - yes to Missing Middle!

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

Dear Mayor Hemminger and Chapel Hill Town Council members,

Thank you for the opportunity to comment on the proposed land use/zoning ordinance text amendment changes that are up for consideration at tonight's Town Council meeting.

I am writing tonight in **full and strong support** allowing for greater housing choice and options to both current and future Chapel Hill residents! My partner and I, who is CCd on this email, hope that you will approve the text amendment and help make Chapel Hill a more 'complete community.' Before moving to Chapel Hill in June of last year, I lived exclusively in Missing Middle housing for over five years in St. Paul and Minneapolis, Minnesota, and can vouch for how wonderful it is to have apartment (or condo) options that are of smaller sizes and in a wider variety of neighborhoods. I can also assuage any concerns that a mixed-housing-type neighborhood is in any way undesirable--on the contrary, the most pleasant and vibrant neighborhoods I've lived in have had a mix of single-family homes and all levels of Missing Middle housing.

As a professional in my late 20s who is new to the town, I enormously appreciate and share in the pride town residents take in life-enriching amenities such as the wonderful library, parks and greenways, and cultural facilities. However, one area of improvement for the town is to address the limited variety of housing options and high rent/home prices. Put simply, it is hard for new arrivals like my partner (who is a grad student at UNC) and I to find quality housing that has space and doesn't break the bank.

When we started our housing search in the Chapel Hill area, we had thought about purchasing a condo unit, but options were few, often in farther-off locations, and/or highly priced. As we looked further, I was surprised to see that almost all available apartments were in large complexes, sometimes with amenities we didn't need, and often located near polluting, noisy roads and highways. My partner (who has also lived in duplexes and a fourplex as well) and I think it would be great if Chapel Hill had housing options like duplexes, triplexes or fourplexes in more residential settings

Additionally, single-family homes in Chapel Hill are astronomically expensive and out of reach despite our household earning a good income and having savings, so over time, the gradual addition of more both moderately-priced condo units in buildings like tri/fourplexes (common in Minneapolis) could help provide more achievable housing options for young people.

All said, zoning and housing should not be a one-size-fits-all situation. The vast majority of the town, including beautiful neighborhoods with access to parks and proximity to amenities, should not be off-limits to renters who may not have the means or interest in living in more expensive, giant apartment developments.

I look forward to seeing Chapel Hill grow and prosper as these new Missing Middle-permissive changes are passed.

Sincerely,
Gordy Moore and Laura Abril
27514, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Samuel Gee
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: STRONG SUPPORT OF DENSE HOUSING

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

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

From: Samuel Gee <samuellewisgee@gmail.com>
Sent: Wednesday, January 25, 2023 6:31 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: STRONG SUPPORT OF DENSE HOUSING

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

Hello!

My name is Samuel Gee, and I've lived in Chapel Hill for six years and change. I'm writing in STRONG support of the proposal to allow property owners to build new types of housing on their land besides single-family homes. More housing means more space for more residents; more housing means more market competition means cheaper rents;

more housing means our neighbors can afford to keep a roof over their heads. Denser housing also means that the town won't have to sprawl into the countryside and ruin the environment. I'm very excited that the town council's taking steps to make Chapel Hill more affordable. More townhouses! More duplexes! More triplexes! More community, more neighbors, more close friends!

Kindest regards

YH&OS

-Sam

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, January 26, 2023 9:07 AM
To: Sue Goodman
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing proposal

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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: Sue Goodman <segmobil@gmail.com>
Sent: Wednesday, January 25, 2023 5:08 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Housing proposal

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

Dear Council Members:

I write in support of the recommendations of the housing choices proposal. Chapel Hill must find a way to allow people who work here to live here, and this is a rational way to address at least a small part of that need.

Respectfully,

Sue Goodman
segmobile@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 9:10 AM
To: Emily Gvino
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Support for housing choices proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: Emily Gvino <emilygvino@gmail.com>
Sent: Thursday, January 26, 2023 4:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Support for housing choices proposal

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

Dear Mayor and Town Council,

I moved to Chapel Hill almost 6 years ago to attend graduate school at UNC and with the intent of building a new life in this community. I've always wanted to live in North Carolina, and Chapel Hill was the perfect place for the next chapter in my life.

I'm currently renting an apartment in a large apartment complex, far from my workplace and not walkable to shopping, dining, and other recreation opportunities. My husband and I have been saving to buy a home for awhile...However, rent keeps increasing in our apartment complex and the housing market here is unaffordable to us. Even though we are both employed full-time in great careers with solid incomes, we cannot afford a home where we want to live. Less expensive homes require additional costs to cover repairs and updates that we can't afford to take on.

We are also responsible for aging parents, and at least one parent may live with us in the near future or need additional assistance. To support our parents, we need to think about flexible housing options that allow an accessory dwelling unit or have additional space nearby, like a duplex.

We are greatly in support of the housing choices proposal. Having more options like townhomes, duplexes, and three-family units would be enormously beneficial to people like us. Many people my age are excited about living here and investing in our community but need an easier entrance to the housing market in Chapel Hill neighborhoods. Different housing choices would improve affordability. Purchasing housing choices like a duplex, where we could rent out the other unit, would allow us to live in Chapel Hill's lovely neighborhoods and provide another housing unit to a community member. We hope that this proposal is adopted to allow more of these types of housing choices to be built in Chapel Hill. Thank you for your time and consideration of this proposal.

Sincerely,

Emily and Irakli Gvino
Chapel Hill Residents

--

Emily Jan Gvino, MCRP, MPH

330-620-6949 | [linkedin.com/in/emilyjgvino](https://www.linkedin.com/in/emilyjgvino)

Pronouns: she/her/hers ([why pronouns matter](#))

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:53 PM
To: Maria Teresa Unger Palmer
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of Revised LUMO

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

From: Maria Teresa Unger Palmer <mariatpalmer@gmail.com>
Sent: Friday, January 27, 2023 3:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of Revised LUMO

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

Dear Chapel Hill Town Council,

I am writing in support of expanding housing choices in Chapel Hill by moving forward with more inclusionary zoning.

As a 28-year resident of Chapel Hill, I want to thank you for working to change our town's LUMO in ways that keep faith with our vision of who we are--or at least who we want to be, and not just seem--a college town where all are welcomed. Esse quam videri.

When my young family moved to Chapel Hill in 1994 (just in time to help organize the first Fiesta del Pueblo), we met an older couple who made us feel welcomed as graduate students and helped spoil our kids. Roni and Mickey were in their late 50's (older to us then!), and their only daughter had left for college. Roni worked as a lab assistant and Mickey was a small contractor. They loved Chapel Hill, where they had raised their daughter, and were hoping to retire here. The problem was that they couldn't afford it. They needed to build a rental unit to have some supplemental income, and our LUMO didn't allow it. So they sold their house and moved into Ramsgate apartments, where we spent a happy year as neighbors, while Mickey built their house and rental off in the county.

Worries about being too far from services, no access to transit, etc. led them to eventually sell their home and move to another town. Chapel Hill lost two wonderful residents who had worked hard for this community.

People like Roni and Mickey, like my husband and me, who don't have an investment portfolio, but who have worked hard and helped make Chapel Hill what it is, deserve the opportunity to stay in Chapel Hill. We need housing options to meet this need.

Please stay the course and revise the LUMO to offer many options for multi-family dwellings of all sizes.

Forward together,

Maria

Maria Teresa U. Palmer, Ed.D.
303 Forbush Mtn. Dr.
Chapel Hill, NC 27514
(919) 260-4361

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:55 PM
To: Charles Liner
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: What is being built now, before the floodgates are opened

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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[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: Charles Liner <cdliner@yahoo.com>
Sent: Friday, January 27, 2023 11:52 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: What is being built now, before the floodgates are opened

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

Here are two examples of "gentle density" occurring now, before such things are allowed in our neighborhoods.



Fourplexes (apparently) at Franklin and Elizabeth. I counted 17 cars in this view.



Beautiful duplexes on Hillsborough Road one block east of MLK Blvd.
Single family home shown at left.

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 3:55 PM
To: Triangle BlogBlog
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project

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

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[Chapel Hill, NC 27514](#)
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From: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Friday, January 27, 2023 10:50 AM
To: Triangle BlogBlog <triangleblogblog@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project

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

We're launching the Chapel Hill (and maybe Carrboro) Inclusion Project and are asking for your help.

As [we've been reporting for several months](#), the Town of Chapel Hill is exploring ways to expand housing choices by making housing that is currently illegal in many neighborhoods – missing middle housing like duplexes, triplexes, and quadruplexes – legal. Such changes are not a magic bullet to address the housing crisis affecting the Triangle (and much of America), but they are an important first step to enabling more homes and different types of home to be built. It's

also important to begin to undo the legacy of discriminatory housing practices – restrictive covenants were often adopted to ensure that only whites (and non-Jews) could own homes in certain neighborhoods.

Because we believe in the town's effort and want to help, **we're launching a project to understand and catalogue the extent of exclusionary neighborhoods and Chapel Hill** – i.e., neighborhoods that only allow the most expensive types of homes – in hopes of helping the Town and current homeowners build more welcoming neighborhoods.

What is the Chapel Hill Inclusion Project?

Inspired by the [Hacking into History group](#) in Durham, we want to crowdsource research into Chapel Hill neighborhoods to identify legal restrictions that limit the ability to build anything other than a single-family detached home in those neighborhoods. Such restrictions can be found in neighborhood covenants and HOA bylaws.

Some of these documents are publicly available, but it takes some digging to find them. Others are only available to people who live in these neighborhoods, so we need neighborhood liaisons to help find find them.

Chapel Hill has over 200 neighborhoods. So we need a team of volunteers to divide and conquer to find and catalogue which neighborhoods only allow the most expensive types of homes.

Can't the town do this?

The town *is* doing this, we want to help them so they don't get bogged down in this task. In response to the housing choice proposal town council is currently considering, residents have called for the town to document which neighborhoods might be impacted by the changes and which might not (depending on what's included in covenants or HOA bylaws, certain neighborhoods may be able to block gentle density housing types even if town council legalizes them town wide.

The town staff working on the missing middle project are fantastic, but it's a small team. If they have to research hundreds of neighborhoods on their own, the project could be delayed for many months (which is exactly what a small minority of homeowners in Chapel Hill want – they are trying to stall the project until after the election in hopes that the next Council will shut it down).

OK, what do you need?

You! We need historians and planners and library students and folks with GIS and data management and web design skills and kindhearted nerds of all varieties to find and review neighborhood covenants for exclusionary terms, such as a restriction that only allows single-family homes on 1-acre lots. We're not going to lie, it's a bit tedious, but also pretty interesting. (You'll learn a lot about how decisions made decades ago have shaped how Chapel Hill looks today).

We also need people living in neighborhoods with HOAs to find their bylaws and identify exclusionary polices, such as banning duplexes or garage apartments (ADUs). If you own a home in a neighborhood with an HOA, you probably received the bylaws at your closing, or you can request them from the HOA or find them on your neighborhood's website.

What are you going to do with this information?

We'd like to do several things:

1. First, we simply want to collect and analyze the data and map neighborhoods according to how exclusive or inclusive they are
2. Then, we want to share our data with town staff to aid their similar search
3. Longer-term, we want to build a network of neighbors who want more neighbors. Changing Chapel Hill from an exclusionary to inclusionary place is going to take a lot of time and energy and pushing back on the usual suspects who don't want it to change.

