

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 13, 2023 2:10 PM
To: Karen Dias
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Email to Historic District Commission

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: Karen Dias <k_o_dias@yahoo.com>
Sent: Wednesday, September 13, 2023 2:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Fw: Email to Historic District Commission

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Town of Chapel Hill Council Members,

Please see below my message sent to the Town of Chapel Hill Historic District Commission today. I ask that you give thorough thought and consideration to the proposed development of 157 East Rosemary Street which will soon be on your agenda for approval.

Best,

Karen Dias

----- Forwarded Message -----

From: Karen Dias <k_o_dias@yahoo.com>

To: advisoryboards@townofchapelhill.org <advisoryboards@townofchapelhill.org>; Anya Grahn <agrahn@townofchapelhill.org>; Charnika Harrell <charrell@townofchapelhill.org>

Sent: Wednesday, September 13, 2023 at 01:28:45 PM EDT

Subject: Email to Historic District Commission

September 13, 2023

Hello Historic District Commissioners,

I would like to hear your comments on the 12-story condominium proposal for 157 E. Rosemary Street. This site is bordered on two sides by Franklin-Rosemary Street Historic District properties. It is entirely logical to think what happens on this site will affect what happens on the adjacent gravel lot site within the district at the corner of Henderson Street and Rosemary Street.

I realize your mission is to advise the Town of Chapel Hill on properties WITHIN the historic district: however, because the site of the proposed development is intimately adjacent to properties in the district, it is important to hear from you regarding the impact of this extremely outsized project on the venerable largely-residential Franklin-Rosemary Street Historic District.

Does the project represent adequate transition between the district and the rest of the Rosemary Street area? Is this project so important to the residents of Chapel Hill that all of the development guidelines for that site should be put aside in favor of claims by an out-of-state developer unfamiliar with even his closest neighbors' properties. His priority is building the tallest building in Chapel Hill with the highest priced penthouse condo as well as other high priced condos in the top half of the building.

What Chapel Hill will lose in this transaction is irreplaceable. The vantage point of blue sky and sunshine in the downtown area that borders the historic district is not worth giving up. A small park is scheduled to be built across the street behind the old post office. What is a park without blue sky and sunshine? A patch of green space with sunshine and blue sky are in keeping with the character of the historic district. But a looming, outsized, 12-story building on a small third-of-an-acre parcel is not.

Land use plans and guidelines for this area call for a maximum of six story buildings. Even these guidelines might significantly impact the character of the adjacent historic district. **But they do also call for transitioning in the area to such height.**

At the moment approval of this project is looming large. The Town Council is scheduled to consider its approval on September 27, 2023. **Many property owners in the area have not been aware of this project until this week.** You can see their prolific reactions and resulting discussion started 9/12/2023 on the Nextdoor social media site.

If you cannot respond to this email individually, please consider issuing a statement to the Town of Chapel Hill Council Members regarding the proposed development and its impact on the Franklin-Rosemary Street Historic District. Our elected officials should hear from all sides and resources regarding proposals with such great impact on the future of development in this area.

Thank you for your time and energy as members of the Historic District Commission. I am writing to you today as a long time resident and property owner in Chapel Hill. I am a graduate of UNC-CH with undergraduate and master's degrees in urban and regional planning. I am also an alumna member of the Phi Mu Sorority located at 211 Henderson Street in the Franklin-Rosemary Street Historic District directly adjacent to the site of proposed development. I have been a board member of Phi Mu's House Corporation for over 20 years. We have provided affordable housing to students at UNC-CH for more that 50 years. And we continually strive to be good neighbors and stewards of our district property. Though

my key concern is the comprehensive impact 157 East Franklin Street will have on the wider historic district, I am equally concerned about the dramatically negative impact on our house and its residents.

Sincerely,

Karen Dias
302 Cobble Ridge Drive
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Friday, September 01, 2023 12:59 PM
To: Monica
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Request for Change of Date for Town Council Hearing of 157 E. Rosemary
Categories: Agenda Packet Process

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: Monica <mmcc08@att.net>
Sent: Friday, September 1, 2023 12:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Request for Change of Date for Town Council Hearing of 157 E. Rosemary

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Mayor and Council Members,

Phi Mu sorority respectfully requests that the proposed development of 157 E. Rosemary submitted by TJ Capital II,

*LLC be postponed from the proposed September 27, 2023
Town Council Meeting to the October meeting or a later date.*

Phi Mu stands to suffer damage distinct from the rest of the community if development on this tract does not address our concerns.

The two key voices of Phi Mu's concerns are unable to attend the meeting on September 27.

Our attorney, LeAnn Nease Brown, who has represented our interests for many years is on secured leave from September 18 through September 30 and will be out of state.

While the rules of Superior and District Court as established by the Supreme Court do not apply to municipalities and their hearings, the spirit of the secured leave process is to create the possibility that attorneys can plan and take time off without interruption and without compromising their clients needs.

The loss of opportunity for her to represent us in real time is extremely concerning.

Additionally, I am traveling for business that week and cannot reschedule my client commitment. As the Phi My alumna and House Corporation member who works closely with LeAnn on these issues, I will be unable to present our concerns in person on September 27.

We ask that the Town Council honor our attorney's secured leave and postpone this matter to a later date when we can present our concerns in person.

Thank you for your consideration.

Monica McCarty
Alumna and House Corporation Member of Phi Mu Sorority

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 11, 2023 10:18 AM
To: Sharon Mujica
Cc: Britany Waddell; Judy Johnson; 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Rosemary and Henderson

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,

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

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

From: Sharon Mujica <mujica.sharon7@gmail.com>
Sent: Monday, September 11, 2023 9:59 AM
To: Karla McPherson <karlamcpherson@gmail.com>
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Rosemary and Henderson

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Excellent. I didn't know.

Sent from my iPhone

> On Sep 11, 2023, at 9:26 AM, Karla McPherson <karlamcpherson@gmail.com> wrote:

>

> To the mayor and council:

> Have you people lost your minds? Do you care at all about the character of our town? People move to Chapel Hill because of its small town, historic character - its charm. To even consider putting a 12-story building at Henderson and Rosemary is absolute malpractice. Chapel Hill is special. Why are you trying to turn it into a clone of cookie-cutter urban spaces that dot the country? One must conclude that your allegiance to the big donor developers is stronger than any commitment you ever had to the people of this town. You should be absolutely ashamed of yourselves.

> Karla McPherson

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 11, 2023 10:20 AM
To: Charles Coble
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 12 stories?

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

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Jeanette Coffin



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From: Charles Coble <ccoble2@gmail.com>
Sent: Sunday, September 10, 2023 7:29 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 12 stories?

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On the corner of Rosemary and Henderson?

Surely not!

This is a completely outsized desecration of our town and community.

Charles

Charles Coble
919-619-0261 (c)

Amy Harvey

From: Jeanette Coffin
Sent: Monday, September 11, 2023 1:49 PM
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Message from Website

Jeanette Coffin
Administrative Assistant
Human Resource
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

From: info@townofchapelhill.org <info@townofchapelhill.org>
Sent: Monday, September 11, 2023 1:36 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 click the [Phish Alert Button](#)

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

Form Name: Contact Mayor and Council

Date & Time: 09/11/2023 1:35 PM
Response #: 739
Submitter ID: 16785
IP address: 2603:6080:5a07:c5c0:4dda:b4d6:aa02:3106
Time to complete: 3 min. , 46 sec.

