

## Amy Harvey

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**From:** H. Krasny <hkrasny@mindspring.com>  
**Sent:** Sunday, September 06, 2020 9:33 AM  
**To:** Town Council  
**Cc:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** Opposition to Proposed Development of an Institutional Structure at 141 Erwin Rd-- Mayor & Council/Chapel Hill  
**Importance:** High

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

Re: Opposition to Proposed Development of an Institutional Structure (Christ Community Church) at 141 Erwin Rd.

Dear Mayor & Town Council-

I continue to strongly oppose the development of a house of worship, an institutional structure, at the site on 141 Erwin Rd (corner of Erwin Rd & Old Oxford Rd).

This land on which it would be built has been for decades zoned for and occupied by LOW DENSITY RESIDENTIAL use or R-2. Furthermore, it is also identified for LOW DENSITY RESIDENTIAL USE in the Town's past (2001) and in the present (2020) Land Use Plans, which is totally consistent and in harmony with the land use of the 7 surrounding subdivisions totaling 578

homeowners-- Windhover, McGregor, Erwin Village, Kirkwood, Cosgrove, Summerfield Crossing, and Old Oxford.

I and my fellow homeowners bought into the surrounding neighborhood/community with the full knowledge and understanding that this area would remain zoned, occupied and maintained IN APPEARANCE as an ALL RESIDENTIAL DESTINATION in our Town. Approval of this structure will ALTER our ALL RESIDENTIAL community's status.

I therefore ask the Town to PLEASE HONOR that prior commitment to us all and NOT permit the use of this site for other than a purely RESIDENTIAL use, which would be consistent with the use of the surrounding 7 ALL RESIDENTIAL subdivisions.

I believe this proposed structure and its accompanying parking lot (117 spaces proposed) will undeniably have the following adverse effects on this neighborhood:

1. Contribute to the already dangerous traffic intersections at Erwin Rd and Old Oxford Rd plus Windhover Dr as cited by the 2 dissenting members of the Transportation Board; And
2. Contribute to a substantial increase in traffic on a key two-lane artery (Erwin Rd) leading to 15-501/I-40, to UNC and Duke Univ, and to our 7 subdivisions (578 homes). The road could NOT be widened without resorting to taking away frontages to homes along Erwin Rd; And

3. Its proposed impervious-surfaced large parking lot (117 spaces) would only add to the already documented STORMWATER runoff and flooding of neighboring yards during wet seasons in the Old Oxford Rd/Booker Creek community, as was recognized by the Stormwater Management Board; And
4. Its proposed building height (68 ft to Cupola borders on 4 to 5-stories) will tower in appearance over ANY residence in these 7 surrounding subdivisions which are ALL 2-3 stories max; And
5. It has absolutely NO CONNECTION in APPEARANCE and USES with the residences in any one of the 7 subdivisions in this neighborhood; And
6. There is NO adjacent physical connectivity to other parking areas or grounds as there are strictly RESIDENTIAL uses on all sides of this proposed institutional structure (Old Oxford/Booker Creek, Windhover, Kirkwood, and Summerfield Crossing subdivisions); And finally
7. When applying for a Special Use Permit (SUP), the Council has to make 4 findings, two of which are the following:
  - Be located, designed, and operated so as to maintain or enhance the value of CONTIGUOUS PROPERTY; And
  - Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

Given the above cited 6 adverse effects to the homeowners in this area, I believe a house of worship or ANY other institutional structure placed on this approximately 3 acre site could NOT enhance the values of the contiguous properties which are otherwise ALL RESIDENTIAL homes in nature and use.

AND

The 2020 Land Use Plan, a component of the 2020 Comprehensive Plan, designates this site for LOW RESIDENTIAL (1-4 units/ac) LAND USE. Despite the fact that a Church qualifies in Chapel Hill to build in a Residential zone, it certainly will NOT serve the year round multiple functions of a HOME for one or more parties.