If all goes well, we'd like to expand this to Carrboro. For now, since Chapel Hill is actively working on this, we want to start there.

How much time do you need?

It depends on how many people sign up and how you'd like to help.

If you want to help review covenants, some are very easy to find, say 5 minutes, while others might take 15 minutes or more. We'd probably ask volunteers to start with a batch of 10. (We will provide instructions on how to do this).

If all you want to do is find and share your HOA bylaws, great! We can't get these documents without you.

Building a database and mapping what we find will take more time, but we bet there are some whizzes around here who do this sort of thing in their sleep.

OK, I'm in! What's next?

[Fill out this simple form](#) to let us know you're interested and how to get in touch with you. We will reply with next steps and instructions.

Can I help without my neighbors knowing?

Absolutely. Unless you want attribution, we will not reveal the name of anyone who assists. Information can be submitted through a secure form. We will need to know who you are and, if you want to help by sharing HOA information, which neighborhood you live in.

Does any of this matter? Restrictive racial covenants are unenforceable and HOA bylaws can only be overturned if a large share of HOA members agree to do so.

If nothing else, it will be useful to learn what we can about barriers to housing choice in Chapel Hill. How many people even know whether their neighborhood bars ADUs or triplexes?

Ideally, this information, which we intend to make public via an interactive website that can be updated over time, will spur conversations between neighbors and lead to changes that build more welcoming neighborhoods.

We have to start somewhere.

What's the timeline?

As noted, we want to move quickly so that town staff can focus on all the other steps needed to successfully implement this proposal. We'd like to complete data collection in February.

Who is leading this project for TBB?

We plan to divvy up data collection among several of us. The project leads are Geoff Green, a land use planner and attorney, Melody Kramer, a writer and librarian, and Stephen Whitlow, a housing researcher. This team will oversee data collection, review the data for quality, and share the data with town staff.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, January 27, 2023 4:31 PM
To: luntzt@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

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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: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, January 27, 2023 4:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

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

Form Name: Contact Mayor and Council
Date & Time: 01/27/2023 4:17 PM
Response #: 663
Submitter ID: 15491

IP address: 2600:1700:f91:52a0:d003:6578:b910:8a51

Time to complete: 2 min. , 33 sec.

Survey Details

Page 1

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

1. Name

Tom Luntz

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

Mayor and Town Council Members,

With regard to the Text Amendment to Land Use Management Ordinance Regarding Housing Regulations and Housing Choices for a Complete Community, and its utility in providing moderate income housing.

The change will prevent zoning issues from arising if buildings currently not approved are proposed. This may be useful in the future, but as it is effectively a zoning change, there is no justification to bypass normal zoning change procedures in order to put it in place. This will ensure that a full impact analysis of all the affected areas is performed. The alteration currently being promoted is a shortcut in approval which will be approved using a similar shortcut, and without critical information such as the neighborhoods affected. I suspect the impact could differ considerably across town and this would be helpful to know. The approval process is the last opportunity to try to determine what outcome we will get. It should not be cut short. After approval, progress will be left to market forces and they are rarely harnessed to the public benefit. I ask that an appropriate review be conducted, and appropriate procedures followed.

Thank you

Tom Luntz, Colony Woods

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

luntzt@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:46 AM
To: Mark Hogan
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Upzoning

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: Mark Hogan <wouldcanoe@gmail.com>
Sent: Sunday, January 29, 2023 9:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Upzoning

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

Dear Pam...

It is with great concern and dismay I am writing my displeasure about the proposed "upzoning" of various neighborhoods in Chapel Hill for increased density. Upzoning is a double edged word in this particular use. It benefits

those who look to live in the area, but damages those who are established in long existence neighborhoods with decent lot space.

It's noted that the neighborhoods chosen for this distinct honor are those without "active" covenants. Those that in a legal perspective, will have little to no chance of fighting a decision probably already determined by the council. A fact that hasn't fallen on deaf ears and a fact I'm also sure any well versed developer is keenly aware of.

Let me inform you of my personal history here. My wife and I moved to BriarCliff in 2008. Previously, I had lived in North Raleigh and my future wife left Chapel Hill to live with me there. She started a career change until I lost my job as a Captain for an international carrier. We subsequently moved to Chapel Hill, specifically BriarCliff, as this was where my wife had resided before, raised a family, and desired to return to, as it was an old established neighborhood that provided convenient access, calm streets, and space. We struggled for eight long years while we both restarted a career. Her with UNC, and myself with Delta. It was a challenge, with both of us making less than 50k gross a year. We went backwards for the first few and started breaking even after year 8. Yet we did it. Since the break even point, we've managed to restore our 1967 home, most of the work being done by ourselves, paid off our mortgage, have no debt and until now, were getting ready for a peaceful well earned retirement in a nice area with good neighbors.

Right next door on our cul de sac lives a retired UNC professor. At 90, he will probably not be residing there much longer. If you pass this Upzoning, I have the distinct possibility of now residing next to a multi unit condo/rental; On a cul de sac that can't park three cars on a good day. Right next to the professors home is another elderly gent, and across from him another rental house that will sell in a minute to a good offer from a developer.

So now the wife and I are looking at a worse case scenario of a high density cul de sac with possibly up to 8-12 rental units immediately next door within a few years. That's not why we chose this town nor this neighborhood. I find it offensive and uncaring on your behalf to subject longtime residents to such drastic changes all in the name of "inclusiveness".

I agree, we need more areas of residential opportunities. But why do you feel it necessary to destroy established areas. Areas and homes that folks like ourselves have strived to retain and improve.

You've already added hundreds of apartments right down the road. Traffic on Ephesus is obnoxious with sirens now around the clock, loud exhaust system cars blasting the road at all hours, and jammed traffic..... Enough! Please! Allow us what little solitude we have left.

My wife and I have talked this over. If this should go through, we know the quality of life we have enjoyed here will be coming to an end and have decided we will relocate after 15 years. We hate to do this in what should be our golden years with everything settled and paid; and also knowing that all that we built will be torn down for progress, but we will do what we have to.

Thank you for your time and consideration

Mark Hogan
1504 Lamont Ct
Chapel Hill

Sent from my iPad

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:47 AM
To: Bev Kawalec
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Senior Housing That Seniors Actually Like - The New York Times

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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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: Bev Kawalec <bevkawalec@nc.rr.com>
Sent: Sunday, January 29, 2023 4:04 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Senior Housing That Seniors Actually Like - The New York Times

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

Dear Mayor and Council,

Perhaps you have already seen this article from today's New York Times. It tells a happy story of a grandmother being able to live on the same lot with her children and grandchildren. If this is what you are trying to accomplish with the proposed LUMA changes, then require the owner to live on the property they are developing. It makes a big difference if the owner is there to monitor the use.

<https://www.nytimes.com/2023/01/29/health/elderly-housing-adu.html>

Senior Housing That Seniors Actually Like

“Granny flats” are popping up in backyards across the country, affording Americans a new housing option. Some communities are not happy about it.

Jan. 29, 2023, 5:00 a.m. ET



Vona da Silva, left, lives in an accessory dwelling unit, or A.D.U., next to a house occupied by her daughter, Pia da Silva, right, in Portland, Ore. Tojo Andrianarivo for The New York Times

Forty-five years ago, Betty Szudy and her wife, Maggie Roth, both 70, bought a Craftsman bungalow in Oakland, Calif. In 2017, at the same time their son and his wife were fruitlessly searching for an affordable apartment in the neighborhood, California was liberalizing its housing laws to encourage so-called accessory dwelling units, or A.D.U.s.

So, the family looked into building one. The parents now live in the main house and the adult children in the A.D.U. — in this case, a once-decrepit garage transformed into a 400-square-foot studio with a kitchen and bath.

The arrangement makes it simple to share meals, planned or spontaneous, and to pick up items for the other household at Trader Joe's. "I love having them around," Ms. Szudy said.

"It made total sense," she said. "The idea of having a family compound, being close but having separate spaces."

In Portland, Ore., on the other hand, it's the younger family — Jules Radkin and Pia da Silva, their two children and a dog — who occupy the primary four-bedroom house. Ms. da Silva's parents moved into the A.D.U., a 740-square-foot, two-bedroom structure also converted from a garage.

Vona da Silva and her husband, Richard Silva, Ms. da Silva's parents, had been planning to age in place in a downtown condo. But with their daughter's expanding family outgrowing their small house, the older couple sold their condo. In 2014, they bought the property both families now share, designing and building their backyard A.D.U. with plenty of grab bars. Since Mr. Silva died last year at 83, Ms. da Silva, 80, has lived there alone.

"It absolutely exceeded all our expectations," she said of the arrangement. With the children so close, "if they need child care, I pitch in. If I need care in the future, they will pitch in. They are prepared to be caregivers."



The elder Ms. da Silva, right, with her grandson Henry and her daughter Pia.Tojo Andrianarivo for The New York Times

Accessory dwelling units — also known as in-law suites, granny flats, casitas or guest cottages — come in many forms. They can be free-standing or attached to the main house on the property they share; they can be apartments in basements or atop garages. An A.D.U., which is typically 600 to 1,000 square feet, has a bathroom, a kitchen or kitchenette, and, usually, a separate entrance.

Its function can change over the decades. A rental that generates income for young homeowners might later become a refuge for returning young adults, then become a way for older homeowners to defray housing costs and remain in their neighborhoods.

In an aging nation, an A.D.U. makes particular sense for people in their 60s and up who don't want to move and will need nearby caregivers, either family members or hired aides. Mr. Silva died at home of pulmonary fibrosis, and in his final weeks and months, his daughter and son-in-law had to walk only a few yards to help care for him.

“They came over and did whatever needed to be done,” Ms. da Silva said. With such proximity, “everybody has to be respectful,” she acknowledged. “But for us, it’s been wonderful.”

As affordable housing grows increasingly scarce for both young and old, A.D.U.s provide several advantages. “They create housing that doesn’t alter the look or feel of a community,” said Zoe Baldwin, the New Jersey director of the Regional Plan Association, a nonprofit group in the Northeast.

“It’s a way to add capacity within the existing footprint,” she said, a strategy planners sometimes call “gentle density.” A.D.U.s don’t require much government investment in infrastructure, and they reduce energy consumption and costs.

Accordingly, they are growing more popular. Ten states and the District of Columbia, as well as many municipalities, have adopted or revised laws to encourage A.D.U. construction, reducing barriers like zoning, parking restrictions and onerous approval processes.

In California, which has passed a series of [laws enabling the use of A.D.U.s](#), permits rose to nearly 20,000 in 2021 from about 1,200 in 2016, the year before the first law took effect, the state has reported.

AARP, which [supports A.D.U.s](#), has helped 17 cities pass such legislation in the past two years, among them Pittsburgh; Denver; Louisville, Ky.; Raleigh, N.C.; and Kansas City, Mo. “It’s encouraging to see the numbers growing,” said Rodney Harrell, the organization’s housing expert.

By analyzing real estate listings, Freddie Mac, the federally chartered housing finance company, estimated in 2020 that the United States had [1.4 million legal A.D.U.s](#), half of them in California, Florida, Texas and Georgia. Between 2009 and 2019, sales listings of houses with A.D.U.s rose an average 8.6 percent annually, the company found.