Survey Details

Page 1

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

1. Name

Brooke Crouter

2. Residency*

I am a resident of Chapel Hill

3. Message

I have heard that there is a plan to build a 12 story building behind the old post office on Franklin Street.

I realize the town has to grow and change - but this is NOT a good thing. East Franklin is very close to the historic district and campus - and I think preserving the integrity of the "old downtown" look actually benefits the community. I don't think we should destroy the ambiance and character of that part of Franklin.

It's enough that we have turned West Franklin into a relatively unattractive set of big block buildings - I have a sentimental desire to avoid doing that to East Franklin.

How do we move forward to protest this building?

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: Monday, September 11, 2023 4:10 PM
To: Angus Ewington
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: STRONG Support of Rosemary and Henderson

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: Angus Ewington <angusewington@me.com>
Sent: Monday, September 11, 2023 3:53 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: STRONG Support of Rosemary and Henderson

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good Afternoon,

I just wanted to write to express my support of the development proposal for Rosemary and Henderson. I am pleased that the Town has an opportunity to make bold steps to increase density.

I have lived here since 2019, and it's fantastic to see these housing proposals coming to Chapel Hill.

Aside from the environmental benefits of denser development and the benefits of increasing our housing stock in the midst of a crippling housing crisis — it is exciting to have another opportunity to share this town with even more neighbors and future-friends.

I also appreciate the proposal for its proximity to the University and downtown, since that distance will improve walkability and dilute the need for cars and continued suburban sprawl — both phenomena that, I hear, are bad for trees.

Thank you,

Angus

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, September 12, 2023 12:19 PM
To: Stacy B
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 12 Story Luxury Apartment Building 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: Stacy B <stacybrehm@gmail.com>
Sent: Monday, September 11, 2023 8:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 12 Story Luxury Apartment Building Proposal

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hi,

I just learned about a proposed 12 story luxury apartment building on Rosemary and Henderson coming up for vote on 9/27/23. I am adamantly opposed to this proposal. There is an abundance of housing being built in Chapel Hill, and I don't see the need to have such a tall structure in this area. Please don't ruin the character of the Franklin Street community.

Thank you for your consideration.

Stacy Brehm

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, September 12, 2023 12:19 PM
To: C. Schuft
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Opposition to more apartments

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: C. Schuft <c.schuft@gmail.com>
Sent: Monday, September 11, 2023 5:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Opposition to more apartments

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Writing today in specific opposition to the 12 story luxury apartment building proposed for the corner of E Rosemary and Henderson Streets.

In my opinion, this Town Council has failed to appreciate our town. As one who attended elementary school in Chapel Hill, travelled the world, and returned 'home' 30 years ago, I am so disappointed in the building expansion we've been subjected to. I'm concerned our infrastructure will crumble over the next decade.

Please, take a second look, and deny this relatively small, but unwanted and unneeded development.

Thank you for considering the concerns of long-time Chapel Hill residents.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, September 14, 2023 10:32 AM
To: dpickrel19@gmail.com
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter from Phi Mu Sorority Regarding the Planned Development at 157 E. Rosemary Street
Attachments: 157 Rosemary Chapel Hill Town Council Letter FINAL.docx
Importance: High

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: dpickrel19@gmail.com <dpickrel19@gmail.com>
Sent: Thursday, September 14, 2023 10:27 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Jacob Hunt <jhunt@townofchapelhill.org>; LeAnn Nease Brown <lnease@brownandbunch.com>
Subject: Letter from Phi Mu Sorority Regarding the Planned Development at 157 E. Rosemary Street
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Greetings Mayor Hemminger and Members of the Chapel Hill Town Council,

Please see the attached letter for your review and consideration regarding the pending development 157 E. Rosemary Street.

We greatly appreciate your time and consideration of our concerns and the interests of the wider Franklin-Rosemary Historic District.

All best,

Debra Pickrel
1980 UNC Graduate and Phi Mu Alumna

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:28 AM
To: Cate Laster
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Enormous Height and Mass

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: Cate Laster <catelaster@gmail.com>
Sent: Tuesday, September 26, 2023 6:36 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Enormous Height and Mass

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

The enormous height and mass of this proposal destroys the charm, ambiance, and atmosphere of our 98-year-old, historically designated home, and other residential homes in our neighborhood.

I believe this development will cause us harm in the ability to recruit new members because the ambiance of our location in a historic neighborhood will be destroyed by the height, lack of buffers, and lack of setbacks. No other panhellenic sorority is situated next to a massive, mixed-use development.

We are situated on land that is lower than the base of the proposed, 157-foot structure that would dwarf our home and would be the tallest building in Chapel Hill.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #8 of the FLUM offers many suggestions for providing appropriate transitions between land uses and buildings of different scale. This proposal provides none.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Cate Laster
Psychology BA
Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:28 AM
To: Rachel Skergan
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Safety and Security of our Members

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

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Jeanette Coffin



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

From: Rachel Skergan <rkskergan@gmail.com>
Sent: Tuesday, September 26, 2023 6:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Safety and Security of our Members

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will increase pedestrian traffic and vehicular cut-through traffic in our private parking lot.

There's no doubt that incidents of illegal parking in our private parking lot will increase, and our members assigned spaces will be occupied by an illegally parked vehicle of a visitor or resident to 157. E. Rosemary.

This enormous, dense development will diminish the sense of safety and privacy that our members, young collegian women ages 18-21, currently enjoy in our quiet, historic neighborhood.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The density of this development is two-to-three times that of other mixed-use developments on E. Rosemary which are on lots four-to-six times larger than 157 E. Rosemary, and which are all on the SOUTH side of the street. This lot, at just one-third of an acre, situated on the NORTH side of E. Rosemary, cannot support a 157-foot building, the tallest ever for Chapel Hill.

Please enforce Chapel Hill's zoning requirements and long-range plans to protect the sense of safety and security of our members.

Thank you for your consideration.

Sincerely,
Rachel Skergan
Pre-Nursing
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:29 AM
To: Casey Mentch
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Near Total Loss of Privacy

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

From: Casey Mentch <caseymentch@gmail.com>
Sent: Tuesday, September 26, 2023 6:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Near Total Loss of Privacy

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will remove all privacy for our parking lot, girls who live in rooms with south-facing windows, our dining room, and our newly renovated courtyard.

The ground floor of this building will be directly next to our private parking lot. We can be watched as we come and go.

If we don't keep our blinds closed, the all glass building and north-facing balconies will provide clear views of the daily lives of young collegian women, ages 18-21.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #2 of the FLUM "ensures equitable planning and development." This proposal does not "understand [or] respond to local context." It does not "respect local community character" or "preserve and strengthen intact neighborhoods."

Instead, it ignores Phi Mu and our neighbors and destroys the privacy of our members and the residents of our home.

Please protect the privacy of our home.

Thank you for your consideration.

Sincerely,
Casey Mentch
Media and Journalism
2024

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:29 AM
To: Brynn Hutchison
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Enormous Height and Mass

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: Brynn Hutchison <brynn312@gmail.com>
Sent: Tuesday, September 26, 2023 6:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Enormous Height and Mass

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

The enormous height and mass of this proposal destroys the charm, ambiance, and atmosphere of our 98-year-old, historically designated home, and other residential homes in our neighborhood.

I believe this development will cause us harm in the ability to recruit new members because the ambiance of our location in a historic neighborhood will be destroyed by the height, lack of buffers, and lack of setbacks. No other panhellenic sorority is situated next to a massive, mixed-use development.

