

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 07, 2018 2:10 PM
To: guanhua xie
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: Habitat/ Carol Woods 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.

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

From: guanhua xie [mailto:guanhua.xie@gmail.com]
Sent: Wednesday, November 7, 2018 1:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat/ Carol Woods development

Dear Mayor Hemminger, Chapel Hill Town Council members, and Town Manager Jones,

My name is Guanhua Xie. I live at 402 Perry Creek Dr.

I am concerned about the new development being considered off Sunrise Road. The proposed density could lead to traffic safety issues given the proximity of the High School, senior citizens trying to cross Sunrise, and citizens enjoying Duke Forest.

I am also concerned about school issues. As you know, many schools in the chapel hill are already over crowded. Unless the town find a way to solve this problem, it would be extremely unwise and irresponsible for the town to approve such high density development and bring significant amount of new residents to Chapel Hill.

In addition, I am very concerned about adding so much new impervious surface along with the removal of trees. As you know Chapel Hill has serious challenges with flooding, and adding to this problem seems unwise, until we can come up with better stormwater solutions. Furthermore, the proposed development is really close to I-40, and elimination of trees will also eliminate buffer for the highway noise. It would be also very unfair for any one to live so close to the highway without too many buffers left, if the proposal was approved.

There are so many positive aspects to this development that addresses the current affordable housing crisis. Could you please us make it better by working to reduce the density and eliminating some of the impervious surface.

Thank you very much,

Guanhua Xie

Amy Harvey

From: Jeanette Coffin
Sent: Friday, November 09, 2018 9:17 AM
To: kathy whitfield
Cc: Ben Hitchings; Loryn Clark; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email....RE: Planning project #18- 101 off Sunrise Road in Chapel Hill

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

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

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

From: kathy whitfield [mailto:kathio2@hotmail.com]
Sent: Thursday, November 8, 2018 7:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Planning project #18- 101 off Sunrise Road in Chapel Hill

Dear Mayor Hemminger, Chapel Hill Town Council and Town Manager Jones,

My name is Kathy Whitfield. I live at 3617 Sweeten Creek Rd. in Chapel Hill.

I'm extremely concerned about the housing development being considered off of Sunrise Road in Chapel Hill. For the environment, it is concerning to remove so many trees which will also cause increased noise pollution to our neighborhoods. It may also cause more flooding problems in Chapel Hill. It will also cause significantly more traffic in the proximity of the high school with safety issues.

The proposal for the development is also out of character for all the surrounding neighborhoods in terms of housing density. Could you please work to reduce the density of the housing and the loss of so many trees?

Thank you very much for all that you do for Chapel Hill,

Kathy Whitfield,
3617 Sweeten Creek Rd., Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:55 AM
To: Docjdg
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Habitat for Humanity/Carol Woods 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.

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: Docjdg [mailto:docjdg@aol.com]
Sent: Sunday, November 11, 2018 10:54 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat for Humanity/Carol Woods development proposal

Dear Mayor Hemminger and Town Council Members:

I live in Chandler's Green, the neighborhood adjacent to the property that Habitat for Humanity and Carol Woods propose to develop. The current proposal is for 223 housing units. I am writing to express my concern about the proposed density of the project. Adding so many additional housing units on Sunrise Road will create traffic congestion on a narrow road that has limited sight lines and already has significant traffic at certain times of day. It is also likely to create a substantial increase in traffic on the Chandler's Green neighborhood streets, as well as the contiguous neighborhoods of Silver Creek and Springcrest.

I am also concerned that the property proposed for development contains RCDs and wetlands. The development proposal would replace forest with large amounts of impervious surface. This raises potential stormwater drainage concerns that would directly affect the Chandler's Green neighborhood and nearby, downstream neighborhoods.

I support the development of that property for residential use but urge you to ask for development proposals that are consistent with the surrounding residential neighborhoods and the current zoning of the property. A high density project does not seem appropriate given the potential adverse effects on traffic and stormwater management.

When the property was considered for development almost sixteen years ago, Chandler's Green as well as other neighbors on Sunrise Road worked collaboratively with the developers to produce a development proposal that included affordable housing and addressed our concerns about density. We are very willing to collaborate again to achieve mutually satisfactory solutions.

Sincerely,

Joseph DeVeaugh-Geiss, M.D.
3817 Sweeten Creek Road
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:56 AM
To: john kagel
Cc: Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email....RE: Concerns regarding potential Sunrise 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.