Further growth is “just inevitable,” said Harold Simon, the retired editor of the community development magazine [Shelterforce](#). “1.4 million units is not a fad.” He helped draft one of three accessory unit bills now working their way through the New Jersey Legislature.



Ms. da Silva said that with her daughter’s family so close, “if they need child care, I pitch in. If I need care in the future, they will pitch in.” Tojo Andrianarivo for The New York Times

Still, accessory units face suspicion and opposition from some quarters. Single-family zoning, widely used since the 1950s to control development, but also to maintain racial and economic exclusion, is often “sacrosanct, the 11th commandment,” Mr. Simon said. About 80 percent of the nation’s neighborhoods permit only single-family homes, AARP has found.

Besides, “towns don’t like being told what to do,” said Melissa Kaplan-Macey, director of the Regional Plan Association in Connecticut, which helped enact statewide A.D.U. legislation in 2021. To pass the bill, supporters included a provision allowing municipalities to opt out, and a number have. Some towns are adopting their own A.D.U. laws, and others are continuing to bar A.D.U.s altogether.

In some locations, laws ostensibly enabling accessory units create so many restrictions — including parking and owner-occupancy requirements — that they actually discourage construction.

“A.D.U.s should be treated similarly to other forms of housing, to the single-family house next door,” Dr. Harrell said.

Creating these units can be dauntingly expensive. A [Berkeley study](#) in 2021 found that median construction costs in California were \$150,000, and even higher in the Bay Area, for an average 615-square-foot unit.

Ms. Szudy and Ms. Roth refinanced their primary house to spend between \$150,000 and \$200,000 building their backyard studio in Oakland.

“The financing is the next big frontier,” Ms. Kaplan-Macey said. A.D.U. proponents will have to work with lenders, manufacturers and property tax authorities to make the option affordable for homeowners with more modest incomes.

But the idea is clearly catching on. In Bend, Ore., Julie and Paul Anderson built a contemporary-style house four years ago and added an attached one-bedroom apartment. Her parents have spent four months there each summer, escaping the heat in Tucson, Ariz., where they live; a tenant rents it the rest of the year.

Ms. Anderson and her husband have considered moving into the ground-floor A.D.U. when they retire and renting out the larger space upstairs to supplement their income. But the needs of their parents, all in their 70s and 80s, take precedence for now.

“We have peace of mind,” Ms. Anderson said, “knowing that if an older family member needs care, we have this space.”

Amy Harvey

From: Jeanette Coffin
Sent: Monday, January 30, 2023 10:49 AM
To: luntzt@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message 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

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Friday, January 27, 2023 5:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

Form Name: Contact Mayor and Council
Date & Time: 01/27/2023 5:29 PM
Response #: 664
Submitter ID: 15493
IP address: 2600:1700:f91:52a0:d003:6578:b910:8a51

Survey Details

Page 1

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

1. Name

Tom Luntz

2. Residency*

I am a resident of Chapel Hill

3. Message

Mayor and Town Council Members,

With regard to the Text Amendment to Land Use Management Ordinance Regarding Housing Regulations and Housing Choices for a Complete Community, and its utility in providing moderate income housing.

I oppose the above text amendment.

Some of the neighborhoods targeted by the proposed change are already at the lower end of property values in the town. They are desirable neighborhoods, but in my opinion home values are held down by the age and style of most of the homes. There are not many examples, but in cases where a new structure has gone up, it is invariably much more expensive than its neighbors. The proposed change appears to assume that smaller dwellings will be more affordable than the one which was replaced. With the level of demand we have been warned about, it is almost certainly the case that new structures, even ones smaller than the current houses, will also command higher prices than expected, compared to their neighbors. The net long term effect (disregarding for now the likelihood that mostly rental properties will be built) would be to make a denser, relatively more expensive neighborhood than the one which exists now. I don't know how this would fit with the stated objectives of the proposal. It would constitute a reset in home value in line with new homes rather than the relatively depressed one that exists here now. I honestly believe that most people here would be fine with a moderate proportion of duplexes occupied by homeowners. If it introduces diversity I think it will be welcome. But at present there is nothing to prevent our worst case scenario in which this neighborhood is eventually packed with renters in 4-plexes if the regulation is changed as envisioned. That would not address any of the stated goals and would be at the cost of a stable neighborhood. Overall, likely outcomes are one that does not accomplish the goals of the proposal and one which ruins an established neighborhood. I believe further consideration is required.

Thank you,

Tom Luntz, Colony Woods

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

luntzt@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, January 31, 2023 8:47 AM
To: Bev Kawalec
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed LUMA changes

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: Bev Kawalec <bevkawalec@nc.rr.com>
Subject: Proposed LUMA changes
Date: January 25, 2023 at 1:04:48 PM EST
To: mayorandcouncil@townofchapelhill.org

Dear Mayor and Council,

Chapel Hill's historic districts are a valuable resource for the town. The town council members should do everything they can to preserve and protect these districts. The proposed ordinance changes will undermine and threaten their historic character.

The town has four residential historic districts that are listed on the National Register of Historic Places. These are the Franklin-Rosemary district, the Cameron-McCauley district, the Gimghoul district and the Laurel Hill (Rocky Ridge) district. All except the Laurel Hill district are also local historic districts.

The National Register is a federal program, administered by the National Park Service, which was created "to recognize and protect properties of historical and cultural significance." Listing on the National Register means that the neighborhood is worthy of preservation for its historical value. Chapel Hill Town government should be working with the federal and state governments to preserve and protect these neighborhoods. The proposed ordinance changes do exactly the opposite—they endanger the historic character of the neighborhoods.

Of course these districts should not be unchanging areas never to be brought into the new century. But deliberately encouraging the replacement of the existing buildings and spaces with new construction violates the intent of the districts. It is not appropriate change the LUMO to encourage demolitions in the historic districts.

These historic neighborhoods are zoned R-1 and R-2. With enough land, these lots already allow auxiliary units. Many houses in these districts have lower-level apartments, garage apartments, and backyard cottages. These auxiliary units already provide rental opportunities, elder parents housing and guest housing.

Indeed, all of Chapel Hill's neighborhoods are desirable places to live. Their essence should be preserved whether or not they have received national recognition. The goal of providing more middle income housing is good. The methods proposed by the Complete Communities project will be detrimental to the historic districts and all the established neighborhoods.

Sincerely
Beverly Kawalec
111 Laurel Hill Circle

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 10:14 AM
To: mdid10
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO meeting 1/25

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: mdid10 <mdid10@aol.com>
Sent: Tuesday, January 31, 2023 7:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: LUMO meeting 1/25

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

I listened with interest to the entire council meeting online from 1/25.

I will echo some of the comments that folks were taken by surprise by the "speed" of the proposed changes but realize I have been less involved in town business than I probably should have been all along, only really occasionally looking at active development projects.

I would like to add my comments:

As a resident of Colony Woods East, I feel somewhat outside of the course of town business, as I pay taxes to Durham County, am outside the Chapel Hill/Orange school district, and can vote for a mix of Chapel Hill and Durham issues. I've been told by some that my Durham County taxes are somehow "reallocated" to the town but I admit ignorance into how this particular annexation works as it happened well before my time here. So we live in this "middle area" that often feels like Chapel Hill's stepchild.

At any rate, I am uncertain if our neighborhood falls under the proposed changes. If we do, I do have concerns about the large tract of privately owned property that runs behind all the houses on the north side of Fountain Ridge Rd and what it might mean for us if this land was developed into another of the large apartment complexes that have been built not only in the "Blue District" but on our town borders on Mt Moriah, Farrington Rd, and developments east of Pope Rd and proposed developments north of Chapel Hill Blvd. By my count thousands of apartments have been added in these developments.

I know there is an extensive process followed to approval of these that sometimes predates the Mayor and Council's positions, but is there ever any accountability written in to report on how effective these huge properties have ameliorated any of the needs for housing the council is still addressing? How many units in these complexes have been rented, by whom, and at what cost? I see a lot of anecdotal information, and can of course go to each website for each complex to see how much is being asked for apartments, but is there any hard data on whether these developments successfully met council goals? It seems like once they are there, no one likes them, but oh well, that's just how it is.

I heard several council members mention that the revised LUMO is not about "affordable housing" it's about "more housing" but as several commenters said, you can't really separate the two, Despite these thousands of apartments that have been added, home prices have skyrocketed, along with the rents. There is more at play than simple supply/demand issues in our market.

When I moved here in 2003 Patterson Place was acres of woods, There was no Maida Vale, Weston Downs, or Creekside Elementary, no Blu on Farrington, Crosstown at Chapel Hill, Overture Chapel Hill or Woodland Acres. not to mention the apartments on Ephesus and Elliott. My neighborhood has become nearly unrecognizable in the space of 20 years by adding almost exclusively unaffordable single family or apartment complexes.

What has all of this development brought us in the long run? We are still tackling the same problems, that no one of "average means" can afford to live and pay taxes in the city limits unless they bought their properties years ago, now no one can even afford to rent there, apparently.

So while I am not opposed to the changes in principle, I feel there must be strong efforts to make sure new housing is truly affordable, not "market rate" because market rate can change so drastically, When I went through my divorce 10 years ago and put the house on the market, we could not sell it for 300k. Now I have people calling me from god knows where offering me half a million dollars or more, and most of this change happened in 2021/2022. I don't know who they are, or why they seem so interested in my property, but I'm concerned this is the kind of "developer" that will be drawn to these zoning changes.

I would like to hear more about the guardrails that would be put in place to prevent out of town (or country) owners from buying and developing large tracts of neighborhoods (or even single family lots) and replacing old housing stock with townhomes or apartments at 3x the prices for each unit. Who profits from this? I have no problem with a diverse neighborhood, in fact I wish our neighborhood was more diverse, but I don't see how that happens with the current housing market when even 900 sq foot homes are selling for 390k.

Mark Edwards
2117 Fountain Ridge Rd
Chapel Hill, NC (Durham County) 27517

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 10:15 AM
To: Stephanie Greenberg
Cc: Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: There is a huge golf course in the Oaks. Worth looking into...

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: Stephanie Greenberg <stephaniekareng@yahoo.com>
Sent: Tuesday, January 31, 2023 5:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: There is a huge golf course in the Oaks. Worth looking into...

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like those / other things
/ all straight jargon, and nothing but the jargon.

Roger Robinson, "Citizen II"

I know where we can build housing for the homeless: golf courses. . . . Just what we need. Plenty of good land in nice neighborhoods, land that is currently being wasted on a meaningless, mindless activity engaged in primarily by white, well-to-do male businessmen who use the game to get together to make deals to carve this country up a little finer among themselves.

George Carlin

Everybody needs a home / so at least you have someplace
to leave / which is where most other folks will say / you
must be coming from

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 01, 2023 4:31 PM
To: Joe Patterson
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Economic Impact of the Proposed LUMO Text Amendments for Single Family Zoning Districts

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: Joe Patterson <joepatterson@me.com>
Sent: Wednesday, February 1, 2023 4:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Economic Impact of the Proposed LUMO Text Amendments for Single Family Zoning Districts

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

Madame Mayor and Town Council Members,

I would like to focus on how the proposed zoning changes will inevitably impact the Single Family zoned neighborhoods in close proximity to campus. This discussion is based on the most fundamental rule of economics; supply and demand. That rule states that barring any barrier, demand will chase supply and prices will rise until the demand is satisfied.

