

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, November 09, 2023 4:16 PM
To: Jeff Brown
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: Hillmont Development Proposal

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Jeff Brown <19jeffbrown@gmail.com>
Sent: Thursday, November 9, 2023 3:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Felicia Chang <fuhlicia@gmail.com>
Subject: RE: Hillmont Development Proposal

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Dear Mayor & Council,

Please consider this letter with regards to the Hillmont development proposal.

My name is Jeff Brown and I moved into 114 Littlejohn Rd (right next to the planned Hillmont development) along with my wife Felicia and our dog Mia in December of 2018. We are first time homeowners and have loved settling into the Sherwood Forest neighborhood. We love the peacefulness and friendliness of our community, and the beauty of the

forest itself.

We are in favor of development in general and are happy to see the initiative to allow more people to live in and enjoy Chapel Hill. However, there are some serious concerns we have with the current Hillmont development plan. Firstly, the setback distance from houses on Littlejohn is very small (only 30ft). I have since learned that 1) the Town Council had previously agreed to a 75ft setback from homes on Littlejohn during the SUP process for a previous development plan, "Woodmont", and 2) Hillmont developers do not want to increase the setback from Littlejohn because of a setback agreement they already have with The Morgan apartments. My family would strongly advocate for honoring the original setback agreement of 75 feet and we think the concerns of the homeowners of Littlejohn should also be respected at least as much as the owners of The Morgan apartments.

Secondly, we urge you to carefully consider the traffic on Stancell rd, especially as it pertains to the safety of pedestrians. We walk our dog regularly on this road despite its lack of sidewalk and curb, and it can be uncomfortable and unsafe even in its current state. Please note also that *many* others in our community and the neighboring Downing Creek neighborhood pass through the street on foot regularly. With the humongous influx of traffic that will be caused by the current Hillmont development plan, this area can easily become dangerous and even unusable for pedestrians. Furthermore, from a driving perspective, the intersection between Barbee Chapel and Stancell is difficult to maneuver because of the design of the intersection itself as well as the current traffic levels (it is very often congested). This intersection can become a big problem if 100s of commuters are brought in and nothing else is changed.

Thank you for your time and consideration.