Therefore, I respectfully ask that the Council please consider denying the application to construct this house of worship, an institutional structure, at 141 Erwin Rd.

Thank you,  
Harvey Krasny  
Homeowner

## Amy Harvey

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**From:** Martha Hauptman <hauptmanm@att.net>  
**Sent:** Sunday, September 06, 2020 5:12 PM  
**To:** Town Council  
**Cc:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** Re: Project #19-119 Christ Community Church 141 Erwin Road

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

To: Mayor Pam Hemminger and Members of the Town Council

From Martha Hauptman, 100 White Oak Way, Chapel Hill 27514

As one of the homeowners who will feel the impact of this project if realized, I respectfully urge you to consider the many homeowners in the completely residential neighborhoods surrounding the land of the special use permit before you on September 9, 2020. I have lived in Kirkwood in a one story home happily for 11 years now. All of the subdivisions abutting the proposed church project have homes of at most 2 -3 stories, and therefore, the construction of Christ Community Church will be out of place in this location. It would change the character of the neighborhood. Moreover, there would be a detrimental effect on our quality of life with the increased traffic that would be inevitable. Just think about this: where there are trees and wildlife, there would be a parking lot for more than one hundred cars! Perhaps you remember the line in a Janis Ian song some years ago: "they paved Paradise and put up a parking lot." Some of us bought our homes here believing we were to reside in a little bit of Paradise. We were willing to pay our Chapel Hill taxes for that privilege. If this project goes forward I do not believe that would be the case.

Thank you for your consideration.

## Amy Harvey

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**From:** Michael Hoppe <mheinzhoppe@gmail.com>  
**Sent:** Monday, September 07, 2020 10:59 PM  
**To:** H. Krasny; Town Council  
**Cc:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** Re: Opposition to Proposed Development of an Institutional Structure at 141 Erwin Rd-- Mayor & Council/Chapel Hill

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Dear Fellow Chapel Hillians!

I am starting with the premise that every one of us deeply cares about Chapel Hill as a town that we, now and in the future, love to call home. So, allow me to make just three points in regard to the Special Use Permit of Christ Community Church AND the North 15-501, Land Use Initiative document of March 2020.

1. I'd love to see straightforward and transparent answers by the Town to Mr. Krasny's concerns below. They are my concerns, too, as expressed in several hearings in the past.
2. North 15-501 uses flowery language to describe how that area is envisioned in the future. And, yet, when I read descriptions such as "gateway from I-40" or "[h]igher density housing, commercial, and mixed-use developments dominat[ing] the CORRIDOR (my emphasis)," I see the urbanization of Chapel Hill, a place increasingly as unappealing as large parts of West Franklin Street.
3. I fear that existing neighborhoods adjacent or near that "gateway" or "corridor" will get marginalized and/or denigrated in their quality of life. Please avoid in Chapel Hill what happened in Durham in that regard.

I respectfully request that my input be formally be made part of the record of the September 9, 2020 Town Council Public Hearing pertaining to the Special Use Permit Application by Christ Community Church.

Sincerely,

Michael H. Hoppe  
205 Windhover Drive  
Chapel Hill, NC 27514

On 9/6/20, 9:33 AM, "H. Krasny" <[hkrasny@mindspring.com](mailto:hkrasny@mindspring.com)> wrote:

Re: Opposition to Proposed Development of an Institutional Structure  
(Christ Community Church) at 141 Erwin Rd.

Dear Mayor & Town Council-

I continue to strongly oppose the development of a house of worship, an institutional structure, at the site on 141 Erwin Rd (corner of Erwin Rd & Old Oxford Rd).

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identified for LOW DENSITY RESIDENTIAL USE in the Town's past (2001) and in the present (2020) Land Use Plans, which is totally consistent and in harmony with the land use of the 7 surrounding subdivisions totaling 578 homeowners-- Windhover, McGregor, Erwin Village, Kirkwood, Cosgrove, Summerfield Crossing, and Old Oxford.