As you know, every year UNC admits thousands of undergraduates that MUST find a bedroom in housing off campus. The existing available supply is only a fraction of this number. This excess demand reoccurs EVERY year and will continue to do so for as long as UNC chooses. It is simply not possible that thousands of student rental bedrooms close to campus can or will be built in the foreseeable future, so this annually reoccurring excess demand will continue to chase a limited supply leading to ever increasing rental rates.

The parents of these students are essentially price inelastic, and will, in fact must, pay the going market rate to secure a bedroom near campus for their child. That rate is currently in the \$1,500/mth range. Therefore, a four bedroom house near campus will rent to students for approximately \$6,000/mth before utilities. This is clearly beyond the means of ANY middle income renter.

The market value of that rental property is generally calculated by applying a capitalization rate (currently somewhere in the range of 8%) to the net annual income. In the example above, the 4BR house (generating gross income of \$72,000 less assumed taxes and expenses of, say, \$12,000, having a net income of \$60,000 p.a. at a cap rate of 8%) would be worth approximately \$750,000. If the owner is able to double, triple, or quadruple the number of bedrooms on the property, the property value would increase by a similar multiple. In other words, if the owner could replace the 4BR single family dwelling with a 12 BR triplex, the property would then be worth \$2.25 million. These are realistic current market numbers for Chapel Hill.

As you can see, the rewards for increasing the number of bedrooms available for rent on a property near campus are immense. The ONLY current barrier preventing this happening to virtually every residential property near campus is the zoning law limiting the number of dwelling units that can be built on that property. If this legal barrier is removed the basic laws of economics insure that single dwelling structures will be replaced by multi dwelling structures designed specifically for student renters, increasing the number of bedrooms in the neighborhoods near campus.

The important thing to face up to and understand is that these new dwellings will NEVER be affordable housing, or work force housing, or family housing of any kind. They will be exclusively student housing so long as this price inelastic demand (student's parents) continues to exist. Removing existing limitations on dwelling units in these neighborhoods will inevitably lead to their replacement by student housing. It's simple economics.

Joe Patterson
7 Cobb Terrace
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 02, 2023 11:54 AM
To: Jameson Wildwood
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Still in support of Missing Middle

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: Jameson Wildwood <tealcosmo@gmail.com>
Sent: Thursday, February 2, 2023 10:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Still in support of Missing Middle

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

I'm continuing to express support of upzoning and missing middle housing.

I'm a homeowner here, and I recognize the needs for housing.

--

Jameson Triplett Wildwood

tealcosmo@gmail.com

+1 415-335-0856

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:48 AM
To: dan levine
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Housing Choice Initiative Neighborhood Meeting Request

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: dan levine <levine_dan@hotmail.com>
Sent: Friday, February 3, 2023 8:32 AM
To: Planning Department <planning@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>; colonywoodsnc@googlegroups.com
Subject: Housing Choice Initiative Neighborhood Meeting Request

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

Good morning Planning staff (Cc Mayor and Council as well as the Colony Woods listserv),

I'm reaching out to request an informational meeting for the Colony Woods neighborhood so we can learn more about the Housing Choice Initiative and the proposed "missing middle" code changes. In a recent email to Kathy Clissold, who lives in the neighborhood, Mayor Pam suggested Planning staff would be happy to host a meeting for Colony Woods residents, and myself and several other neighbors have expressed interest in

this. I could imagine the invitation to this meeting also being extended to Briarcliff, Ridgefield, and other nearby neighborhoods of similar vintage/type, in order to make good use of your time.

As you might expect, within Colony Woods there are a variety of opinions on the proposed changes that are part of the Housing Choice Initiative, but I think the common ground in our neighborhood is that many people would like to learn more about the context and reasons for the proposed changes, the details of the proposed changes and how they would be implemented, the Town's zoning authority when it conflicts (for better or worse) with decades-old covenants in neighborhoods like ours, and more. Perhaps you could solicit questions in advance as well as at the meeting, in order to be sure there is an equitable process for hearing many voices including those of less vocal neighbors?

I am hopeful that an open meeting for all Colony Woods residents hosted by Planning will educate neighbors and give us information to develop informed opinions. Please let me know what support our neighborhood can provide in scheduling and getting the word out about a meeting, and I'll be sure to share your reply with the listserv (I don't think you can post to it directly). Thank you in advance for your engagement on this issue, and for all your ongoing work to find ways to better address affordable housing, environmental sustainability, transit equity and other challenges that impact our neighborhood and the town as a whole.

Sincerely,

Dan Levine

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:48 AM
To: artwerner01@gmail.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO

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: artwerner01@gmail.com <artwerner01@gmail.com>
Sent: Thursday, February 2, 2023 10:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Town Attorney <townattorney@townofchapelhill.org>; Info - CAPA <info@townofchapelhill.org>
Subject: LUMO

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

Mayor/Council,

I try to stay out of Town business since I had my shot and spent a lot of time dealing with affordable housing issues, but this LUMO proposal deserves some serious thought.

- It seems that this is being rushed through based on a recommendation from a Canadian consultant (out-of-towner must be an expert, out-of-country even more so). I remind you that you represent the current citizens of Chapel Hill. The process for development in Chapel Hill should be determined by citizens, not a consultant and nine individuals. (Similar to what the UNC Board of Trustees is proposing with their new curriculum). The LUMO change proposes a major restructuring of our development process (even more so than the detested Blue Hill District – which was rushed through). The staff needs to fully map the Town to determine which neighborhoods might be affected and which not, and then embark on meeting in small groups with neighborhoods in addition to public hearings. Stormwater, buffers, height limits, solar screening, parking, and a host of other issues need to be ironed out before an ordinance is adopted willy-nilly.
- Wealthier neighborhoods are much more likely to have HOAs than more modest neighborhoods. As the supply of single-family homes decreases, those homes in HOA protected neighborhoods become more valuable – supply and demand. There will also be fewer relatively affordable single-family homes. The implication is that we don't want duplexes, triplexes, fourplexes to mix with the upper crust. Also, has the Council instructed the Town attorney to delve into the matter of exemptions for HOA's and more to the point, has the council instructed the attorney to create an ordinance where all single-family neighborhoods are affected?

Art Werner
Former Council Member
Former Mayor Pro Tem

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 03, 2023 10:53 AM
To: Travis Hornsby
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Greater density would be great

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: Travis Hornsby <thornsby2@gmail.com>
Sent: Thursday, February 2, 2023 5:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Greater density would be great

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

I'm a homeowner in chapel hill. I wanted to lend my support to loosening zoning restrictions and making it easier to build (and to renovate).

Obviously there's a vocal group that opposes this. But the recent election I believe shows that the majority of the town wants reasonable and rational development. I believe the proposed loosening of the zoning restrictions to allow multi family does that.

Sincerely

Travis Hornsby

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: capowski@live.unc.edu
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: The proposed LUMO changes
Attachments: LumoAmendmentLetter.doc

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: Capowski, Joseph John <capowski@live.unc.edu>
Sent: Sunday, February 5, 2023 8:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The proposed LUMO changes

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

A letter is attached

404 Coolidge Street
Chapel Hill, NC 27516
capowski@email.unc.edu
919-929-1670
February 5, 2023

Chapel Hill Town Council and Planning Staff
mayorandcouncil@townofchapelhill.org

Dear Mayor Hemminger, Council members, and planning staff,

Re: Housing Choices LUMO Text Amendment

First, I would like to thank councilmembers Karen Stegman and Michael Parker for speaking and answering questions about the proposed rezoning at a Westwood neighborhood meeting on February 1st.

This rezoning has the potential to have a significantly bad impact on near-to-campus neighborhoods, both in housing and especially in how large numbers of cars are parked. Consider this: According to the UNC registrar's office, currently there are 23,500 UNC students who live off campus. Though they don't drive to campus, their cars must be parked somewhere and that parking must have driveway access.

Here are two examples of student housing in my neighborhood that show how much space is given to student cars:

In 1990, UNC football coach Bill Dooley purchased a lot with an old house at the southern end of Old Pittsboro Road. He had the house torn down and had two houses built in its place, each with four bedrooms and three bathrooms. As the two photos boldly show, the open space in front of and between the houses is covered with gravel and forms a parking lot for the student-residents. Nine parking spaces are boldly marked with concrete bollards, and typically there are nine cars parked in the front yard.



The 3rd photo shows about one-third of a larger but similar student housing-parking complex at the western end of Coolidge Street. I ask council members who have never seen it, to come take a look.



These two examples show that **there is no open space that is not devoted to cars!**

I am not against UNC students living in our neighborhood. To the contrary, I enjoy interacting with them. They commute to campus by walking, bicycle, scooter and bus. Storage of their cars is the problem, since no one has yet designed a car that evaporates when it is not in use.

When I try to apply the lumo changes to our neighborhood, I become confused. Almost all the open space will be used to park cars and to access cars, i.e., driveways. Does the zoning definition of open space include car parking and driveways? If so, I am strongly against this proposed ordinance.

At our meeting on February 1st, one other thing became clear. It is impossible to visualize the results of this proposed ordinance solely from the definitions and the mathematics required to apply them. It is absolutely necessary to provide examples.

In conclusion I ask this:

Before the public hearing on February 22nd, please provide and publish examples that include the car situation in near-to-campus neighborhoods.

Joe Capowski

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: Joe Patterson
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed zoning changes: Senior staffing void and inadequate scientific analysis

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: Joe Patterson <joepatterson@me.com>
Sent: Sunday, February 5, 2023 3:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed zoning changes: Senior staffing void and inadequate scientific analysis

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

Madam Mayor and Town Council Members,

I hope that you have taken the time to consider the economic impact of the proposed zoning changes on the family neighborhoods surrounding the UNC campus. It is important to recognize that if these zoning changes were to take place now the results could be catastrophic to the neighborhoods and would be irreversible.

The analysis presented to support these proposals to date is stunning in its superficiality. These proposals have been generated by Town Staff without the benefit of review or approval by experienced professional

senior management in critical positions. The Town Staff has no permanent Town Manager. The Planning Department has had no permanent manager for some time. The necessity of input from professionals in these positions is clearly evidenced by the large amount of time and money spent identifying, recruiting and compensating them. No disrespect is intended here to existing staffers or to those volunteers who have stepped in temporarily to fill these management voids; these are simply the facts.

No scientific economic study of the potential outcomes has been done of the local supply and demand components by any real estate professional. The reliance on simplistic statements to the effect that "it didn't seem to have much effect elsewhere" shows the total absence of serious analysis of the effects of the proposals. Chapel Hill has unique housing market characteristics and any informed intelligent decision must be made based on those.

The entire discussion needs to be put on hold until such time as; 1) scientific data on the likely effect of proposed zoning changes based on local supply and demand realities is evaluated and a report prepared by outside real estate professionals, 2) a permanent Town Manager and Planning Department manager have been hired, 3) both these new managers have had time to evaluate the results of those studies, and 4) the results have been published and written information is provided by mail to all parties that might be affected.