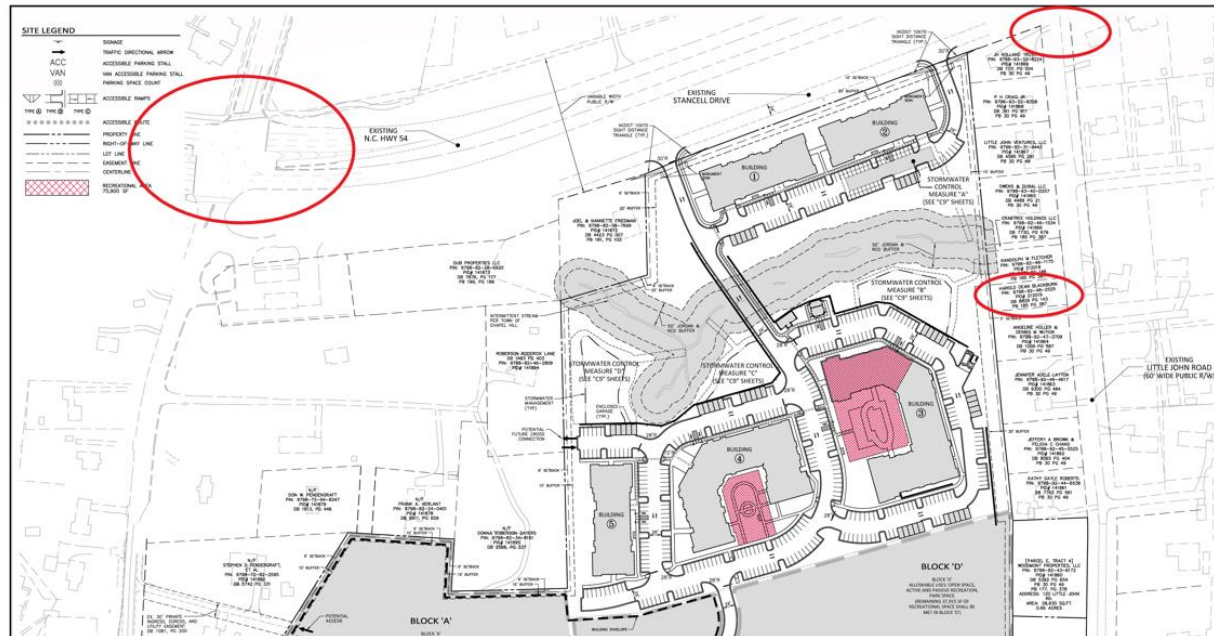
Jeff Brown & Felicia Chang

November 13, 2023

Subject: Concerns about Traffic and Pedestrian Safety in the Sherwood Forest Area

Dear Mayor and Council,

We are writing to express our concerns regarding the planned Hillmont development, which is adjacent to our residence on Littlejohn Road in the Sherwood Forest neighborhood. There are several concerns we hope you will consider, and ask the developers to specifically address, before approving this project to move forward. On the below map, you will see three locations identified. One is my home, backing up to the proposed development, and the other two are traffic related points adjacent to the proposed project.



First, our home resides in the valley or ‘bowl’ of the Sherwood neighborhood, as does my neighbor’s Randy Fletcher. By nature of the natural environment, we already have flooded yards after moderate rain levels. We have asked the developer to address how this project runs the risk of increasing the water runoff flow to our back yards, but have not received a sufficient response to date. There is a proposed water catchment site planned for just behind our homes, but this also lends itself to greater mosquito populations if not managed well.

As well, due to the topography of the land combined with the proposed three to four story apartment buildings, this development will tower over our homes in this valley, creating a disproportionate impact on the residential single-family homes in this part of Sherwood Forest. We have asked the developer to consider relocating those high-rises to another location on the development property that is better suited for such construction. If the taller apartment buildings are to be built as planned, we ask that the Council please honor the previous 75ft setback required of the earlier Woodmont approved development on that same site. A sufficient setback and dense tree border will be essential for Sherwood residents to maintain both a quality of living as well as our property values.

Second, our concern is the significant increase in traffic that this development will bring, which poses serious safety risks to pedestrians and residents in our community, as well as commuters in and around the general vicinity. To put this into perspective, our Sherwood Forest neighborhood

consists of approximately 20 homes, while the Hillmont development is planning up to 500 homes, with two exits onto Stancil Dr., a short service road with no sidewalks or curbs, forcing pedestrians to walk in the street, often dodging oncoming cars. The only way to exit our neighborhood is also via Stancell, through the intersection at Stancell Dr and Littlejohn Rd, which is already a challenging and busy intersection due to traffic from Downing Creek and commuters using Stancell Dr as a shortcut to avoid the light at Barbee Chapel Rd. This small intersection, with a 3-way stop sign, already experiences multiple drivers a day blowing through the stop signs on Stancil, creating safety risks for residents coming and going on its intersecting Littlejohn Rd. More traffic here, without additional solutions, can only lead to more accidents and the risks of fatalities.

With the addition of Hillmont, the traffic situation at this intersection is bound to worsen, especially for those heading east on NC-54. Crossing two lanes of a divided highway to go west on NC-54 is neither easy nor safe. Furthermore, turning west at the light requires navigating another busy intersection at Stancell Rd and Barbee Chapel Rd. If you have traveled this intersection during the broader rush hours of morning and evening, it is not uncommon to have traffic backed up on Barbee Chapel, and competing traffic backed up on Stancil, all vying to get through the light before it changes. It is also typical to sit through two lights before getting out onto 54. It is likely the vast majority of the expected 3,000 daily trips from Hillmont will pass through either the Stancell/Littlejohn or Stancell/Barbee Chapel intersections, which are simply not currently designed to handle such volume.

When asked by the developer to address the traffic hazards their development will create at this intersection and the one for our neighborhood, they have consistently deflected that responsibility and have stated it is solely on the Town and State to address. I am asking the Council to not pass this proposal UNTIL both a thorough updated traffic study has been completed, AND a plan has been approved to address the traffic and safety BEFORE construction begins on the Hillmont project. The developers do not have to live or drive in this area, so after they have made their money, they get to walk away without impact while the rest of us have to manage the negative impact to the best of our ability. Please make this a collaborative and accountable project by ensuring the traffic safety and capacity is addressed first.