I and my fellow homeowners bought into the surrounding neighborhood/community with the full knowledge and understanding that this area would remain zoned, occupied and maintained IN APPEARANCE as an ALL RESIDENTIAL DESTINATION in our Town. Approval of this structure will ALTER our ALL RESIDENTIAL community's status.

I therefore ask the Town to PLEASE HONOR that prior commitment to us all and NOT permit the use of this site for other than a purely RESIDENTIAL use, which would be consistent with the use of the surrounding 7 ALL RESIDENTIAL subdivisions.

I believe this proposed structure and its accompanying parking lot (117 spaces proposed) will undeniably have the following adverse effects on this neighborhood:

1. Contribute to the already dangerous traffic intersections at Erwin Rd and Old Oxford Rd plus Windhover Dr as cited by the 2 dissenting members of the Transportation Board; And
2. Contribute to a substantial increase in traffic on a key two-lane artery (Erwin Rd) leading to 15-501/I-40, to UNC and Duke Univ, and to our 7 subdivisions (578 homes). The road could NOT be widened without resorting to taking away frontages to homes along Erwin Rd; And
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embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

Given the above cited 6 adverse effects to the homeowners in this area, I believe a house of worship or ANY other institutional structure placed on this approximately 3 acre site could NOT enhance the values of the contiguous properties which are otherwise ALL RESIDENTIAL homes in nature and use.

AND

The 2020 Land Use Plan, a component of the 2020 Comprehensive Plan, designates this site for LOW RESIDENTIAL (1-4 units/ac) LAND USE. Despite the fact that a Church qualifies in Chapel Hill to build in a Residential zone, it certainly will NOT serve the year round multiple functions of a HOME for one or more parties.

Therefore, I respectfully ask that the Council please consider denying the application to construct this house of worship, an institutional structure, at 141 Erwin Rd.

Thank you,  
Harvey Krasny  
Homeowner

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, September 08, 2020 10:19 AM  
**To:** Doreentross@gmail.com  
**Cc:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Message from Website

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** info@townofchapelhill.org [mailto:info@townofchapelhill.org]  
**Sent:** Monday, September 7, 2020 10:06 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Message from Website

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

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

**Form Name:** Contact Mayor and Council  
**Date & Time:** 09/07/2020 10:05 PM  
**Response #:** 341  
**Submitter ID:** 12600

IP address: 174.109.29.234

Time to complete: 1 min. , 22 sec.

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## Survey Details

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

**1. Name**

Doreen Ross

**2. Residency\***

(o) I am a resident of Chapel Hill

**3. Message**

My name is Doreen Ross and my family and I live at 108 Windhover Drive. We received the postcard inviting us to attend a virtual meeting concerning the construction of a new church that is being proposed to be built directly across the street from our neighborhood.

We will not be able to join the September 9th meeting, however, we were hoping we could vote NO to this proposal. We have 5 churches within a 2 mile radius of our home/neighborhood. To have another one is unnecessary and not a good use of that land. Not to mention the disruption of traffic flow on that section of Erwin Road. There is a long and blinding curve on that part of the road which makes it difficult to even go out onto Erwin Rd. from either entrance of Windhover. Also, the new Wegmanns' Supermarket will have a huge impact on the traffic of Erwin Rd. There is already too much traffic and congestion caused by the Residence Inn Hotel. Can we please leave this area for homes? We also feel the building of this church right across from our Windhover neighborhood would tremendously devalue all the homes on our block.

Hope you can take our thoughts into consideration. Thank you.

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

[Doreentross@gmail.com](mailto:Doreentross@gmail.com)

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

Thank you,  
Town of Chapel Hill, NC

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This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.