We are situated on land that is lower than the base of the proposed, 157-foot structure that would dwarf our home and would be the tallest building in Chapel Hill.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #8 of the FLUM offers many suggestions for providing appropriate transitions between land uses and buildings of different scale. This proposal provides none.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Brynn Hutchison
AD/PR and Psychology Major
Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:31 AM
To: Evans, Ginger Campbell
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Safety and Security of our Members

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: Evans, Ginger Campbell <vevans@unc.edu>
Sent: Tuesday, September 26, 2023 10:12 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Safety and Security of our Members

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will increase pedestrian traffic and vehicular cut-through traffic in our private parking lot.

There's no doubt that incidents of illegal parking in our private parking lot will increase, and our members assigned spaces will be occupied by an illegally parked vehicle of a visitor or resident to 157. E. Rosemary.

This enormous, dense development will diminish the sense of safety and privacy that our members, young collegian women ages 18-21, currently enjoy in our quiet, historic neighborhood.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The density of this development is two-to-three times that of other mixed-use developments on E. Rosemary which are on lots four-to-six times larger than 157 E. Rosemary, and which are all on the SOUTH side of the street. This lot, at just one-third of an acre, situated on the NORTH side of E. Rosemary, cannot support a 157-foot building, the tallest ever for Chapel Hill.

Please enforce Chapel Hill's zoning requirements and long-range plans to protect the sense of safety and security of our members.

Thank you for your consideration.

Sincerely,

Ginger Evans
Business Admin & Political Science
UNC-Chapel Hill 2025

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:32 AM
To: jservice63@gmail.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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: FW: Letter of concern regarding 157 E. Rosemary proposed development
Attachments: 157 E. Rosemary statement.docx

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

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: Jean Service <jservice63@gmail.com>
Sent: Tuesday, September 26, 2023 9:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; LeAnn Nease Brown <lnease@brownandbunch.com>; Jacob Hunt <jhunt@townofchapelhill.org>
Subject: Letter of concern regarding 157 E. Rosemary proposed development

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Hello Mayor Hemminger and Members of the Chapel Hill Town Council,

I have attached a letter expressing concerns regarding the proposed development at 157 E. Rosemary Street. I appreciate your time and thoughtful consideration of the impact on the neighboring properties on Henderson Street and the Franklin-Rosemary Historic District as well as the Chapel Hill infrastructure.

--

Jean Service

UNC Class of 1985

Phi Mu Alumna

My name is Jean Service. I am a 1985 UNC graduate, a Phi Mu Sorority alumna and currently work on the UNC campus. I serve as the President of the Phi Mu Gamma Lambda Chapter House Corporation. Our role is to maintain the Phi Mu Chapter House at 211 Henderson Street which is included in the Chapel Hill Historic District and the Franklin-Rosemary US Park Service National Historic District. Our home has provided affordable housing to members of the Phi Mu Sorority for over 50 years.

I attended the Sept. 5 meeting of the Chapel Hill Planning Commission with the presentation from the development team for 157 E. Rosemary. Prior to this meeting, I met with Bill Jackson, Don Tice, George Retschle and LeAnn Brown on August 5 at the Phi Mu residence located at 211 Henderson Street. At the August meeting, the development team looked at the views of their proposed project from our property. Their two-dimensional drawing presented at the Sept. 5 meeting does not begin to illustrate the view of the proposed project from 211 Henderson St. A three-dimensional model would be more useful. At the August meeting, Mr. Jackson asked me "Why do you care so much?" As discussions have unfolded regarding the proposed project, I have had time to consider this question from many different perspectives.

1. The first point that I would like to emphasize is that Phi Mu has not come to any agreement with TJ Capital II LLC regarding buffers or setbacks that they wish to ignore. In fact, Mr. Jackson has indicated that we should plant our own buffer on a small strip of land close to our house. I have attached a photo of where he thinks we should plant such a buffer. Our landscape contractor and architect have indicated that this space will not support a tree buffer long term. There is inadequate land for successful root growth. By the time the tree buffer fails, Mr. Jackson will be long gone with the profits from the development in his bank account.
2. Personal security for the women who live at 211 Henderson Street is a concern. This property will overlook the 2-story residence with views into the private courtyard on the north of the house. The courtyard is currently a safe, private space for the over 200 members of Phi Mu to study, eat, relax, and feel at home. The proposed building will have direct sightlines into the bedrooms on the south side of the Phi Mu House from units at 157 E. Rosemary. Please remember that 211 Henderson is part of the Chapel Hill Historic District and any changes to our exterior must fall within the accepted guidelines set forth by the Historic District Commission. 157 E. Rosemary is not in the Historic District and has no such guidelines.
3. At the Planning Commission meeting it was obvious that members of the commission had little to no regard for the development guidelines as established by the Future Land Use Map and the Land Use Management Ordinance. Jonathan Mitchell noted that by approving the project as proposed Chapel Hill will open the development to future projects with increasingly tall buildings along E. Rosemary Street. The current allowed building height as listed in the FLUM is no more than 90 ft with 6 stories. Mr. Jackson's project is 157 ft with 12 stories. While this building is offset from the Wet Lab, future development will create a canyon effect on E. Rosemary. The first question posed to Mr. Jackson by E. Strother Murray-ndinga referenced the recommendation by the Town Council that his project was too tall, but that he has now proposed a taller building. His response with a chuckle was that he has been talking to people and he thinks this is okay.
4. The Planning Commission is very excited by the proposed 14 units of affordable housing included in this project. I believe that on the surface this appears to offer affordable housing. When you begin to break this down to what it would look like to live at 157 E. Henderson for someone at 80% of the median income for individuals (\$56,650) or couples (\$80,900) I believe many valid

points are being ignored. The building only offers 22 parking spaces for 56 units. People own cars and couples often own two cars. The offer of parking in the new lot on Rosemary doesn't fully address that reality. Public transportation does not completely fulfill the needs of a teacher, fire fighter, electrician (careers of people in this income bracket) depending on the location of their job. Anyone who relies on their vehicle for their profession would have an issue with the lack of parking, not to mention the added monthly cost at the deck. Nor does it suffice for individuals who need to go to the doctor's office or retail options not available in downtown Chapel Hill including a grocery store. For the record, the Phi Mu house and other surrounding houses on Henderson Street and Rosemary have provided affordable housing for decades not only to the UNC student population, but to many year-round residents.

5. The negative impact of this project on the infrastructure in downtown Chapel Hill cannot be underestimated. East Rosemary Street is 35 feet wide at the intersection with a single turn lane onto Henderson St and one lane in each direction. I measured the width of Rosemary in case you are wondering. The traffic in this area at certain times of day is backed up through other intersections as well. There is no allowance for a wider road. The 56 units will bring additional cars to this narrow street throughout the day and especially at peak traffic times. How will this impact the ability for Emergency Services to reach destinations in the Franklin-Rosemary district?
6. Mr. Jackson stated at the Sept. 5 planning meeting that his penthouse units will be the most expensive residential units ever sold in Chapel Hill. He states that the views will be amazing. The view he mentions will be available to a few wealthy residents. The view from the ground for drivers and pedestrians will include sunlight glare from the glass walls of the building at certain times of day. This is already an issue with the glass walls of the newest building on the south side of East Rosemary. The discussion stated that the building will provide 12-month residences. The reality of other properties recently built in Chapel Hill is that many have been bought by investors and by second home property owners. See attached photos for examples of the view from the ground in other nearby cities. It is not the amazing penthouse view.
7. Property owners in the Franklin-Rosemary district were not notified in October 2022 of this proposed project before the Chapel Hill Town Council.