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Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)
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From: john kagel [mailto:john_r_kagel@hotmail.com]
Sent: Sunday, November 11, 2018 9:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: john kagel <john_r_kagel@hotmail.com>; sunrisecoalition2018@gmail.com
Subject: Concerns regarding potential Sunrise development

Dear All:

I have been a resident of Chapel Hill for almost 15 yr. During my time here, I have found the city to be very progressive and offering an inclusive philosophy to accommodate a diverse population typical of a college centered community.

Periodically over the last several years, the topic of a high-density development off of Sunrise Rd has been proposed. Given the proximity of this development to our Chandler's Green neighborhood, we appear to have

reasonable concerns regarding the potential impact that this project might have on us regarding traffic, environmental effects and assessments required for the infrastructure necessary.

Rather than dwell on assurances from the developers that our concerns are not warranted, I would like to emphasize what I think is a major point of contention here, which is that the scale of this development far exceeds the scope of expertise of those offering the assurances. If the developers are in error regarding any of their assurances, the Chandler's Green neighborhood, not the developers, will suffer the consequences.

To address these concerns, it seems like a reasonable approach would include having the developers provide an escrow account with sufficient funds to cover expenses not currently under anticipation by them.

Also, I think that the concerns of the neighbors of the development, who are apprehensive about the scaled-up scope of the project, would be more confident in success if the development were to take place in a piecemeal manner. That way, the developers would have many opportunities to demonstrate their success, with frequent feedback from the neighbors, as well as city inspectors and review boards. If problems were encountered, this would offer the opportunity to resolve a few small issues, rather than a set of massive problems dumped in the laps of the neighborhood and city by a developer without sufficient funds to address them.

These suggestions seem like a fair way to do business. I would be interested in any criticisms regarding why such approaches would not be reasonable.

Thank you for your consideration.

Dr. John Kagel
4001 Sweeten Creek Road

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:57 AM
To: RICHARD GAILLARD
Cc: Ben Hitchings; Dwight Bassett; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaewitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: High Density development off Sunrise 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: RICHARD GAILLARD [mailto:rgaillard@nc.rr.com]
Sent: Sunday, November 11, 2018 2:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: High Density development off Sunrise Road.

Dear Mayor and Town council,

I am writing today to ask you to carefully consider the development that has been proposed near Sunrise Road. The Sunrise Coalition has worked in the past to assure that development in that area is well thought out and appropriate for the good of all concerned. A high density development would tax our resources and may cause irreparable damage to the surrounding environment. I hope that the threat of downstream flooding will be carefully considered due to the amount of run off that will occur after any rain event. There are several homes which may be at risk plus there may be serious infrastructure costs to alleviate any problems caused by the amount of water that will no longer be able to

absorbed by the surrounding soil. Also the increase in motor traffic in the area would seriously affect the quality of life in our neighborhood as well as safety concerns for the number of children in our area. Has the impact on East Chapel Hill High been considered as well?

These are some of my concerns. I hope you will consider them during your deliberations.

Thank you,

Richard Gaillard

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:58 AM
To: K. Lissy
Cc: Ben Hitchings; Dwight Bassett; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email..RE: Concerns about Sunrise Rd 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: K. Lissy [mailto:karenlissy@live.com]
Sent: Saturday, November 10, 2018 9:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns about Sunrise Rd development

Dear Mayor Hemminger and Chapel Hill Town Council members,

We are writing you because we are concerned about the new development being considered off Sunrise Road. The proposed density, particularly being located along the edge of the Rural Buffer, seems out of character for the adjacent residential areas. We expect it will lead to traffic safety issues given the significant addition in number of vehicles (and their trips) along Sunrise Road, the expected increase in both pedestrian and

vehicular traffic (combined with inexperienced drivers at East Chapel Hill High School), senior citizens now trying to traverse Sunrise Road to access services, and citizens trying to enjoy Duke Forest (on the other end of Sunrise, where it meets Whitfield Rd).

We are also very concerned about adding so much new impervious surface combined with the removal of trees. As you know, Chapel Hill already has serious challenges with flooding, and adding to these problems seems unwise -- even irresponsible -- until we can come up with better stormwater solutions. Reduced density would also address this issue.