For the Town Council to even consider changes of this magnitude and import without a competent experienced senior management team in place and a thorough scientific analysis of the impact of the proposals by market professionals using local data and conditions would be irresponsible and, I believe, a dereliction of duty on your part.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: Watson Berry
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Zoning Changes

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: Watson Berry <watsonberry@bellsouth.net>
Sent: Sunday, February 5, 2023 11:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Zoning Changes

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

Dear Chapel Hill Mayor and Town Council Members,

Greetings. I am writing you in regards to the proposed zoning changes to R-1 and R-2 neighborhoods. My concern is the real possibility of loss of habitat that would be the result of removing trees and green space to allow for the construction of new housing units and the necessary increase of paving to allow for car parking. We are already losing an alarming

percentage of birds and insects in our area. Mature tree canopies are necessary to host the myriad insects whose larvae are the nourishment of baby birds. Simple put, taking away the trees means taking away the birds. Who is speaking for the trees? We all must. Thank you.

Sincerely, Anne Berry
132 Justice Street
Chapel Hill, NC 27516
watsonberry@bellsouth.net

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 06, 2023 9:50 AM
To: ahavil@earthlink.net
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: LUMO

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: AHavil <Ahavil@earthlink.net>
Sent: Saturday, February 4, 2023 5:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: LUMO

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

Dear Mayor and Council,

We have only recently learned about the proposed residential zoning changes. On January 26 Tammy Grubb reported on this topic in the News and Observer. We had no other information before.

We are strongly opposed to changes to residential zoning.

It appears that a majority of single family home residents are unaware of the LUMO changes.

Please delay any vote on this until neighborhood residents have all been notified, hopefully by letter.

It is very likely that a large majority of R-1 and R-2 residents oppose this.

Thanks

A Haviland

R Peach

Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 07, 2023 1:12 PM
To: Jwr_ewi@outlook.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message 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

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, February 6, 2023 9:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

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

Form Name: Contact Mayor and Council
Date & Time: 02/06/2023 8:59 PM
Response #: 665
Submitter ID: 15543
IP address: 2600:1700:3901:8320:3d78:e059:16d2:8de6

Time to complete: 6 min. , 39 sec.

Survey Details

Page 1

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

1. Name

Willemien Insinger

2. Residency*

I am a resident of Chapel Hill

3. Message

Dear Mayor and Council,

My neighborhood (Hidden Hills) is trying to learn more about the proposed zoning changes and whether they would apply to our neighborhood. To this end I have arranged with the Planning Department that they will have an online meeting with the Hidden Hills neighborhood to inform us about the proposed changes and answer questions. The earliest date available on their calendar is February 28, 2023.

Today I read in Adam Searing's Feb. 5, 2023 newsletter that you will discuss the zoning changes at your February 22, 2023 meeting.

I urge you not to take any vote during the February 22, 2023 meeting, since our neighborhood has not yet had a chance to be informed about the proposed zoning changes.

Thank you for taking this into consideration.

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

Jwr_ewi@outlook.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 07, 2023 4:28 PM
To: Ryan Reynolds
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: PLEASE REJECT THE REZONING PROPOSAL

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

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: Ryan Reynolds <ryanmreynolds@hotmail.com>
Sent: Tuesday, February 7, 2023 12:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: PLEASE REJECT THE REZONING PROPOSAL

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

To the Mayor and Council of Chapel Hill-

As a voting resident of Chapel Hill, I strongly urge you to **reject the proposal to radically rezone Chapel Hill by eliminating R-1** in favor of multifamily zoning for the following reasons:

- Communities within Chapel Hill have not been meaningfully engaged on this proposal; every friend and neighbor we've talked to is either unaware or was only made aware of it recently.
- The current residents of Chapel Hill—whom the Mayor and Council represent, as opposed to real estate developers, potential residents, or other interests—who have been made aware of this proposal are overwhelmingly against it.
- This multifamily rezoning proposal has the potential to radically alter all communities across Chapel Hill without considering the needs or wants of individual communities; the idea of a one-size-fits-all approach feels clumsy, ill-conceived, and fundamentally insensitive.
- The vast majority of impacted communities are not designed for multifamily density, and rezoning these communities could make them significantly less walkable and integrated. For each fiveplex built in a single-family community, there would be an average of 10 cars per lot, increasing in vehicular density and traffic by an order of magnitude while reducing pedestrian safety as well as the health & life expectancy of residents via PM2.5 particulate pollution.
- No impact study of the downstream economic costs of infrastructure to serve this rezoning proposal have been shared. In particular, there would be significant fixed costs to upgrade physical infrastructure like roadways and utilities in communities that were not designed to support multifamily density. How large will be costs be, and who will pay them? Does the council propose to raise taxes on families already reeling from inflationary pressures, or does it plan to cut services to those in need?
- Similarly, there seems to have been no impact study on the environmental impacts of this proposal; how many homes are targeted? What would be the net carbon and pollution impacts? How would it affect the gross ratio of permeable surface across Chapel Hill, our resiliency to the affects of climate change? Our tree cover? Air quality?
- "Gentle density" is a term coined by planning consultants to soften their pitch; a more accurate term would be "distributed density," as multifamily homes would be distributed amongst single-family neighborhoods stressing infrastructure and the cohesion of each community. To achieve economies of scale and meaningful gains in middle-income housing and equity, perhaps we should consider "thoughtful density," or targeted pockets of housing density along key corridors designed to support diverse, walkable communities through mixed use development. A gradual transition from mid-rise buildings to townhomes to single family homes offers a popular, proven alternative to haphazardly integrating multiplexes into single-family neighborhoods.
- Gentle density proposals have not been proven to significantly increase middle-income housing; on the contrary, recent data suggests that developers use such rezoning relaxations to develop high margin, upper income housing units.
- My understanding is that no other plans have been proposed, making it impossible to compare this plan against viable alternatives.
- Calling the housing situation a crisis does not make it so. While national housing supply is below demand, that is the natural state of the market. Housing demand spiked as a result of the pandemic and historically low interest rates; due to inflationary pressures, the production of middle income housing then stalled, exacerbating the gap. However, a recent, transitory gap between supply and demand does not make it a crisis, nor does it compel the Mayor and Council of Chapel Hill to abandon its commitment to its constituents to attempt to satisfy the appetite of a national or even regional housing market. The Mayor and Council have a responsibility to protect and enhance quality of life for all residents, not expand the quantity of residents.
- I'd like to share a well known supply & demand anecdote. Over the past twenty years, a number transit authorities across the U.S. sought to ease the "traffic congestion crisis" by increasing the number of lanes on highways. But what they found was that the opposite was true: more lanes didn't create a new equilibrium where expanded supply met existing demand, because newly expanded supply then increased demand by an even greater factor. This actually worsened congestion, increased the frequency of motor vehicle accidents, and increased the number of passenger vehicles on the roadway, negatively affecting the environment. Markets only appear simple to the simple-minded.

I urge the Mayor and Council of the Town of Chapel Hill should show some humility in this matter, hear clear concerns of all the constituents they represent, and reject this radical multifamily rezoning proposal. At the very least, any proposal as significant as this should be deferred to a vote by the residents of the town of Chapel Hill.

Sincerely,

Ryan Reynolds
345 Tenney Circle
Chapel Hill, NC 27514
ryanmreynolds@hotmail.com

617.875.2373

On Jan 19, 2023, at 1:30 PM, Ryan Reynolds <ryanmreynolds@hotmail.com> wrote:

To whom it may concern-

I'm a resident of Chapel Hill, I was recently made aware by a neighbor that a proposal to rezone Chapel Hill from R-1 to R-4 is nearing a final vote. I was not made aware of this change by the town government, and have yet to understand how it may affect our family and neighborhood.

I find it deeply unsettling that a proposal that could so radically change life in Chapel Hill was not actively brought before the residents with extensive opportunities to learn, digest, and engage in discussion. The potential impacts on everyday life, not to mention infrastructure, education, and sustainability, depend on honest, transparent, and accountable engagement from all stakeholders.

I urge the council and mayor to postpone any vote to rezone Chapel Hill and engage their constituents in a meaningful way.

Furthermore, I urge the council to leave this monumental rezoning decision to the voters. Residents are the ones who live, work, and pay taxes in these communities—they should be able to decide if, how, and when such monumental changes are made.

Sincerely,

Ryan Reynolds
345 Tenney Circle
Chapel Hill, NC 27514
ryanmreynolds@hotmail.com

617.875.2373

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Arthur Greenberg, M.D.
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Proposed Zoning Changes & Open Streets Initiative

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: Arthur Greenberg, M.D. <arthur.greenberg@duke.edu>
Sent: Thursday, February 9, 2023 10:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Zoning Changes & Open Streets Initiative

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

Mayor Hemminger and Members of Council:

After attending a well-intended but discouraging informational session for Coker Hills West residents hosted by members of the town's planning staff, I write to express my strong opposition to the plans to change R1 to R4 zoning and to the Open Streets proposal.

Despite an apparent rush to rezone, it seemed clear that Council has not yet determined the detailed impact of these changes on our community and indeed on Chapel Hill as a whole. A number of residents expressed doubt that the zoning change will achieve the stated goal of promoting availability of more diverse sized primary residences. Since the Town will have no control over what types of properties developers build, there's no telling whether the properties will be student rentals, investment properties, or even second homes for wealthy individuals. In addition, Council plans to vote without first investing in a professional title search for restrictive covenants. Thus, it does not even know with certainty how many neighborhoods will be affected or what the potential number of new properties might be. Whether the already-built new apartment complexes off 15-501 have already achieved some or all of the hoped-for goals or whether targeting future new building projects is where the goals could more effectively be achieved also does not seem to have been considered in the consultant's or town's analysis.

Coordination between this plan and the Open Streets proposal is lacking to date even though both will have profound and related effects on individual neighborhoods. Council's evaluation of these two proposals is compartmentalized. The Town's planners who spoke with us yesterday were honest and helpful in some respects but were unable to address how Coker Hills West would be affected by Open Streets as the latter proposal is being reviewed by an entirely different group. Thirty-five years ago, our neighborhood association successfully advocated against opening the fire lane between Wellington and Huntington Drives. Doing so then would have or doing so now will establish a direct connection along Kensington and Wellington Drives from Weaver Dairy Road via N Lakeshore Drive to Estes Drive. Our neighborhood streets have no sidewalks and are used for foot access to Estes Hills Elementary and Phillips Middle Schools. If Council opens the fire lane, schoolchildren will be walking on a heavily trafficked thoroughfare lacking sidewalks. What could Council be thinking by reconsidering this settled issue? How does favoring automobile traffic over pedestrians and livable neighborhoods fit with the Town's long-term goals?

With regret and disappointment,

Arthur Greenberg
649 Wellington Drive
Chapel Hill, NC 27514

919 967-3324

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Charles Liner
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The proposed zoning plan will result in fewer houses for families

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: Charles Liner <cdliner@yahoo.com>
Sent: Thursday, February 9, 2023 9:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The proposed zoning plan will result in fewer houses for families

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

Mayor and Council members,

The plan would allow developers to buy single-family houses in any neighborhood, tear down the house, and build multi-unit apartment buildings.

The families that had occupied those houses would have to move elsewhere.

The apartments that replaced their homes would not be suitable for families, but likely would be rented to single individuals or packed with students and their cars.

Families would have fewer homes available to them.

What were you thinking?

Don Liner
360 Tenney Circle

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 09, 2023 11:07 AM
To: Sparkle Lucas
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Middle Housing

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: Sparkle Lucas <sparklelucas9@gmail.com>
Sent: Wednesday, February 8, 2023 7:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Middle Housing

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

Mayor and Councilman/Councilwoman

I wanted to bring to your attention the hardships of lack of affordable housing in the chapel hill area. I was born and raised in Chapel Hill, never left. I went to CHCCS, and so did my brother and my children. Chapel Hill is my home and always will be.