So why do I care so much? As an alumna of UNC and Phi Mu and a current campus employee, I treasure downtown Chapel Hill. A college town, not a large city. Mr. Jackson is an out-of-state developer with no regard for this town or the long-term negative impact of his development. Please consider all perspectives in the discussion regarding 157 E. Rosemary Street. While this property is in need of redevelopment, I do not believe that the proposed building is the right project for the 1/3-acre property. I question the accuracy of the claim that the proposed affordable housing units will be affordable when all aspects of living here are analyzed. I care a great deal. Other than for profits he expects to receive, does Mr. Jackson care about Chapel Hill?



Phi Mu house facing East Rosemary



View from Henderson Street



C



Narrow city streets In the urban center of Downtown Durham. This is not adjacent to a neighborhood or historic district. Is this the direction of East Rosemary Street for one city block?

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:32 AM
To: Gabby Solter
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Near Total Loss of Privacy

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: Gabby Solter <gabbysolter@gmail.com>
Sent: Tuesday, September 26, 2023 8:24 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Near Total Loss of Privacy

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will remove all privacy for our parking lot, girls who live in rooms with south-facing windows, our dining room, and our newly renovated courtyard.

The ground floor of this building will be directly next to our private parking lot. We can be watched as we come and go.

If we don't keep our blinds closed, the all glass building and north-facing balconies will provide clear views of the daily lives of young collegian women, ages 18-21.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #2 of the FLUM "ensures equitable planning and development." This proposal does not "understand [or] respond to local context." It does not "respect local community character" or "preserve and strengthen intact neighborhoods."

Instead, it ignores Phi Mu and our neighbors and destroys the privacy of our members and the residents of our home.

Please protect the privacy of our home.

Thank you for your consideration.

Sincerely,
Gabrielle (Gabby) Solter
Human Development and Family Studies (HDFS)
2026

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:32 AM
To: Fultz, Katharine Kennedy
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Safety and Security of our Members

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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: Fultz, Katharine Kennedy <kfultz@unc.edu>
Sent: Tuesday, September 26, 2023 8:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Safety and Security of our Members

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Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will increase pedestrian traffic and vehicular cut-through traffic in our private parking lot.

There's no doubt that incidents of illegal parking in our private parking lot will increase, and our members' assigned spaces will be occupied by an illegally parked vehicle of a visitor or resident to 157. E. Rosemary.

This enormous, dense development will diminish the sense of safety and privacy that our members, young collegian women ages 18-21, currently enjoy in our quiet, historic neighborhood.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The density of this development is two-to-three times that of other mixed-use developments on E. Rosemary which are on lots four-to-six times larger than 157 E. Rosemary, and which are all on the SOUTH side of the street. This lot, at just one-third of an acre, situated on the NORTH side of E. Rosemary, cannot support a 157-foot building, the tallest ever for Chapel Hill.

Please enforce Chapel Hill's zoning requirements and long-range plans to protect the sense of safety and security of our members.

Thank you for your consideration.

Sincerely,
Kennedy Fultz
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:32 AM
To: Hayley Salthouse
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Near Total Loss of Privacy

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Sincerely,

Jeanette Coffin



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

From: Hayley Salthouse <hayleysalthouse2@gmail.com>
Sent: Tuesday, September 26, 2023 7:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Near Total Loss of Privacy

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Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will remove all privacy for our parking lot, girls who live in rooms with south-facing windows, our dining room, and our newly renovated courtyard.

The ground floor of this building will be directly next to our private parking lot. We can be watched as we come and go.

If we don't keep our blinds closed, the all glass building and north-facing balconies will provide clear views of the daily lives of young collegian women, ages 18-21.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #2 of the FLUM "ensures equitable planning and development." This proposal does not "understand [or] respond to local context." It does not "respect local community character" or "preserve and strengthen intact neighborhoods."

Instead, it ignores Phi Mu and our neighbors and destroys the privacy of our members and the residents of our home.

Please protect the privacy of our home.

Thank you for your consideration.

Hayley Salthouse
Kenan-Flagler School of Business
Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:32 AM
To: Stella Smolowitz
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Incompatibility with Franklin-Rosemary Historic District

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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: Stella Smolowitz <stellasmolowitz@gmail.com>
Sent: Tuesday, September 26, 2023 7:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Incompatibility with Franklin-Rosemary Historic District

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Mayor and Council Members,

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development is incompatible with the Franklin-Rosemary Historic District.

Our home, built in 1925, is on the National Registry of Historic Places and is recognized as “The Brockwell House” with a plaque awarded by Preservation Chapel Hill.

The Town’s zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should “protect and preserve the Town’s historic neighborhoods.”

This proposal does not “preserve [or] enhance the distinct residential character of [our] existing neighborhood.” It does not protect Phi Mu from “potential adverse impacts associated with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise.”

Please enforce the Zoning requirements and protect the historic setting of our 98-year-old home.

Thank you for your consideration.

Sincerely,

Stella Smolowitz
Health, Policy and Management Major
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:33 AM
To: Ahmad, Amala H
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Safety and Security of our Members

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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: Ahmad, Amala H <ahahmad@unc.edu>
Sent: Tuesday, September 26, 2023 7:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Safety and Security of our Members

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Mayor and Council Members –

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The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The density of this development is two-to-three times that of other mixed-use developments on E. Rosemary which are on lots four-to-six times larger than 157 E. Rosemary, and which are all on the SOUTH side of the street. This lot, at just one-third of an acre, situated on the NORTH side of E. Rosemary, cannot support a 157-foot building, the tallest ever for Chapel Hill.

Please enforce Chapel Hill's zoning requirements and long-range plans to protect the sense of safety and security of our members.

Thank you for your consideration.

Sincerely,
Amala Ahmad
Business Major, Sustainability Studies & French Minor
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:33 AM
To: Emma Whitaker
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Street - Serious Privacy Problems

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: Emma Whitaker <emmawhitaker5@gmail.com>
Sent: Tuesday, September 26, 2023 7:54 PM
To: Pam Hemminger <phemminger@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Street - Serious Privacy Problems

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Dear Mayor and Council Members -

My name is Emma Whitaker and I am a member of Phi Mu at UNC. I was shocked to hear at the chapter tonight that a company called TJ Capital II, LLC plans on building a high-rise adjacent to our property. It was unsettling to look out our kitchen windows (this is where we hold a chapter weekly with over 200 women) and think there one day in the near future, an entire building could be watching us share this special moment.

Phi Mu has been an integral part of my experience here at UNC-Chapel Hill. Because of Phi Mu, I have grown as a leader and as a woman. The house has always been my safe place on campus. In the most anxiety-filled

times, especially as I was making the difficult transition from high school to college, the Phi Mu house was my home away from home. As proof of this, I have been a member for over two years and chose to live in-house during the 2022-2023 school year. Now, this house and the privacy, safety, and tranquility it provides for 220 women could be violated. I am deeply concerned. How could something like this happen?

We are a house of young women, ages 18-21. Some are as young as 17, not even legal adults. We do not keep blinds closed in the house, which would allow the north side of the building to peer into the lives of our women. They would not only be able to peer into the kitchen area but also a whole row of upstairs bedrooms. Because the developer wants to build this property so high, it is possible that people will even be able to see into our private courtyard. In this courtyard, women lay out in the sun and complete their homework in complete privacy. Needless to say - this is a dream come true for anyone who wants to violate women, but a nightmare for every Phi Mu woman who fears being watched.