While there are positive aspects to this development that could address the Town's need for affordable housing, we expect that Town Council will agree that a meaningful partnership with the neighboring communities during ALL stages of development would be an appropriate requirement for a project of this importance and of this magnitude. We ask that the Town require the developers to work in lockstep with neighboring communities and their representatives moving forward so that we can make this plan successful for all the impacted parties.

We look forward to engaging in constructive dialogue with the developer to reduce the project's density in a way that satisfies the needs and fulfills the goals of all the parties involved.

We look forward to your response.

Sincerely,

Karen & Greg Lissy

3709 Sweeten Creek Rd

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:58 AM
To: Abby Zarkin
Cc: Ben Hitchings; Loryn Clark; Judy Johnson; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Planning project 18-101: Carol Woods/Habitat for Humanity 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.

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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: Abby Zarkin [mailto:abbyzarkin@gmail.com]
Sent: Saturday, November 10, 2018 9:46 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Gary Zarkin <gzarkin@gmail.com>
Subject: Planning project 18-101: Carol Woods/Habitat for Humanity Development

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

We are writing to you as 29 year residents of Chandlers Green in Chapel Hill, a neighborhood adjacent to the Carol Woods/Habitat affordable housing project. We like the idea of the development, but have some concerns we'd like to share with you.

We raised our family here. Our children attended Chapel Hill-Carrboro public schools. Now, after graduating from out of state colleges they've chosen to return to the triangle area to raise their families too. They are fortunate to have good

jobs and can afford to live near their work, unlike many of the teachers who have educated them, police officers who have protected them and municipal workers who have provided them an outstanding quality of life in Chapel Hill.

We believe that the lack of affordable housing in Chapel Hill has reached almost crisis proportions, and appreciate the town's commitment and priorities in this area (and recently voted to support the affordable housing bond). We welcome the idea of the Carol Woods/Habitat affordable housing project adjacent to our neighborhood, and look forward to putting the entire weight of our support toward a site plan once certain issues are addressed.

We also look forward to our two communities co-existing and co-mingling in ways that serve both communities well, and in order to do that we need to work as partners with the Carol Woods/Habitat developer on this project and are eager to do so. To date, the conversation has felt one-way, and that our neighbors' concerns are not being adequately understood or considered.

At this early stage of development we recognize that there are many unanswered questions, however we already see some significant issues. We are very concerned with the density that is represented in the current concept plan and its implications to traffic flow in and around our neighborhood. We also have great concerns about the replacement of 20 acres of trees with impervious surfaces and its impact on storm-water management in our own neighborhood. We anticipate many important decisions will be made in these areas in the coming months that will have a significant impact on our two communities, and we would like to have an opportunity to participate in discussions and decisions before the site plans are formalized.

We hope that the Town Council agrees that a meaningful partnership with neighboring communities during all stages of development would be an appropriate requirement for a project of this importance and of this magnitude.

We ask that the Town require the developers to work in lockstep with neighboring communities and/or their representatives moving forward so that we can join together in making this plan the successful project Chapel Hill deserves.

We look forward to your support on this matter, and thank you for your service to our town.

Respectfully,
Abby and Gary Zarkin
3705 Sweeten Creek Road, Chapel Hill 27514

--

Zarkin Leadership, LLC
919-475-6550
[email](#) [linkedin](#)

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 10:59 AM
To: Michael McNulty
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Habitat and Carol Woods Development Proposal

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

From: Michael McNulty [mailto:mcnultymichaelj@gmail.com]
Sent: Saturday, November 10, 2018 9:14 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Barbara McNulty <barbmcnulty@gmail.com>
Subject: Habitat and Carol Woods Development Proposal

Dear Mayor Hemminger, Town Council, and Town Manager Jones,

My wife and I have lived at 7608 Justin Place in the Chandlers Green neighborhood since 1989. As members of the Sunrise Coalition, we were engaged in the discussions with Habitat for Humanity in the early 2000s that resulted in significant modifications to some of the initial plans put forward for their developing the property. Major concerns at that time were overly dense development, lack of consideration of environmental impacts, and safety. In the end, agreement was reached in 2008 on a plan that significantly reduced the number of housing units, avoided construction on wetland, and improved safety aspects (largely due to the reduced number of housing units which reduced automobile traffic and pedestrian safety concerns). A notable feature of the

agreement was a total of 63 single family homes, 31 of which were Habitat, and 32 of which were market value.