I am a single black woman raising two black males in Chapel Hill. I know how Chapel Hill works and does not work. Unfortunately, I raised my children in low income housing and wanted and yearned for affordable housing since my children were born. I wanted to raise my children in a home and not in apartments.

Not having affordable housing caused a lot of stress and worry along with mental instability for me not being able to provide this one necessity for my children.

Black women have so many absolute obstacles that we go through on daily bias from being discriminated against in the workplace, in relationships, the court systems and not to mention the banks.

I urge you to continue to build these homes so we can raise bright intelligent and well-rounded young men and women of color.

It takes a village to raise children so please continue to build these "VILLAGES"

--

God makes a promise, Faith believes it, Hope anticipates it and Patience quietly awaits it.

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 10, 2023 8:43 AM
To: Mark Shelburne
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "Missing Middle" proposal

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

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: Mark Shelburne <mhs14800@gmail.com>
Sent: Friday, February 10, 2023 7:11 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Missing Middle" proposal

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

I am a 20 year affordable housing policy professional (currently a consultant) and adjunct professor at UNC Planning. In 2020-21 I briefly served on the Town's Housing Advisory Board (stepped down upon realizing its existence is a net negative).

The current proposal to partially end exclusionary zoning does not go far enough. However it certainly is better than the unacceptable status quo.

The Town should make these changes immediately and then continue to adopt other improvements. The next steps are fairly obvious, you do not need more consultants or multi-month public processes.

Mark Shelburne
sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 10, 2023 10:59 AM
To: David Clemmons
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Changing R-1 zoning to R-4

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: David Clemmons <daclemmons@gmail.com>
Sent: Friday, February 10, 2023 10:44 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Changing R-1 zoning to R-4

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

I attended the information session held Feb 9 at Horace Williams house but most of the questions that were posed were not answered so I am writing to try to get answers.

1. Why was this issue raised in the first place?
2. Are we doing this just because a consultant said to do it?
3. What is the goal? Is it just to put up triplexes and quadruplexes or do you actually want more affordable housing?
4. Is there evidence from other similar communities that this will create more affordable housing?

5. How do you keep developers from putting up expensive housing that middle income people cant afford?eg. 2million dollar condos
6. Is your goal to put up enough cheap housing that you drive down property values?
7. Is that fair to the current property owners?
8. You state that people other than those who live in the neighborhoods should be able to walk there. This already exists. I live on Tenney circle and over 80% of the people who walk here do not live in the neighborhood. What is your evidence for concluding otherwise?
9. Will people want to walk in these neighborhoods if you cut down most of the trees and have twice as much traffic? There are very few sidewalks if you increase the traffic people may not want to walk for safety reasons .
10. What will keep students from well off families from buying these properties and driving up prices as they have done in Northside?
11. What measures do you plan to improve infrastructure so that it can handle a 2-3 fold increase in density.?
- 12 . How will you deal with noise abatement? Do you plan to deal with it?
13. Your representatives were asked several times 'what is the long term goal?' They had no answer. What is the answer?

Please answer my questions. I have written previously and gotten no response even though it was stated that I would..

DAVID CLEMMONS

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 13, 2023 11:57 AM
To: copeland@nc.rr.com
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 11:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

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Town Council,
Forwarding this note that I shared with my neighborhood (Westwood). With this failure in Raleigh outlined below, I received dozens of responses against the missing middle proposal because it will not do what it is intended to do which has proven true in Raleigh.

If you have any questions, let me know.

Best,
Dan Copeland
Chapel Hill Resident

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 11:49 AM
To: 'phemminge@townofchapelhill.org' <phemminge@townofchapelhill.org>
Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

Pam,
Please see my note to my neighborhood listserv below (Westwood). It sums up my position and I got a strong response that others agree.

If you have any questions, let me know.

Best,
Dan

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Saturday, February 11, 2023 10:26 AM
To: 'Westwood List' <w-w_list@googlegroups.com>
Subject: The 'Missing Middle' Experience in Raleigh - Failure on every level

Neighbors,
In light of recent conversations about zoning, I think that sharing some recent data regarding a current situation is valuable. This was shared with me by a friend in Raleigh who lives in the Hayes Barton neighborhood. It is worth a read. To summarize:

- Zoning was changed specifically to serve the 'missing middle'
- A historic house on a large lot is being replaced by 17 townhomes priced at around \$2M each
- Neighbors are furious with the proposal and associated traffic, but have no leverage against developers under new zoning
- It in no way serves the 'missing middle' or lower income housing
- Now, the neighborhood is in a fight with the council to reverse the missing middle legislation, all detailed in the three links below.

<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/>

<https://www.hayesbartonraleigh.com/>

<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/>

I don't need any more evidence than a very recent failure in a Raleigh neighborhood with many similarities to our neighborhood. Developers will develop to maximize profit within the law. And, on top of that, in our neighborhood any new high-density development would all be filled with students because we are so close to campus and they pay top dollar.

The other historic districts in Chapel Hill (Laurel Hill and Boundary/Tenney Cir) have hired or are in the process of hiring attorneys to fight this change that will not address any 'missing middle' housing. If you are interested in expressing support to keep single family zoning as it is, please respond to me without copying the entire listserv. This does not mean you are signing up for any costs, this just means you want to be a part of the effort to avoid the Raleigh situation outlined above along with the other historic districts close to campus.

Thanks,
Dan

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 14, 2023 4:41 PM
To: Triangle BlogBlog
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: We need to talk about the \$2 million townhouses in Raleigh

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: Triangle BlogBlog <triangleblogblog@gmail.com>
Sent: Tuesday, February 14, 2023 3:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: We need to talk about the \$2 million townhouses in Raleigh

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

Chapel Hill's new missing middle housing proposal has drawn a number of themes [which we've covered before](#). Among them: this will lower property values, this will raise property values, this will affect neighborhood character, and we can't do this because look at what's happening in Raleigh.

[What's happening in Raleigh?](#)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 14, 2023 4:41 PM
To: Rachel Ram
Cc: Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: I support expanding housing opportunities in my neighborhood.

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: Rachel Ram <rachelnoelleram1@gmail.com>
Sent: Tuesday, February 14, 2023 3:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: I support expanding housing opportunities in my neighborhood.

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

Hi,

I support expanding housing opportunities in my neighborhood.

Thank you,
Rachel Ram

Chapel Hill resident

Rachel Ram

Master of Public Health Candidate 2023

Department of Health Policy and Management

UNC Gillings School of Global Public Health

e: rachel_ram@unc.edu || c: 772.285.9836

www.linkedin.com/in/rachelnoelleram

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 15, 2023 10:10 AM
To: Susan Elmore
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: "gentle density" proposal

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

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: Susan Elmore <elmorepathology@gmail.com>
Sent: Wednesday, February 15, 2023 9:51 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "gentle density" proposal

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

I just wanted to let you know that several neighborhoods are banding together and hiring a lawyer to sue the town over this proposal. There are several concerns including how this proposal would only affect those neighborhoods that have let their HOA covenants expire. Unfortunately the town isn't hearing from the other neighborhoods that have covenants in place to prevent multiple housing units. This creates a significant disparity. There are other concerns that they will address with the lawyer. Although there may be situations (i.e. rezoning versus text amendments) that may be within the letter of the law but are not within the spirit of the law. The town council is unfortunately pitting neighbor against

neighbor and neighborhood against neighborhood with this proposal and there is much anxiety and anger within our once cohesive community.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 15, 2023 10:22 AM
To: dave witsell
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Neighborhood rezoning

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: dave witsell <thunderinsnow@gmail.com>
Sent: Tuesday, February 14, 2023 5:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Neighborhood rezoning

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

Dear Mayor and Council.

I urge you to reconsider your initiative to "modification of zoning" aka the older neighborhoods that have expired covenants. My neighborhood, Glendale Dr, is near UNC and has several houses with students. While we welcome the

students we have more will not be better? Your initiative will likely result in more student housing rather than “Middle Missing” housing.

Your initiative has not resulted in significant “targeted” housing in other towns and cities so why do you think it would be effective here? Are you just responding to what’s popular or are you watching the interests of your constituents?

Do you live in neighborhoods that would be effected by this zoning modification? Can you be transparent about that?

Does the housing developments/townhomes and apartments that are springing up meet the needs of the missing middle? If not, why?

I am very concerned about this initiative and it will definitely be kept in mind for the next local elections.

Sincerely,

DAVID WITSELL
108 Glendale Dr
27514

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 16, 2023 3:21 PM
To: Eric Formeister
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Question about the origin of Keesmaat's hiring for town rezoning plan

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: Eric Formeister <eformeister@gmail.com>
Sent: Thursday, February 16, 2023 2:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Question about the origin of Keesmaat's hiring for town rezoning plan

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

To the Mayor and Town Council:

I have spent much time engaging with dozens of residents from neighborhoods that will be affected by the town's rezoning, both from my neighborhood, the several historic/old neighborhoods that ring the campus, and many, many others since I first heard about the re-zoning proposal a couple of weeks ago. It has come to my attention that the tax-paying citizens of the town are owed an explanation regarding the following:

Jennifer Keesmaat has a very troubling conflict of interest in that she herself is a founding partner in a massive development firm in Toronto that has recently bought 2000 housing units at least (with plans to rent for profit, of course). This is all publicly available if you google her, in addition to many other controversies she was embroiled in while serving the role of urban planner in Toronto, including making unilateral decisions about building developments *without* her own council approval. **My first obvious question is, who vetted Keesmaat, and how, knowing that she had this glaring conflict of interest?** Obviously, the solution for increased missing middle housing from the perspective of a developer like Keesmaat would be to 1) increase densification by just thoughtlessly building wherever and whenever, and 2) to remove any processes that would hamper or otherwise slow permit approval (the second part of the plan that the town has submitted to remove advisory boards altogether).

I'm a physician, and hiring someone like Keesmaat to me is tantamount to me prescribing a useless, inappropriate, and extremely expensive chemotherapy medication for someone with cancer because I was the one responsible for developing the drug and I get direct compensation for any prescription rendered. If this were the case, I could lose my license, I could get sued and I bet I'd lose, and I could even face jail time, in addition to it being an egregious breach of ethics in medicine. I uphold myself to an extremely high ethical standard, and I would expect elected officials to do the same.

My second question is, how can I go about obtaining, through an open records request, safeguarded by North Carolina's Open Records laws, all draft documents, emails, or other relevant communications that resulted in the hiring of Ms. Keesmaat as our consultant for the housing problem in Chapel Hill? I have been told by attorneys that laws such as the one cited do not require that the work product is finished or approved to be released to the public, and withholding this information from the people who funded the hiring of Keesmaat and her firm is illegal.

I posed this same question a week ago to Tas and Anya with no response. Perhaps forwarding this to the town attorney would be more effective, if you can't answer these questions.

Eric Formeister

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, February 16, 2023 4:51 PM
To: eposton@truebridgecapital.com
Cc: Judy Johnson; Britany Waddell; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message 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

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Thursday, February 16, 2023 3:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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

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

Form Name: Contact Mayor and Council
Date & Time: 02/16/2023 3:31 PM
Response #: 667
Submitter ID: 15622

IP address: 12.88.241.74

Time to complete: 5 min. , 47 sec.