Guiding Principle #2 of the FLUM "ensures equitable planning and development." This proposal does not "understand [or] respond to local context." It does not "respect local community character" or "preserve and strengthen intact neighborhoods." I ask you guys to respect FLUM and please consider how this project would violate the privacy of 220 women.

Thank you so much for your consideration.

Best,
Emma Whitaker
Philosophy B.A.
Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, September 27, 2023 10:33 AM
To: Megan Sandstedt
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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Enormous Height and Mass

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: Megan Sandstedt <mnsandstedt07@gmail.com>
Sent: Tuesday, September 26, 2023 7:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Enormous Height and Mass

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

The enormous height and mass of this proposal destroys the charm, ambiance, and atmosphere of our 98-year-old, historically designated home, and other residential homes in our neighborhood.

I believe this development will cause us harm in the ability to recruit new members because the ambiance of our location in a historic neighborhood will be destroyed by the height, lack of buffers, and lack of setbacks. No other panhellenic sorority is situated next to a massive, mixed-use development.

We are situated on land that is lower than the base of the proposed, 157-foot structure that would dwarf our home and would be the tallest building in Chapel Hill.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #8 of the FLUM offers many suggestions for providing appropriate transitions between land uses and buildings of different scale. This proposal provides none.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require them to be followed.

Thank you for your consideration.

Sincerely,
Megan Sandstedt
Biology Major
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Monday, October 30, 2023 9:34 AM
To: Heather Edge
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Neighbor concerns - Enormous height and mass

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: Heather Edge <hedge18@gmail.com>
Sent: Monday, October 30, 2023 9:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Neighbor concerns - Enormous height and mass

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

The enormous height and mass of this proposal destroys the charm and ambiance of the adjacent residential homes in the Franklin-Rosemary Historic district. This proposed, 157-foot structure would dwarf neighboring homes and would unfortunately be the tallest building in Chapel Hill.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #8 of the FLUM offers many suggestions for providing appropriate transitions between land uses and buildings of different scale. This proposal provides none.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Heather Edge
UNC '94, Phi Mu Alum
Mother of Madeline Edge
UNC '27, Tri Delta

Hedge18@gmail.com

919-274-0676

32 Tivoli Ct

Clayton, NC 27527

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:16 AM
To: Eugenia Navarro
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Eugenia Navarro <eugenia.navarro89@gmail.com>
Sent: Tuesday, November 14, 2023 8:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Eugenia Navarro

Class of 2012

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:19 AM
To: Lindsay Peele
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Lindsay Peele <lapeele1@gmail.com>
Sent: Monday, November 13, 2023 8:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my **opposition** to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

As I'm sure you know, this would be the tallest building in Chapel Hill and on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary. The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate. The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

In addition, the proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. This does not appear to be aligned with affordable housing (will those who qualify for affordable housing be able to afford a parking space? If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?).

The long-range plans and the zoning requirements established by the Town are in place for a reason. I am asking that you require they be followed.

Thank you for your consideration,

Lindsay Peele

Class of 2013

--

Lindsay Peele

lapeele1@gmail.com

336-817-6143

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:20 AM
To: Mackenzie Rogers
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Mackenzie Rogers <mackroge@gmail.com>
Sent: Tuesday, November 14, 2023 9:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Mackenzie Rogers

Class of 2013

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:20 AM
To: KC Warren
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concern

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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: KC Warren <kcbundy@bellsouth.net>
Sent: Monday, November 13, 2023 6:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concern

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

KC Warren

Class of 1980

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:20 AM
To: Mary Love Mattox
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Mary Love Mattox <marylove@mlmattox.com>
Sent: Monday, November 13, 2023 5:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members,

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

My opposition is based on several concerns:

- no transition of high-rise to low-rise residential dwellings
- proximity to the Franklin-Rosemary Historic District
- lack of parking relative to the number of residential units
- doesn't really address affordable housing
- seems to violate zoning requirements imposed by the Town

As a real estate professional, the proposal for this project goes against all that I believe in urban development. I urge you to consider this as you review the proposal later this month.

Thank you for your consideration.

Sincerely,
Mary Love Mattox
Class of 1981



Mary Love Mattox

Managing Broker
Coldwell Banker Bain
206-372-0194
marylove@mlmattox.com
www.marylovemattox.com



Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:21 AM
To: Katherine Longest
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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: Katherine Longest <katherine.o.longest@gmail.com>
Sent: Monday, November 13, 2023 5:35 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Katherine Longest
Class of 2011

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 9:21 AM
To: CThomas
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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: CThomas <c.thomas181@gmail.com>
Sent: Monday, November 13, 2023 4:28 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Camille Thomas

—

Camille Thomas
205-887-0529

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 10:10 AM
To: Candace Baskett
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E Rosemary St Development Concerns

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: Candace Baskett <cbaskett@bellsouth.net>
Sent: Tuesday, November 14, 2023 9:37 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E Rosemary St Development Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members,

As an alumna of Phi Mu Sorority located at 211 Henderson Street, I am writing to express my concern and opposition to the proposed development at 157 E Rosemary submitted by TJ Capital II, LLC. This specific development is so wrong: it requires modification for every dimensional standard of the proposed R-CP-CZD zone, it borders the beautiful Franklin-Rosemary Historic District and will drastically

change the charm that residents and visitors enjoy. I oppose locating the tallest building in Chapel Hill on this .34-acre lot.

I ask you, the leaders of this idyllic place, to require that the long-range plans and the zoning requirements established by the Town be followed.

Thank you for your attention and consideration.

Warm regards,

Candace Baskett

UNC Class of 1978

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 2:03 PM
To: Fiona Hanes
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: Subject Line: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District Mayor and Council Members

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: Fiona Hanes <fionahanes15@gmail.com>
Sent: Tuesday, November 14, 2023 2:02 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Subject Line: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District Mayor and Council Members

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. As proposed, this development is incompatible with the Franklin-Rosemary Historic District.

Our home, built in 1925, is on the National Registry of Historic Places and is recognized as "The Brockwell House" with a

plaque awarded by Preservation Chapel Hill. The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should "protect and preserve the Town's historic neighborhoods." This proposal does not "preserve or enhance the distinct residential character of our existing neighborhood." It does not protect Phi Mu from "potential adverse impacts associated with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise."

Please enforce the Zoning requirements and protect the historic setting of our 98-year-old home.

Thank you for your consideration.

Sincerely,

Fiona Hanes
Economics Major
Class of 2024

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 2:03 PM
To: Kate Fultz
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Safety and Security of Our Members

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: Kate Fultz <katefultz@icloud.com>
Sent: Tuesday, November 14, 2023 1:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Safety and Security of Our Members

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development will increase pedestrian traffic and vehicular cut-through traffic in our private parking lot.

There's no doubt that incidents of illegal parking in our private parking lot will increase, and our members' assigned spaces will be occupied by an illegally parked vehicle of a visitor or resident to 157. E. Rosemary.

This enormous, dense development will diminish the sense of safety and privacy that our members, young collegian women ages 18-21, currently enjoy in our quiet, historic neighborhood.

The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The density of this development is two-to-three times that of other mixed-use developments on E. Rosemary which are on lots four-to-six times larger than 157 E. Rosemary, and which are all on the SOUTH side of the street. This lot, at just one-third of an acre, situated on the NORTH side of E. Rosemary, cannot support a 157-foot building, the tallest ever for Chapel Hill.