And so we were surprised to see the most recent development plan involves 223 (!) housing units. While we are pleased to see Carol Woods partnering with Habitat and we appreciate the need for affordable housing, and support efforts to provide it, we are concerned about the scale of the new plan, which, in terms of units, is almost four times the number in the plan arrived at in 2008. Additionally, the pace at which the project is moving seems alarmingly fast to us and the level of communication with neighboring communities seems inadequate. While we understand that some information was provided by the developer at a presentation at Carol Woods in October, we unfortunately did not receive the postcard notification regarding the October meeting and missed it as we were out of town that day.

Based on information we have subsequently received, our primary concerns are related to the proposed density, the significant increase in impervious surface, and traffic.

We hope that you will require the following:

- slowing of the process to allow for consideration of input from surrounding neighbors,
- an environmental study to better understand the impact of the planned impervious surface and removal of trees in the new development,
- a traffic study to include vehicles, pedestrians and bicycles,
- communications between the developer and adjacent neighbors to ensure an outcome that addresses the needs of Carol Woods and Habitat without undue negative impact on adjoining neighbors.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 11:03 AM
To: Zeldin, Darryl (NIH/NIEHS) [E]
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: letter regarding development near Sunrise Road

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Sincerely,

Jeanette Coffin



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

From: Zeldin, Darryl (NIH/NIEHS) [E] [mailto:zeldin@niehs.nih.gov]
Sent: Monday, November 12, 2018 11:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Abby Zarkin <abbyzarkin@gmail.com>
Subject: letter regarding development near Sunrise Road

Dear Mayor and Town Council Members,

I have lived in Chandler's Green subdivision in Chapel Hill since 1994. I have served on our Homeowner's Association Board and have been President on two separate occasions. I have serious concerns about the new development proposed near Sunrise Road in Chapel Hill, North Carolina. Specifically I have concerns about the proposed density which will adversely the environment and have other unanticipated effects that will negatively impact Chapel Hill including traffic flow in our area. While I am a strong supporter of affordable housing (and have volunteered for Habitat for Humanity in the past), I do not believe that the current plan is well thought out. I encourage the Town Council to require that the developer work collaboratively with the Sunrise

Coalition to plan a development that increases affordable housing opportunities for lower income families but does not adversely affect other positive aspects of our wonderful Town.

Thank you.

Darryl Zeldin, M.D.
4004 Sweeten Creek Road
Chapel Hill, NC 27514
919-280-5317

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 3:05 PM
To: Mimi Metzbower
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Concerns regarding the Sunrise Habitat of Humanity Carol Woods Project

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

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

From: Mimi Metzbower [mailto:mimi.metz@gmail.com]
Sent: Monday, November 12, 2018 1:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns regarding the Sunrise Habitat of Humanity Carol Woods Project

Dear Mayor Hemminger and Town Council Members:

I write to you today to share my concerns on the proposed Sunrise Road Habitat for Humanity Carol Woods Community. I believe the density of the project presented on October 23rd to Community Design commission will play a critical role in storm water runoff due to the amount of hard surfaces from buildings, roads and parking. Potential flooding from the runoff to the residents of the project and surrounding neighborhoods should be carefully reviewed.

Another concern is health risks. Storm water is a leading cause of water pollution. It runs off solid surfaces and collects pollutants such as oil, pesticides, sediments, bacteria, and other chemicals, and then deposits them into our waterways. The land for the proposed project contains active streams that could be at risk.

I hope the council spends time working with environmental experts to find the right solution for the project.

Sincerely,

Marion R. Metzbower

Mimi Metzbower

610-389-0151

mimi.metz@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 3:06 PM
To: airdeputy@aol.com
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Habitat project Sunrise Raod

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

From: airdeputy@aol.com [mailto:airdeputy@aol.com]
Sent: Monday, November 12, 2018 12:52 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat project Sunrise Raod

Dear Mayor Hemminger, Town Council Members, and Town Manager Jones,

I have lived in the Chandler's Green neighborhood of Chapel Hill for 26 years. Having moved from New York, we have really enjoyed the peaceful life that Chapel Hill offers. We are very fortunate.

This town has always maintained a "standard" for all that is built inside the city limits. Things built will not negatively affect what is already here.