## Amy Harvey

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**From:** edwin nirdlinger <enirdlinger@gmail.com>  
**Sent:** Tuesday, September 08, 2020 11:53 AM  
**To:** Martha Hauptman  
**Cc:** Town Council; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Shakera Vaughan; Tai Huynh; Amy Harvey; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** Re: Project #19-119 Christ Community Church 141 Erwin Road

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I am concerned about the rain runoff from the immense parking lot proposed for Project #19-119 Christ Community Church 141 Erwin Road. The lot seems to take up the majority of the 2.82 acre lot. For every 1 inch of rainfall, that lot receives 26,136 gallons of water. Last week we had one day with about 2.5" of rain in 1/2 hour. Where is that 65,340 gallons of water to go? I don't want my tax money going to mitigate the problem caused by increased water runoff from the church. Chapel Hill already has plenty of churches that don't pay taxes. If the project goes through, I'd like to be assured that the conjugation pays for any needed drainage projects or damage from runoff caused by their, in my opinion, unneeded new church.

Thank you,  
Edwin L Nirdlinger PhD, MD  
110 White Oak Way, Chapel Hill, NC 27514

On Sun, Sep 6, 2020 at 5:12 PM Martha Hauptman <[hauptmanm@att.net](mailto:hauptmanm@att.net)> wrote:

To: Mayor Pam Hemminger and Members of the Town Council

From Martha Hauptman, 100 White Oak Way, Chapel Hill 27514

As one of the homeowners who will feel the impact of this project if realized, I respectfully urge you to consider the many homeowners in the completely residential neighborhoods surrounding the land of the special use permit before you on September 9, 2020. I have lived in Kirkwood in a one story home happily for 11 years now. All of the subdivisions abutting the proposed church project have homes of at most 2 -3 stories, and therefore, the construction of Christ Community Church will be out of place in this location. It would change the character of the neighborhood. Moreover, there would be a detrimental effect on our quality of life with the increased traffic that would be inevitable. Just think about this: where there are trees and wildlife, there would be a parking lot for more than one hundred cars! Perhaps you remember the line in a Janis Ian song some years ago: "they paved Paradise and put up a parking lot." Some of us bought our homes here believing we were to reside in a little bit of Paradise. We were willing to pay our Chapel Hill taxes for that privilege. If this project goes forward I do not believe that would be the case.

Thank you for your consideration.

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Wednesday, September 09, 2020 3:09 PM  
**To:** Rebecca Smith  
**Cc:** Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Opinion regarding the special use permit for the Christ Community Church proposed for Erwin road.

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

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Rebecca Smith [mailto:rebeccacastorsmith@gmail.com]  
**Sent:** Wednesday, September 9, 2020 3:00 PM  
**To:** Amy Harvey <aharvey@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Opinion regarding the special use permit for the Christ Community Church proposed for Erwin road.

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Dear Mayor and City council members

I have been attending meetings and emailing my thoughts over the last several years regarding the development of the land along Erwin Road. I serve as the HOA president for the Windhover subdivision neighborhood on Erwin road. I have lived in the Windhover subdivision since my house was built in 1992. When we bought the land and had the house built, we were assured that the land all around was deemed low density residential. Residential in my mind does not mean businesses or buildings with 4-6 stories.

I am against the church being discussed in tonight's meeting (agenda item #25) being granted a special use permit. The map released indicates that the land in question is not part of the future land use map as section C. It is clearly in the area deemed low density residential. All homes in this white area west of sections A and C on the map are a maximum of one to two stories tall.

I have three reasons for denying the special use permit. First is the design of the church, which will be the equivalent height of a 4-5 story building which clearly would overwhelm the neighboring houses. Secondly, runoff is an issue in this area and the proposed parking lots would increase water runoff and possible flooding. Thirdly is the fact that we do not need increased cars on this highly traveled road and the already hazardous intersection of Erwin Road, Windhover Dr. and Booker Creek Rd. I do not believe that the proposed church meets the SUP requirement of maintaining or enhancing the values of the contiguous properties. For these reasons, I implore you to not grant the SUP. Thank you for your time and for including this statement in the official record.

Sincerely  
Rebecca C. Smith  
297 Windhover Dr.  
Chapel Hill NC  
(Windhover Property Owners Association President)