Please enforce Chapel Hill's zoning requirements and long-range plans to protect the sense of safety and security of our members.

Thank you for your consideration.

Sincerely,
Kennedy Fultz
Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 2:04 PM
To: Lanie Mulkana
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Incompatibility with Franklin-Rosemary Historic District

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: Lanie Mulkana <lamulkana@gmail.com>
Sent: Tuesday, November 14, 2023 1:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Incompatibility with Franklin-Rosemary Historic District

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development is incompatible with the Franklin-Rosemary Historic District.

Our home, built in 1925, is on the National Registry of Historic Places and is recognized as "The Brockwell House" with a plaque awarded by Preservation Chapel Hill.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should "protect and preserve the Town's historic neighborhoods."

This proposal does not "preserve [or] enhance the distinct residential character of [our] existing neighborhood." It does not protect Phi Mu from "potential adverse impacts associated with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise."

Please protect the historic setting of our 98-year-old home.

Thank you for your consideration.

Sincerely,
Lanie Mulkana
Biology B.S.
Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 2:04 PM
To: Sarah Lynn Phillips
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District

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: Sarah Lynn Phillips <salynnphillips@gmail.com>
Sent: Tuesday, November 14, 2023 2:03 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development is incompatible with the Franklin-Rosemary Historic District.

Our home, built in 1925, is on the National Registry of Historic

Places and is recognized as “The Brockwell House” with a plaque awarded by Preservation Chapel Hill.

The Town’s zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary. Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should “protect and preserve the Town’s historic neighborhoods.”

This proposal does not “preserve [or] enhance the distinct residential character of [our] existing neighborhood.” It does not protect Phi Mu from “potential adverse impacts associated

with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise.”

Please enforce the Zoning requirements and protect the historic setting of our 98-year-old home.

Thank you for your consideration.

Sincerely,

Sarah Lynn Phillips

Political Science Major

Sophomore

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 4:59 PM
To: Ashley Allen
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: The TALLEST building in Chapel Hill?; Please Explain

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: Ashley Allen <aarealestate21@outlook.com>
Sent: Tuesday, November 14, 2023 2:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: The TALLEST building in Chapel Hill?; Please Explain

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu and a real estate agent, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary. The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

Please respect the zoning requirements and the Town's long-range plans and directives and put the tallest building in Chapel Hill somewhere else.

Thank you for your consideration.

Sincerely,

Ashley Allen

Public Relations and Real Estate Agent

Class of 2025

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 4:59 PM
To: Lily Gold
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District

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: Lily Gold <lilycgold2@gmail.com>
Sent: Tuesday, November 14, 2023 2:06 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Incompatibility with Franklin- Rosemary Historic District

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. As proposed, this development is incompatible with the Franklin-Rosemary Historic District. Our home, built in 1925, is on the National Registry of Historic Places and is recognized as "The Brockwell House" with a plaque awarded by Preservation Chapel Hill.

The town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary. Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should "protect and preserve the Town's historic neighborhoods." This proposal does not "preserve [or]

enhance the distinct residential character of [our] existing neighborhood.” It does not protect Phi Mu from “potential adverse impacts associated with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise.” So, please enforce the Zoning requirements and protect the historic setting of our 98-year-old home. Thank you for your consideration.

Sincerely,

Lily Gold

UNC Advertising/Public Relations Student

Class of 2026

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 4:59 PM
To: Ellington, Mary Catherine
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary: Enormous Height and Mass

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: Ellington, Mary Catherine <mcatelli@email.unc.edu>
Sent: Tuesday, November 14, 2023 2:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary: Enormous Height and Mass

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a member of Phi Mu, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. The enormous height and mass of this proposal destroys the charm, ambiance, and atmosphere of our 98-year-old, historically designated home, and other residential homes in our neighborhood.

I believe this development will cause us harm in the ability to recruit new members because the ambiance of our location in a historic neighborhood will be destroyed by the height, lack of buffers, and lack of setbacks. No other panhellenic sorority is situated next to a massive, mixed-use development.

We are situated on land that is lower than the base of the proposed, 157-foot structure that would dwarf our home and would be the tallest building in Chapel Hill. The Town's Zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #8 of the FLUM offers many suggestions for providing appropriate transitions between land uses and buildings of different scale. This proposal provides none. The long-range plans and the zoning requirements established by the Town are in place for a reason. Please enforce them and require they be followed.

Thank you for your consideration.

Sincerely,

Mary Catherine Ellington
Biology major
Class of 2024

Get [Outlook for iOS](#)

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 14, 2023 5:00 PM
To: hglandau@gmail.com
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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: Hillary Landau <hglandau@gmail.com>
Sent: Tuesday, November 14, 2023 4:59 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor and Council Members,

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone. How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses. The Town's zoning requires buffers, setbacks,

and reduced height for developments on the north side of E. Rosemary. The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary." The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate. The plans say that the penthouse on the 12 th floor is needed to make the project economically feasible which translates to increased developer ROI. The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing? Will those who qualify for affordable housing be able to afford a parking space? If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence? The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Hillary L. Western
Class of 2014

--

Hillary Landau Western, MD, MBA
hglandau@gmail.com
(973) 214-5028

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 10:26 AM
To: Sally Stout
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: New construction

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: Sally Stout <salstout59@gmail.com>
Sent: Wednesday, November 15, 2023 8:12 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: New construction

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Sally H Stout
Class of 1982

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 10:26 AM
To: Laura Weisner
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E Rosemary Concerns

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: Laura Weisner <weisner.laura@gmail.com>
Sent: Wednesday, November 15, 2023 8:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Laura Weisner <weisner.laura@gmail.com>
Subject: 157 E Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

I am very disturbed that this new and very tall building is even being considered to be allowed to be built on such a lovely and historic street next to my Phi Mu sorority house. It is a very small lot and this breaks all the rules that are set in place for a reason. Try to consider the long

range results of this decision where rules for building don't matter any more. At what expense to our town of Chapel Hill does this project continue? Do you really want to place a towering building in this particular place with parking at a premium already?

I am a Tar Heel who cherishes Chapel Hill for its beauty and quaintness, and hopes to keep it lovely for my grandchildren to attend. My husband and I met in Chapel Hill and lived there for 9 years. Our two children chose to be a part of the wonderful UNC graduates. Our hearts pump light blue and we pray you consider your decision that can never be undone.

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Laura Liebert Weisner
Class of 1982

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 10:27 AM
To: Brooks, Elizabeth Kay
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Brooks, Elizabeth Kay <ekbrooks@live.unc.edu>
Sent: Wednesday, November 15, 2023 7:13 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

As someone who lived in the Phi Mu house during my years at UNC, I was subject to having to listen to the construction for Stilllife, which was further than this location would be. This would keep me up at all hours of the night and it was extremely hard as a college student. Part of the attraction of Chapel Hill is the small town feel.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Elizabeth Brooks

Class of 2021

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 10:28 AM
To: Kristin Eckart
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Kristin Eckart <kristin.eckart@gmail.com>
Sent: Tuesday, November 14, 2023 8:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

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How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

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The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

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Thank you for your consideration.

Sincerely,

Kristin Scheve Eckart
Class of 1991

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 10:28 AM
To: Amy Herman
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 East Rosemary Concerns

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Sincerely,

Jeanette Coffin



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

From: Amy Herman <amyherman@gmail.com>
Sent: Tuesday, November 14, 2023 5:34 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 East Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

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Thank you for your consideration.