Most of the neighborhood is not opposed to the development and to additional housing (especially affordable housing) in this area, we just urge the Council to seriously consider the traffic and pedestrian safety implications of the Hillmont development.

Furthermore, we ask the Council to contemplate other changes, including restructuring the entrances to NC-54 from Stancell to encourage reduced and slower traffic along our access road. While we acknowledge that the Council and developers cannot change history, they have the power to ensure the safety of Chapel Hill residents by thoughtfully considering the proposed development's impact on the existing community.

I look forward to being with you all as you consider this important topic on Wednesday evening.

Sincerely,

Dean Blackburn and Richard Sharp
108 Littlejohn Rd.
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 15, 2023 5:00 PM
To: halister@bellsouth.net
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: Hillmont notes for Council Members
Attachments: An open letter to the Chapel Hill Town Council Hillmont.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: Henry Lister <halister@bellsouth.net>
Sent: Tuesday, November 14, 2023 3:27 PM
To: All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Re: Hillmont notes for Council Members

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

Please provide the attached letter to Council prior to the Wednesday meeting re: Hillmont.

Henry Lister
123 Little John Rd
919-215-9030 c

"At times our own light goes out & is rekindled by a spark from another person. Each one of us has cause to think with deep gratitude of those who have lighted the flame within us." Albert Schweitzer

An open letter to the Chapel Hill Town Council

Submitted by Henry Lister, 123 Little John Rd., Chapel Hill

November 8, 2022

What will this Council do about its charge of “neighborhood protection?” Throughout the LUMO, it is clear that its intent is to protect the integrity of existing neighborhoods, and to avoid disrupting the character and enjoyment the neighborhood. These are not just noble goals, but essential for maintaining the attractive character that draws people to live here. Development adjacent to existing neighborhoods must protect their character, not diminish the enjoyment of the property, or diminish its value.

The Comprehensive LUMO is intended to be a guide that citizens and projects use to understand land development. With regard to 4.8.2 (c), the Comprehensive Plan (8.2, p. 62; see below) specifies that the Town “should strive to maintain and enhance the character” of “low and medium residential” land uses. Allowing the rezoning of the property contained in the Barbee Chapel Apartments proposal, violates this section of the Comprehensive Plan.

8.2 FUTURE LAND USE

The desired future pattern of land use in Chapel Hill is shown on Figure 11. This pattern is largely an extension of existing land use, reflecting the importance of maintaining Chapel Hill's established community character. At the same time, the Land Use Plan and supporting strategies outlined in this chapter are designed to accommodate projected growth in ways that complement the existing built and natural environment. Key features of the plan include the following:

Residential Uses

- Low (1-4 units/acre) and medium (4-8 units/acre) residential development will remain the predominant land uses. Existing high-density residential development (8-15 units/acre) is also designated on the plan. Town policies should strive to maintain and enhance the character of these established residential areas. Areas surrounding the downtown and UNC campus have been designated as “residential conservation areas” because they are considered to be particularly susceptible to change and hence should be a focus of neighborhood protection policies (see Chapter 3.0).

Comprehensive Plan, p. 62

With further regard to 4.8.2 (c), the proposed projects over-reach the intention of the Comprehensive Plan, specifically several established and contained in the Goals for the NC 54 East Entranceway (Component of the Town of Chapel Hill Comprehensive Plan), adopted by Town Council Resolution June 12, 1995. This Resolution specifies the type and density of development for the East Entranceway area. The Resolution states the following:

- a) Incorporate the office and retail components within neighborhoods in a scale to fit the neighborhoods: for example, two- or three-story buildings with living units on the top floors.

I am not against apartments per se, but I suggest that you ask this question of each other: Are 4- and 5-story apartments keeping in the character of the adjacent properties? Specifically, the single-family homes along Little John Road to the east? Is the presence of a 4-story apartment building behind well-established single family homes preserving our neighborhood?