That being said, I also believe that because Chapel Hill is an expensive place to live, affordable housing is necessary so that all can enjoy this town. But that housing still must meet the "standard" of the town. 235 residences on a water

soaked small parcel of land with narrow roads does not. The roads can't support so much additional traffic, and the environment can't support so much cement. Both will adversely effect our neighborhood.

Please tell the developer of this project that the principles of Chapel Hill must be maintained. And an open dialogue with all of the projects neighbors is essential.

In the end, everybody wins.

Sincerely,

Gordon Kramon
7620 Justin Place
Chapel Hill, N.C. 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 3:06 PM
To: Joanne
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Sunrise Rd Habitat for Humanity Carol Woods Concept Plan

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Joanne [mailto:joannedvg@aol.com]
Sent: Monday, November 12, 2018 12:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Sunrise Coalition <sunrisecoalition2018@gmail.com>
Subject: Sunrise Rd Habitat for Humanity Carol Woods Concept Plan

Dear Mayor and Town Council,
First I want to thank you for the hard work that you do. Our town of Chapel Hill is a treasure that we all love and enjoy.

I am writing to you right now to express my displeasure at the density that is being proposed for the Sunrise Road Affordable Housing plan. The storm water issues will be devastating for those of us who live downstream of this new

neighborhood. Perry Creek was already closed for several weeks for water issues under the road. Imagine what will happen when there is more water due to more impervious surfaces and more tree cutting challenging our storm pipes. Owasa has had major water breaks twice in 2 years. Will it be able to handle all of the new construction that is already being built in town. Is the Town Council taking a holistic approach in approving projects with these things in mind? I don't know the answers. I may not even know the right questions to ask but I hope that you do as stewards of our town.

Joanne DeVeagh-Geiss, PhD
3817 Sweeten Creek Road
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Monday, November 12, 2018 3:06 PM
To: Zongchao Han
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: about the proposed development on Sunrise Rd

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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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: Zongchao Han [mailto:hanzch64@gmail.com]
Sent: Monday, November 12, 2018 11:59 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: about the proposed development on Sunrise Rd

To Whom It May Concern:

We are homeowner of Chandler's Green and live very close to the Sunrise Rd. We heard that a new high-density development has been proposed along Sunrise Road (Planning Project #18-101) that includes a collection of 223 housing units (including apartments) on 34 acres of land. The plan contains a number of problems, including but not limited to environmental concerns, trafficking, and affecting education/school ratings, etc. We strongly oppose re-zoning of these properties.

Thank you for your consideration!

Zongchao Han
Min Zheng
Michael Han
Xiaotong Han
106 Toynebee Pl, Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 10:01 AM
To: Rich Yost
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email..RE: Proposed Sunrise Road Development, water management issues

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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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: Rich Yost [mailto:rich.yost@wagstaff.com]
Sent: Monday, November 12, 2018 9:27 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Fwd: Proposed Sunrise Road Development, water management issues

Copy for Town Council
Sent from my iPhone

Begin forwarded message:

From: Rich Yost <rich.yost@wagstaff.com>
Date: November 12, 2018 at 5:14:39 PM EST
To: "phemminger@townofchapelhill.org" <phemminger@townofchapelhill.org>

Cc: Stephanie Yost <jerseygirlsteph@gmail.com>, Joanne DeVeugh-Geiss <joannedvg@aol.com>

Subject: Proposed Sunrise Road Development, water management issues

Dear Pam,

I am writing this email to express my concerns about the current proposal for the Sunrise Road Community that has been suggested by Habitat for Humanity and Carol Woods. Even though a portion of the proposal is not clearly defined, it is still very apparent that several complicated water flow and water management issues will be created and intensified by the current high density proposal. The area has several flowing streams and a significant amount of wet, soft ground. I am making this statement after I walked this property, last week, and was motivated to send you this email. From what I have observed, there are some areas in the property that can be easily built upon but other areas, in my opinion, will continually have water issues that will adversely impact the structure of any building, as well as, interior air quality. Mold can quickly become a severe environmental and health issue.

Also, the current plan will significantly impact water runoff, water table depth and land erosion which is already a challenge for adjacent home owners to manage. I would hate to see the large removal of trees, once again, creating more problems for existing residences and the town. A complete water and soil analysis of the property must define and address all of the potential environmental issues that will be created by the current development proposal. We all need more information and facts so that a thriving, healthy and affordable community can be created.

Development of this property, to date, has probably not occurred because of the challenges associated with finding suitable sites for constructing sustainable buildings on land where they will not have water, mold and foundation issues.