Sincerely,

Amy Rogers Herman
Class of 1981

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 11:23 AM
To: lissette payne
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary 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: lissette payne <ellepayne95@gmail.com>
Sent: Wednesday, November 15, 2023 11:16 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

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The long-range plans and the zoning requirements established by the Town are in place for a reason. **Please require they be followed.**

Thank you for your consideration.

Sincerely,

Lisette Payne
UNC Class of 2017
UNC Law Class of 2020

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 2:22 PM
To: Elizabeth Webber
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Elizabeth Webber <emwebber321@comcast.net>
Sent: Wednesday, November 15, 2023 2:13 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna and parent of an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

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If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

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Thank you for your consideration.

Sincerely,

Elizabeth Webber

Class of 1985

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 2:22 PM
To: Emma
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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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: Emma <emmabumgardner13@gmail.com>
Sent: Wednesday, November 15, 2023 2:07 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. Chapel Hill is a town I hold close to my heart. It is a town I lived in for five years while pursuing a Bachelor's and then Master's degree because I loved the environment so much. The proposed building truly detracts from the historic charm of the town.

This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

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If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Emma Bumgardner, M.Ed.

Class of 2021

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 9:16 AM
To: Caroline
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary 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: Caroline <claroche12@gmail.com>
Sent: Thursday, November 16, 2023 8:32 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

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Mayor and Council Members –

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If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

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On a more personal note, the town of Chapel Hill no longer looks like the beautiful, idyllic college town where I lived just over a decade ago. There is a fine line between progress and preservation, and I'm disappointed that it seems like Chapel Hill has disregarded the impacts of development for safety, cost of living for permanent residents, and property values for single family residential homes or similar types of properties. The impacts of these developments will be negatively felt by

local residents and students, not an out of state developer. I urge you to put the needs of current, long term residents who will be priced out as well as the safety of all residents first.

Thank you for your consideration.

Thank you,

Caroline La Roche Crompton
Class of 2012

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 9:17 AM
To: Laura Lewis
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E Rosemary St Concerns

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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: Laura Lewis <laura.lewis5824@gmail.com>
Sent: Wednesday, November 15, 2023 8:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E Rosemary St Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

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Historic District and adjacent businesses.

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If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

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Thank you for your consideration.

Sincerely,

Laura Borton Lewis, BSBA

Class of 1981

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 3:19 PM
To: Lauren Wines Thompson
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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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: Lauren Wines Thompson <lauren.wines@gmail.com>
Sent: Thursday, November 16, 2023 2:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

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Mayor and Council Members –

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I am concerned about the proposal to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east. The proposed, 157-foot structure would

dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses. The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

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Thank you for your consideration.

Sincerely,
Lauren Wines Thompson
Class of 2013

Lauren Wines Thompson
lauren.wines@gmail.com | (615) 772-4415

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 3:19 PM
To: Meredith Tuten
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary Concerns

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: Meredith Tuten <mptuten@yahoo.com>
Sent: Thursday, November 16, 2023 2:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary Concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

One of the things I have always loved about the Town of Chapel Hill is just that, it feels like a town. It has character and charm and is so beautiful. I can't see how this structure fits into that never mind all the codes and standards it seems to be violating.

Thank you for your consideration.

Sincerely,

Meredith Pless Tuten
Class of 2000

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 3:19 PM
To: Rachael Ryan
Cc: Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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: Rachael Ryan <rcarpenito5290@gmail.com>
Sent: Thursday, November 16, 2023 2:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Rachael Ryan, PharmD
Class of 2012

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 3:19 PM
To: Lara Galaviz
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary concerns

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: Lara Galaviz <lara_galaviz@hotmail.com>
Sent: Thursday, November 16, 2023 1:50 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary concerns

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,
Lara Williford Galaviz
Class of 1998

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 16, 2023 3:20 PM
To: Megan Hyland Tajlili
Cc: 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens
Subject: RE: 157 E. Rosemary

Jeanette Coffin
Administrative Assistant
Human Resource
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 969-5000
Fax: (919) 968-2839



"Love, Truth, Peace, Freedom & Justice"

From: Megan Hyland Tajlili <megan.tajlili@gmail.com>
Sent: Thursday, November 16, 2023 1:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 157 E. Rosemary

External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. This seems like an ill conceived project motivated by a money grab. This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate. The plans say that the penthouse on the 12 th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing? Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require them to be followed.