Survey Details

Page 1

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

1. Name

Edwin Poston

2. Residency*

I am a resident of Chapel Hill

3. Message

I am strongly opposed to the proposed changes. Laurel Hill is not protected from the proposed changes and would be primed for developers to change our family oriented neighborhood to one focused on student housing. We are all for student housing, when done in a thoughtful and appropriate way, but one of the reasons that Chapel Hill and UNC are much loved is that there are neighborhoods for families adjacent to the University and downtown.

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

eposton@truebridgecapital.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

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

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 20, 2023 9:53 AM
To: Christianna Williams
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Reconsider zoning change

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

From: Christianna Williams <christianna.s.williams@gmail.com>
Sent: Saturday, February 18, 2023 2:43 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Reconsider zoning change

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

Hello,

I am writing to urge you not to approve the proposed zoning changes that would allow apartment buildings to replace single-family homes in Chapel Hill neighborhoods.

As I understand it, the purpose of this proposed change is not to provide more affordable/middle income housing in Chapel Hill (a goal that I support) but to provide more middle-density housing. Is there a documented need for more middle-density housing? Why is this an important goal? Can you provide evidence of this need in the face of a lot of new apartments and new neighborhoods being built in Chapel Hill? If so, why not increase density in the new areas that are already being cleared for new construction projects? Why not require some units in new neighborhoods or apartment blocks to be set aside as affordable/middle-income housing? Or, instead of approving lots of high-density new construction - why not designate the new areas as places of middle-density housing? Are there no other approaches to increasing density than allowing single-family houses to be torn down and replaced by cottage courts? I think more can be asked of the developers in terms of covering the costs of increased density (e.g. more parking, more waste water, more wear and tear on roads, higher demands on all existing infrastructure).

Also, as I understand it, this change will apply only to areas without existing HOA covenants explicitly barring construction of higher density housing. This feature of the proposal seems to particularly disadvantage older parts of town that were not constructed as "developments" but that are nonetheless neighborhoods.

Please don't make this change without giving greater consideration to other options and effectively explaining the rationale for this change to your constituents and voters.

Thank you for your consideration.

Sincerely,
Christianna Williams
508 N Boundary Street

Amy Harvey

From: Jeanette Coffin
Sent: Friday, February 17, 2023 4:44 PM
To: Peggy Link Weil
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Current zoning protection

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: Peggy Link Weil <plinkweil1@gmail.com>
Sent: Friday, February 17, 2023 4:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Current zoning protection

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

I greatly oppose abolishing the current zoning protection laws that are in place regarding housing in Chapel Hill. Please reconsider this decision and the impact that it will have on traffic, sustainability and overall quality of life experienced in our village.

We already have too many large and unattractive apt. buildings in Chapel Hill. This is a very irresponsible decision .

Peggy & Michael Weil
1119 Roosevelt Dr

--
Peggy Link Weil
919-624-1716. Cell

Amy Harvey

From: Jeanette Coffin
Sent: Monday, February 20, 2023 4:54 PM
To: Carmen Elliott
Cc: Judy Johnson; Corey Liles; Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: missing middle zoning proposal for Chapel Hill

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Carmen Elliott <carmenelliott.arts@gmail.com>
Sent: Monday, February 20, 2023 4:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: missing middle zoning proposal for Chapel Hill

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

Dear Chapel Hill Town Council and Mayor Hemminger, I want to thank you all for working hard to develop a solution to our town's need for affordable housing for middle income residents. I know both Raleigh and Durham have adopted a plan to rezone R-1 and R-2 neighborhoods to R-4 zoning, which would include smaller lots and higher density housing units throughout most of those two cities. I hope to persuade you to reconsider or revise this proposal for major changes in our neighborhoods, especially those smaller, less expensive neighborhoods that border Martin Luther King Jr. Blvd or neighborhoods that are close to UNC. Chapel Hill is a very different demographic from Durham and

Raleigh. The student population in Raleigh is 65,000 out of a total Raleigh City population of 486,800. The student population in Durham is 29,000 out of a city population of 285,000. The student population of Chapel Hill is 31,690 while the population of Chapel is 61,900. We are a college town, and UNC students also need more affordable housing. In a Jan.11 editorial from The Daily Tar Heel entitled "From Dorm to Duplex", the writer gives suggestions to students who are leaving on-campus housing to live in Chapel Hill. The writer states, "You could choose to live in a duplex or triplex, or homes divided into 2 or 3 separate units. Like apartment complexes, you may ultimately share a wall or two with your neighbor, but often with a lower cost." The writer continues, "In Chapel Hill the average rent is a whopping \$1917.00 according to RentCafe. It's worth noting that things like utilities and parking are not always included in these shocking price tags. Homes, duplexes and triplexes might provide more cost-effective solutions." In another DTH article of Jan. 25 entitled "Community Copes With Housing Shortage", Emily Holt (Affordable Housing Development Officer for Chapel Hill) said Chapel Hill has a tight housing market for multiple reasons. She cited the town's limited land, its popularity, and the influx of students as reasons for the demand. Ms. Holt stated, "What we have heard or seen is that more and more students are moving off campus...so there is an increase in demand for housing in town, on top of the already high demand." One of the main tenets of this zoning proposal is that it will strengthen social equity. In the Northside neighborhood, even with a much needed NCD, the traditionally African American neighborhood has drastically changed. In 1980,1,159 Black residents lived in Northside. By 2010, the number had decreased to 690. According to Loy Long Jr.,a resident of Northside, only 4 original homeowners still live on his street. The remainder have been bought out and many have been renovated for new residents. Northside homes have increased in value because of the demand for housing near UNC, and this historically Black neighborhood has seen a large decrease in home ownership and an increasing demand for student rentals. In another DTH article entitled "Residents Pressured by Student Encroachment", Sharon Weaver, a Northside resident for 62 years, said, "The neighborhood has changed tremendously because of the students...The elderly Afro-Americans left their homes to their children, but with the property taxes going up, they cannot afford to keep them, so they have to sell them." Between 2000 and 2010 property taxes in Northside increased by 277%. I would not use the Northside Neighborhood as a "poster child" for the town's campaign to make the "Missing Middle" zoning plan seem to be a "good thing" for Chapel Hill. I believe many of the African American neighbors who have been pushed out of their homes by a continual steep rise in taxes and the large influx of student housing may find it insensitive to have their neighborhood held up as a shining example of development that "worked well". Facts count, even if we don't like them. We have a much higher percentage of students than Raleigh and Durham. Our students need less expensive housing as well as our lower income and middle income residents. Both developers and parents will be highly motivated to buy/build duplexes/triplexes etc. for student housing. These new units are not guaranteed to be more affordable for middle income individuals. The influx of more cars, less trees and more impervious surface in our neighborhoods will guarantee a degradation of our natural environment throughout town, especially if this zoning change is to continue into the future. Please reconsider the adoption of these zoning changes. Perhaps the town council, the planning staff and a small group of deeply interested neighborhood representatives could create a better plan specifically for Chapel Hill. Perhaps Habitat for Humanity and Empowerment could be allotted 40% of these new housing units--Habitat received 500 applications during its last application period and only 14 were accepted. There are more creative ideas to consider for our town than to accept the same solution as our Triangle sisters. A different plan will take more time and effort, but I know our town council, the Chapel Hill planning staff and our residents are capable of creating something with more ecological conscience that can begin to address some of our pressing housing needs for both our lower and middle income population. Thank you again for all you do--your time, energy and commitment to our town All the Best, Carmen Elliott

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, February 21, 2023 12:17 PM
To: copeland@nc.rr.com
Cc: Britany Waddell; Judy Johnson; Corey Liles; Sarah Vinas; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

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: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Tuesday, February 21, 2023 10:17 AM
To: Pam Hemminger <phemminger@townofchapelhill.org>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

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

Pam and Council,
I have thought about this and we are having high interest meetings with neighbors on this issue in Westwood. I know that you and the council are thinking about it as well. We live in Westwood and campus is across the street and there is growing belief that this does not meet the goals of the

plan and, in fact drives only student rental development.

The goal of finding more affordable housing is always a lofty and difficult one.

Every regulation should have a defined goal. There is one fact that makes this zoning fail to meet the goal in our neighborhood. Anything rental (house or townhome) in a neighborhood adjacent to campus (regardless of historic status) is going to be filled with students. Students (or their parents) have the desire and ability to pay top dollar close to campus. You can't regulate around that willingness to pay. You can't kick them out once they are in. And you can't expect developers to not seek the most money.

And, more student housing is NOT desired. Everyone in the neighborhood can agree on that.

Is there any data that you or the town have that specifically shows that close to campus these new zoning developments would not be specifically filled with students?

Thanks,
Dan Copeland
2 Briar Bridge Lane, Westwood

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

From: copeland@nc.rr.com <copeland@nc.rr.com>
Sent: Monday, February 13, 2023 12:05 PM
To: 'Pam Hemminger' <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>
Subject: RE: The 'Missing Middle' Experience in Raleigh - Failure on every level

Thanks Pam! Will keep an eye on it and make sure I am signed up for newsletters. Glad it is getting a careful look. The Hayes Barton situation may not reflect what it would be like for the entire town, but I think it is a good surrogate for the historic districts and anyone close to campus.

Best,
Dan

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

From: Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>
Sent: Monday, February 13, 2023 12:03 PM
To: copeland@nc.rr.com
Subject: Re: The 'Missing Middle' Experience in Raleigh - Failure on every level

Dan-

Thank you for letting me know and glad you all are asking questions. We are all still trying to learn if this new zoning tool could help and what the consequences would be.

TownNews sent an update that this will be continued into May in order to talk with more neighborhoods and to learn more from outcomes in other communities. Please sign up on our webpage if you are not already getting the weekly newsletters.

Best

Mayor Pam

[Description: Description:]

Pam Hemminger

Mayor

Town of Chapel Hill<<http://www.townofchapelhill.org/>>

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514-5705

Phone: (919) 968-2714

From: copeland@nc.rr.com <copeland@nc.rr.com>

Sent: Monday, February 13, 2023 11:49 AM

To: Pam Hemminger <pheeminger@townofchapelhill.org>

Subject: FW: The 'Missing Middle' Experience in Raleigh - Failure on every level

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

Pam,

Please see my note to my neighborhood listserv below (Westwood). It sums up my position and I got a strong response that others agree.

If you have any questions, let me know.

Best,
Dan

From: copeland@nc.rr.com <copeland@nc.rr.com>

Sent: Saturday, February 11, 2023 10:26 AM

To: 'Westwood List' <w-w_list@googlegroups.com>

Subject: The 'Missing Middle' Experience in Raleigh - Failure on every level

Neighbors,

In light of recent conversations about zoning, I think that sharing some recent data regarding a current situation is valuable. This was shared with me by a friend in Raleigh who lives in the Hayes Barton neighborhood. It is worth a read. To summarize:

- * Zoning was changed specifically to serve the 'missing middle'
- * A historic house on a large lot is being replaced by 17 townhomes priced at around \$2M each
- * Neighbors are furious with the proposal and associated traffic, but have no leverage against developers under new zoning
- * It in no way serves the 'missing middle' or lower income housing
- * Now, the neighborhood is in a fight with the council to reverse the missing middle legislation, all detailed in the three links below.