I think that this Council has an obligation to protect neighborhoods.

The following are comments that I provided to the Town Council in 2008. Reflect on them in light of the current situation.

7B-1. Support preservation of existing housing stock.

Although new construction is necessary to meet the Town's affordable housing demand, the conservation and rehabilitation of existing housing stock is just as important in maintaining housing diversity and can be an effective alternative to new housing construction. In addition, preservation and rehabilitation are often more cost-effective than redevelopment.

Neighborhood conservation practices, as described in Chapter 3.0 (Community Character), should include incentives for the preservation of existing housing units for future use. Stable neighborhoods encourage residents to upgrade, build, and buy housing, resulting in a sound, diverse housing stock. In turn, a sound, diverse housing stock contributes to the stability of neighborhoods.

In Chapel Hill's neighborhoods, the traditional diversity of housing types and sizes may be preserved and promoted by defining special incentives for owners of modest units, in particular, to maintain and improve housing conditions. For example, a density bonus could be offered in exchange for an affordable housing commitment.

Comprehensive Plan, p. 57

With regard to (a), the majority of the proposed buildings are 4- and 5-story, only one of which has a residential component.

- b) Neighborhoods, including office/retail segments, should be built so as not to impinge unduly on the tranquility of already existing neighborhoods.

Cordially,

Henry Lister

Amy Harvey

From: Amy Harvey
Sent: Wednesday, November 15, 2023 5:08 PM
To: Flick, Jodi
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; Town Council
Subject: FW: Hillmont development
Attachments: Hillmont.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,

Amy T. Harvey, MMC
Deputy Town Clerk

Governance Services
[Town of Chapel Hill](#)
405 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

919-969-5013 direct

Please note, E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law.

From: Flick, Jodi <joflick@unc.edu>
Sent: Wednesday, November 15, 2023 10:42 AM
To: All Agenda Materials <allclerk@townofchapelhill.org>
Subject: Hillmont development

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Town Clerk,
Could you please see that the Town Council members receive this for the meeting on the Hillmont development tonight?
Thank you!

Jodi Flick
123 Little John Rd
Chapel Hill, NC

I have spoken to this Council twice regarding the Hillmont development plan. As I said before, we always knew something would be built on this property, and we were gratified that the Town Council appreciated the concerns of our neighborhood and helped us work out an agreement with the former Woodmont developers.

Now, Northwood Raven developers have told the Council that they “respect” their neighbors and are working toward solutions, but thus far we have seen NO evidence of this. Every concern and suggestion made by Sherwood Forest and Downing Creek residents has been ignored, disregarded as “something we have no control over” or flat-out dismissed. They have never intentionally met with the neighborhood, as did previous developer OR considered the project from our point of view OR tried to accommodate us in any way.

For example, they have refused to consider making any one of the other buildings on their site a four-story building so that they could have a two-story building next to our homes. Northwood Raven says that this cannot be done because they have an agreement with the Morgan that prevents them from building next to those apartments., But they have disregarded the agreement that the Town Council granted Woodmont to give Sherwood Forest for 75 foot setbacks -- although it is our residents who will be far more negatively impacted with light pollution from their buildings and noise pollution from the apartments. They seem entirely unconcerned with the damage to our property values from their current development plan. Anyone knows that a home with woods behind it is worth considerably more than a home with a four-story apartment building in the backyard.

We have spent hours in this room listening to developers say they “can’t make enough money” if they don’t do it their way. I am all for them making a profit from their investment, but it is unacceptable, unfair and immoral for them to make money at the expense of the hard-working neighbors who have invested their savings in these modest homes.

I started out hopeful and optimistic about this project, but I have come to feel disappointed and angry that Gayle, Dean, Jennifer and Jeff have been treated as if their lives don’t matter, that their property values don’t matter; and all the rest of us who drive and walk on Stancel Road are treated as if our safety and access to Chapel Hill’s streets are not important.

I strongly urge you to vote against this project, until they can come back to the table with a plan that addresses these concerns.

Sincerely,
Jodi Flick
Little John Rd, Chapel Hill, NC