Thank you for your consideration.
Sincerely,
Megan Hyland Tajlili

--
~~~~~

**Megan Hyland Tajlili**  
[megan.tajlili@gmail.com](mailto:megan.tajlili@gmail.com)  
919-724-5029 (cell)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:20 PM  
**To:** Rachael Martin  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary concerns

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

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**From:** Rachael Martin <rachaelnmartin@gmail.com>  
**Sent:** Thursday, November 16, 2023 1:29 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary concerns

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Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing? Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason.

Please require they be followed.

Thank you for your consideration.

Sincerely,

Rachael Martin  
Class of 2014

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:21 PM  
**To:** Natalie Stevens  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary concerns

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:** Natalie Stevens <natalie.waldner@gmail.com>  
**Sent:** Thursday, November 16, 2023 1:17 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary concerns

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

It does not make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east. The proposed, 157-foot structure would dwarf neighboring

homes in the Franklin-Rosemary Historic District and adjacent businesses. The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary." The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate. The plans say that the penthouse on the 12th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing? Will those who qualify for affordable housing be able to afford a parking space? If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require that they be followed.

Thank you for your consideration.

Sincerely,

Natalie Waldner Stevens

Class of 2000

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:49 PM  
**To:** Madison Harper  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E Rosemary Concerns

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Madison Harper <madharp95@gmail.com>  
**Sent:** Thursday, November 16, 2023 3:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E Rosemary Concerns

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for every dimensional standard of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's one-third of an acre and bordered by the Franklin-Rosemary Historic District to the north and east?

The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate. The plans say that the penthouse on the 12 th floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 parking spaces for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing? Will those who qualify for affordable housing be able to afford a parking space? If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

As a prior resident of 211 Henderson St, a house that borders the 157 E Rosemary St property, a development of this size would add more traffic and parking problems to an area that is already bustling with many tenants and drivers. The proposed development also poses serious safety concerns for the current residents of the Phi Mu house, and the many college students who visit this house during the day, as several of the units of the development would look directly into our parking lot and fenced backyard, reducing privacy for these young, adult women.

My time living in the Phi Mu home was made better by the maintenance of the historic district and homes, giving the Town of Chapel Hill the charm that it is known for. Please do not let this Town succumb to the pressures of high rise developments.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Madison Harper PT, DPT  
Class of 2017



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:49 PM  
**To:** Patricia Macomber  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary Concerns

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Patricia Macomber <triciamacomber@yahoo.com>  
**Sent:** Thursday, November 16, 2023 3:38 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary Concerns

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members:

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I write you respectfully to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east?

Answer: Makes no sense whatsoever.

The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason.

Please require they be followed.

Thank you for your consideration.

Sincerely,

Patricia Evans Macomber

Class of 1975

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:49 PM  
**To:** Jennifer Cullinan  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Concerns for 157 E. Rosemary 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.

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:** Jennifer Cullinan <jcullinan@verizon.net>  
**Sent:** Thursday, November 16, 2023 2:57 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Concerns for 157 E. Rosemary Project

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC. This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses. Furthermore, the Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary. In addition, FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the northside of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate, and the plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal also includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing and will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require that they be followed.

Thank you for your consideration.

Sincerely,

Jennifer Weis Cullinan

Class of 1992

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 3:49 PM  
**To:** Carolyn Carroll  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Phi Mu

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:** Carolyn Carroll <carolynscarroll@yahoo.com>  
**Sent:** Thursday, November 16, 2023 2:55 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Phi Mu

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Carolyn Pridgen  
Class of 1996

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Thursday, November 16, 2023 4:58 PM  
**To:** Julie Pike  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemming; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary concerns

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

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**From:** Julie Pike <jpikegellen@yahoo.com>  
**Sent:** Thursday, November 16, 2023 4:56 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary concerns

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

How could it possibly make sense to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east? The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible which translates to increased developer ROI.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. How is this compatible with affordable housing?

Will those who qualify for affordable housing be able to afford a parking space?

If the average Chapel Hill household owns two vehicles, where will owners park the additional 90 vehicles and at what expense and distance from their residence?

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Julie Pike Gellenthien

Class of 1990



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, November 17, 2023 10:55 AM  
**To:** Margaret Fulton  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary concerns

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

---

**From:** Margaret Fulton <mefulton1@icloud.com>  
**Sent:** Friday, November 17, 2023 10:19 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Fwd: 157 E. Rosemary concerns

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Sent from my iPhone

Begin forwarded message:

**From:** Margaret Fulton <[mefulton1@icloud.com](mailto:mefulton1@icloud.com)>  
**Date:** November 16, 2023 at 8:11:39 AM EST

To: [mayorandcitycouncil@townofchapelhill.org](mailto:mayorandcitycouncil@townofchapelhill.org)

Subject: 157 E. Rosemary concerns

Mayor and Council Members, As an alumna of Phi Mu Sorority at UNC-Chapel Hill, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by T.J. Capital II, LLC. All current zoning dimension standards would seem to be modified for the proposed development. The Franklin - Rosemary historic district would be compromised. I am opposed to compromising long range plans and current zoning for this development. Thank you for your consideration. Sincerely, Margaret E. Fulton - Class of 1979  
Sent from my iPhone

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, November 17, 2023 10:59 AM  
**To:** Heather Freeman  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary proposed development

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:** Heather Freeman <hhfreeman14@gmail.com>  
**Sent:** Friday, November 17, 2023 10:57 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** RE: 157 E. Rosemary proposed development

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Mayor and Council members,

Please reconsider the approval of this proposed development. The placement of a monstrous building in that location would greatly exacerbate the continuing destruction of Chapel Hill's greatest asset - its college town charm and village-like nature. I understand the need for housing, but a 12 story mixed used structure next to a neighborhood containing historical homes is not the solution. Please vote against this development.

Sincerely,

Heather H. Freeman  
UNC alumnus

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, November 17, 2023 1:35 PM  
**To:** Beth Blake Arrington  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary concerns

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

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**From:** Beth Blake Arrington <bethblakearrington@gmail.com>  
**Sent:** Friday, November 17, 2023 12:05 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary concerns

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11/17/2023

**Subject Line:** 157 E. Rosemary concerns

Mayor and Council Members –

As an alumna of Phi Mu Sorority at UNC-Chapel Hill and as someone who has followed and studied planning and zoning issues for more than 40 years as a community journalist and managing editor, I'm writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

This proposal requires modifications for *every dimensional standard* of the proposed R-CP-CZD zone.

It defies planning standards to build the tallest building in Chapel Hill on a lot that's *one-third of an acre* and bordered by the Franklin-Rosemary Historic District to the north and east. The proposed, 157-foot structure would dwarf neighboring homes in the Franklin-Rosemary Historic District and adjacent businesses, thus interfering with the single-family residential-village atmosphere that has made Chapel Hill so inviting.

The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

The FLUM has determined that there be "harmonious transitions" to "adjacent lower scale residential uses." It determines that "a core building height of 6 stories be allowed on the north side of E. Rosemary."

The developer says the additional height beyond six-stories is required to provide the Town 14 affordable housing units. Yet all 14 units are on floors 2-6. Floors 7-12 are all market-rate.

The plans say that the penthouse on the 12<sup>th</sup> floor is needed to make the project economically feasible, which translates to increased developer ROI.

Infringing on the privacy of the all-female residential housing must merit more consideration than the market return for the developer.

The proposal includes just 22 *parking spaces* for 56 units vs. 59 spaces required by the LUMO. The developer says the parking spaces will be sold separately from the units. This is not compatible with affordable housing.

If the average Chapel Hill household owns two vehicles, the potential of an additional 90 vehicles will mean an additional expense and inconvenience for the proposal's residents and heavy congestion for the neighborhood.

In all, this proposal represents an abrupt change to the neighborhood, one that will bring increased congestion, privacy concerns, and a marked variance from the town's own zoning requirements.

The long-range plans and the zoning requirements established by the Town are in place for a reason. Please require they be followed.

Thank you for your consideration.

Sincerely,

Elisabeth "Beth" Blake Arrington  
Class of 1979

901 Front St.  
Beaufort, NC  
28516

Beth Blake Arrington  
[bethblakearrington@gmail.com](mailto:bethblakearrington@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, November 17, 2023 1:47 PM  
**To:** Jennifer Paschaloudis  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: 157 E. Rosemary:Community Concern-Incompatibility with Franklin-Rosemary Historic District

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:** Jennifer Paschaloudis <jpaschaloudis@gmail.com>  
**Sent:** Friday, November 17, 2023 1:43 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** 157 E. Rosemary:Community Concern-Incompatibility with Franklin-Rosemary Historic District

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members –

As a former resident of Chapel Hill and concerned alumna of UNC-CH and Phi Mu, I am writing to express my opposition to the proposed development at 157 E. Rosemary submitted by TJ Capital II, LLC.

As proposed, this development is incompatible with the Franklin-Rosemary Historic District.



The Town's zoning requires buffers, setbacks, and reduced height for developments on the north side of E. Rosemary.

Guiding Principle #4 of the FLUM promotes distinctive, safe, and attractive neighborhoods. It says future development should "protect and preserve the Town's historic neighborhoods."

This proposal does not "preserve [or] enhance the distinct residential character of [our] existing neighborhood." It does not protect our neighborhood from "potential adverse impacts associated with non-residential uses by proper mitigation measures that address scale, massing, traffic, noise."

Please protect our historic neighborhood.

Thank you for your consideration.

Sincerely,

Jennifer Oppenheim Paschaloudis

UNC-CH class of 1993

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 20, 2023 2:53 PM  
**To:** Julie Stutts  
**Cc:** 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; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Proposed construction

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:** Julie Stutts <juliastutts5@gmail.com>  
**Sent:** Friday, November 17, 2023 8:58 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Proposed construction

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dearest Town Council,

Good evening to all. I am writing in opposition to a new high level construction project adjacent to 211 Henderson Street. This is a historic district as well a quaint neighborhood to our beloved Phi Mu Sorority home. I am all for improvements to our Chapel Hill community, but this is excessive, egregious and out of character for this city block. With all due respect , this building should be in another location. Please do not allow or approve this construction.

Fondly,

Julie Stutts  
UNC Alum 1996  
Sent from my iPhone