<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/><<https://www.cbs17.com/news/local-news/wake-county-news/plan-to-replace-raleigh-house-with-17-townhomes-draws-criticism/>>

<https://www.hayesbartonraleigh.com/><<https://www.hayesbartonraleigh.com/>>

<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/><<https://abc11.com/missing-middle-raleigh-housing-townhomes-hayes-barton-district/12386773/>>

I don't need any more evidence than a very recent failure in a Raleigh neighborhood with many similarities to our neighborhood. Developers will develop to maximize profit within the law. And, on top of that, in our neighborhood any new high-density development would all be filled with students because we are so close to campus and they pay top dollar.

The other historic districts in Chapel Hill (Laurel Hill and Boundary/Tenney Cir) have hired or are in the process of hiring attorneys to fight this change that will not address any 'missing middle' housing. If you are interested in expressing support to keep single family zoning as it is, please respond to me without copying the entire listserv. This does not mean you are signing up for any costs, this just means you want to be a part of the effort to avoid the Raleigh situation outlined above along with the other historic districts close to campus.

Thanks,

Dan

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 22, 2023 9:15 AM
To: Bella Vandersall
Cc: Sarah Vinas; Judy Johnson; Corey Liles; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: In support of amending LUMO

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: Bella Vandersall <bsimone2021@gmail.com>
Sent: Tuesday, February 21, 2023 8:10 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: In support of amending LUMO

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

Dear Council members,

My name is Bella Vandersall and I am a first year student at UNC Chapel Hill. I am a current member of UNC Habitat and worked extensively with Asheville Habitat and other affordable housing organizations for several years prior. I am writing to encourage you to vote yes on the proposed amendment to the Town's LUMO titled *Housing Types and Housing Choices for a Complete Community*. Through a policy brief I prepared addressing parallel issues in Buncombe

County last semester, it has become clear to me that Exclusionary Zoning is a harmful relic of the Jim Crow era that continues to segregate neighborhoods today. As long as these policies are in place, there will never be an adequate amount of safe, affordable, equitable housing. Housing is a cornerstone of upward mobility for people of *all* backgrounds -- everyone benefits when more members of the community are able to live in integrated, mixed-income communities. Furthermore, some climate researchers have proposed multi-family zoning as a necessary solution to the ongoing climate crisis, as it is more sustainable than single-family zoning.

Thank you for prioritizing this important issue.

Best regards,
Bella Vandersall
UNC Public Policy '26
[LinkedIn](#)

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, February 22, 2023 3:19 PM
To: wbaycock@schellbray.com
Cc: Sarah Vinas; Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Atuya Cornwell; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ran Northam; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter to Town Council re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment
Attachments: Correspondence re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment.pdf

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Aycock, William B. <wbaycock@schellbray.com>
Sent: Wednesday, February 22, 2023 3:08 PM
To: Amy Harvey <aharvey@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Chris Deschene <christopher.deschene@gmail.com>
Subject: RE: Letter to Town Council re Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding Housing Choices for a Complete Community Text Amendment

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

Ms. Harvey,

Please find the attached correspondence from our firm regarding Briarcliff, Ridgefield, and Colony Woods residents' concerns regarding the Housing Choices for a Complete Community Text Amendment. If this letter could be included in the materials provided to the Council for tonight's meeting, I would appreciate it.

Please feel free to contact me with any questions or issues.

Sincerely,
Bill Aycok

Bill Aycok

919.869.3081

fax:855.386.4139

wbaycock@schellbray.com

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SCHELL BRAY PLLC
Attorneys and Counselors at Law

WRITER'S DIRECT DIAL NUMBER
919.929.0990
WRITER'S EMAIL ADDRESS
wbaycock@schellbray.com

February 22, 2023

VIA ELECTRONIC MAIL

Mayor Pamela Hemminger and
Chapel Hill Town Council
Care of the Town Clerk
Chapel Hill Town Hall, Second Floor
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

PAUL H. LIVINGSTON, JR.
THOMAS C. WATKINS
MICHAEL H. GODWIN
BARBARA R. CHRISTY
JENNIFER L.J. KOENIG
MARK T. CAIN
GARLAND G. GRAHAM
AMY H. KINCAID
CHRISTINA FREEMAN PEARSALL
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DORI J. DIXON
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KRISTIN J. KING
TIMOTHY A. NORDGREN
MICAH J. MALOUF
JEFFREY R. WOLFE
ADRIANNE F. EDMONDS
ANDREW D. STEFFENSEN
PETER G. MATTOCKS
JANET M. WALLACE

OF COUNSEL
DORIS R. BRAY
HOLLY H. ALDERMAN

BRAXTON SCHELL
(1924-2008)

Re: Briarcliff, Ridgefield, and Colony Woods Residents' Concerns Regarding
Housing Choices for a Complete Community Text Amendment

Mayor Hemminger and Town Councilors:

Our firm has been engaged by twelve families who reside in the Briarcliff, Ridgefield, and Colony Woods neighborhoods on the east side of Chapel Hill. They have engaged our firm to help understand the nature of the changes being proposed to the Town's Land Use Management Ordinance ("**LUMO**") as part of the proposed "*Housing Choices for a Complete Community Text Amendment*" (the "**Proposed Amendment**"). They have also asked for our assistance to analyze the recorded restrictive covenants for these three neighborhoods for how those restrictions will interact with the proposed zoning changes, and finally, to help communicate their concerns regarding the potential results of the proposed upzoning to the Town.

As a preliminary matter, our clients understand that Chapel Hill has a housing issue. The Town does not have sufficient housing to accommodate anticipated new arrivals in the coming years, and the median home price in Chapel Hill is currently one of the highest in the State. We acknowledge that there are social justice and inclusivity issues at play in the community conversation regarding access to housing.

That being said, it has been suggested, publicly by some local proponents of the Proposed Amendment, that opposition to this measure is inherently exclusionary and racist, and that the concept of "neighborhood character" is merely code for keeping people out. As a commercial real estate attorney, I believe that position is flawed and deeply unfair. Our client's homes and the neighborhoods in which they are located represent a major aspect of their daily lives. Many of the residents of Briarcliff, Ridgefield, and Colony Woods have lived in their homes for more than 30 years and have chosen to remain there due to the quiet, peace, and serenity that those communities provide. Given the tumultuous times that we currently live in, we should not make light

of homeowner anxiety over proposed governmental action that could have an impact on their daily lives, particularly when the results of the Proposed Amendment are unknown, as the Planning Staff has admitted.

While we understand and acknowledge the historical and systemic barriers to home ownership that have existed over the past several decades, not every attempt to maintain the status quo of a neighborhood is an attempt to keep people out. “Neighborhood character” is not a euphemism for exclusion or exclusivity. The Town implicitly acknowledges the concept of neighborhood character by way of its Conservation and Historical Districts. A simple stroll down the streets of Ridgefield vs. Meadowmont reveals obvious differences. Neighborhoods like Briarcliff, Ridgefield, and Colony Woods, by design (and supported by zoning) have small houses located on large lots. This design affords privacy, quiet, and access to nature, a dearth of birds and other animals and less light pollution; characteristics which cannot be found in more dense developments. Residents of the Town’s denser neighborhoods understood those communities would have a distinct character when they bought homes there. Those residents sought the activity, the close proximity, and the access to commercial centers that come with dense development. Density is character.

Not everyone wants to live in a dense community like Meadowmont or Southern Village, however. Residents of less intensive neighborhoods like Briarcliff, Ridgefield, and Colony Woods chose to live in those places because of those differences, not in spite of them, and that choice, and the defense of it, should not be vilified. The threat to neighborhood character posed by the Proposed Amendment is real and citizens deserve better than to be cast as racists for defending what is a crucial fixture in their lives and in most cases, their most valuable financial asset.

In light of the foregoing, we offer the following reasons why our clients request that the Town cease pursuit of the Proposed Amendment, or at the least, delay any additional action towards it at the present time.

The Proposed Amendment places the burden for new housing on established neighborhoods, rather than new development, and will significantly alter neighborhood character without any substantial increase in available housing.

As Madame Mayor and the Councilors are certainly aware, Chapel Hill is a notoriously difficult town to build in. The long and arduous entitlement process, the numerous advisory committee reviews, and extensive fee schedule provide a substantial barrier to entry for developers of new homes or apartments, and as a result, Chapel Hill’s housing shortage is now well-documented. Rather than address the procedural hurdles and costs that currently stifle housing development in Chapel Hill however, by this Proposed Amendment, the Town is putting this housing burden on its established neighborhoods, risking the critical character of its neighborhoods in an effort to give the appearance of equity and addressing the housing shortage.

Town Staff has indicated that they do not estimate the number of additional housing units that will result from the Proposed Amendment will do much to address the housing issues in Chapel Hill. In fact, due to the existence of restrictive covenants in neighborhoods

throughout the Town and the exclusion of numerous neighborhoods on conservation or historic grounds, the actual number of new units which may result from the Proposed Amendment will likely be insignificant in the face of the Town's housing needs. However, at the same time, the impact on those neighborhoods which are not subject to special zoning categories for neighborhood conservation or historical preservation will be magnified.

In addition, as Council is aware, North Carolina, and the Triangle in particular, have been rated as some of the top destinations for families to relocate for a number of years now. As a result, a thriving micro-economy of developers and builders has arisen in the Triangle to serve this potent demand. Despite the barriers to entry for developers in Chapel Hill, this zoning change will have the effect of turning established neighborhoods into potential profit zones for developers, at the cost of those qualities which make these neighborhoods desirable places to live. For neighborhoods like Briarcliff, Ridgefield, and Colony Woods which are located on the Town bus lines, the lots will serve as ripe fruit for development of dense housing for students. Both the developers and the students are not invested in the quality of life provided by these neighborhoods, their time in the area is limited. They have no skin in the game. Once the character of the neighborhood is lost, however, it cannot be regained.

As a result of the uncertainty of effect of the Proposed Amendment, coupled with the substantial risk to established neighborhoods, our clients request you drop this Proposed Amendment and look for other ways to increase housing in the Town.

Recent NC law changes cast doubt on the efficacy of older restrictive covenants.

At several of the public meetings and hearings on the Proposed Amendment, Council and staff have pointed out that the presence of recorded restrictive covenants for many neighborhoods will pre-empt the zoning changes in the Proposed Amendment. While this statement is generally correct, as restrictive covenants operate as a body of law completely separate from the Town's zoning authority, a recent ruling by the N.C. Supreme Court this past December, C Investments 2, LLC v. Auger, et al., upends 50 years of "settled law" regarding restrictive covenants and their exclusion from the Marketable Title Act. As a result of this recent ruling, the status of many older sets of restrictive covenants, like those in place for Briarcliff, Ridgefield, and Colony Woods are now in doubt. This Supreme Court ruling will have a substantial impact on many older neighborhoods throughout the State, and the proposed changes to the LUMO could not come at a more vulnerable time for these neighborhoods. If Council is unwilling to refrain from adopting the Proposed Amendment, our clients request a delay in the vote on this matter to ensure that the residents have an opportunity to "shore up" their covenants before the Proposed Amendment takes effect. As you can imagine, the process of organizing neighbors can take time, thus we ask for a delay of at least one (1) year before the Town takes any action on this matter.

As Madame Mayor and the Councilors have undoubtedly noted, this Proposed Amendment has invigorated the Town's electorate. The costs of this Proposed Amendment are already being borne by the residents of the Town, as represented by my firm's engagement. It is our hope that the Town will reconsider the Proposed Amendment in light of its questionable effect and potential harm to its existing neighborhoods.

Respectfully,



William B. Aycock II