A lower density approach that takes advantage of the buildable land, protects the overall environment and maintains existing sensitive streams and wet lands is the solution.

I thank you in advance for your interest in and review of the issues I have discussed.

Best regards,

Rich Yost

Richard J. Yost
7700 Smesbury Drive
Chapel Hill, NC 27514
cell: 919-949-0634
rich.yost@wagstaff.com

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 10:02 AM
To: Nancy C. Smythe
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: URGENT -- ZONING for Sunrise Habitat Joint Planning Area is NOT R2 -- it IS RURAL BUFFER!

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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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: Nancy C. Smythe [mailto:ncsmythe@nc.rr.com]
Sent: Monday, November 12, 2018 7:40 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Manager <manager@townofchapelhill.org>
Subject: URGENT -- ZONING for Sunrise Habitat Joint Planning Area is NOT R2 -- it IS RURAL BUFFER!
Importance: High

Dear Mayor Hemminger, Town Council Members, and Town Manager Maurice Jones,

I am Nancy Corke Smythe and my family has lived in Chapel Hill for 22 years, and for the past 18 years, in the Chandler's Green neighborhood.

I believe there has been a long standing, incorrect assumption with regard to the zoning of the HHOC Sunrise Property area that warrants a delay in further consideration of the developer's application for a high density project.

According to the Orange County government GIS database, the Joint Planning Area (PIN 98900659260) which comprises about half of the proposed Habitat/Carol Woods development is **RURAL BUFFER**. Here is the link to our Orange County government's GIS zoning map -

<https://gis.orangecountync.gov:8443/OrangeNCGIS/zoning.htm?pin=9890065926>

For nearly two decades or perhaps more, interested individuals have assumed and mislabeled this lot in official documents as being zoned R2. However, when you review this map, you will see that all the properties and developments north of this lot (Sunrise Road, Oak Hill, all neighborhoods along Whitfield, etc.) AND properties east of this lot in developed neighborhoods along I-40 are also **RURAL BUFFER**. Clicking on the properties along the I-40 corridor, eastern homes with Rural Buffer designations are --

- 1) Chandler's Green neighborhood (PINs 9890165774, 9890167643, 9890168583, continuing through the next 11 homes to Zeldin PIN 9890258846); and
- 2) Silver Creek neighborhood (beginning with Evans PIN 9890360086 and the three homes after to Dingfelder PIN 9890353877); and
- 3) Springcrest Rural Buffer areas (PINs 9890357881 and 9890453307).

Obviously the homes in these neighborhoods remained RB zoned because they are in "very low density" developments.

ALSO, to the west across Sunrise Road is the Joint Planning Area PIN# 9880879300 which is also zoned **RURAL BUFFER**.

This link provides the specific details and zoning definition of the Habitat Joint Planning area --

<https://gis.orangecountync.gov:8443/GISWebServices/ZoningInformation.aspx?pin=9890065926>

The definition of RURAL BUFFER IS ...*"to provide for development at very low densities relying on individual wells and ground absorption systems for domestic water supply and sewage disposal, respectively."*

These are the facts. The RB zoning is not a mistake; however, the claim that it is R2 zoned is. The developer's application is anything but 'low density'.

I implore you to stop all further consideration of this high density design that also carries with it--

- 1) serious environmental impact -- clear cutting well over 4000 trees, wildlife and wetlands disruption, increased water damage in surrounding neighborhoods, among many others; and
- 2) dangerous and extremely high decibels from highway noise which will no doubt be exacerbated by the widening of I-40; and

- 3) a sincere concern and negligence for what our previous government leaders determined should constitute a Rural Buffer for the overall health of the community.

Thank you for your consideration of this request. Nancy

Nancy Corke Smythe
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 10:02 AM
To: Janina DeMasi
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Proposed Sunrise Development

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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: Janina DeMasi [mailto:janinademasi@gmail.com]
Sent: Tuesday, November 13, 2018 8:13 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed Sunrise Development

Dear Mayor Hemminger, Chapel Hill Town Council members, and Town Manager Jones,

My name is Janina DeMasi. My husband and I have lived at 113 San Miguel Place for over 20 years. Our property is near the proposed Sunrise development.

We request current zoning be respected and upheld. Citizens purchase a home in an area with a specific zoning and expect the zoning to not change. The purpose of zoning is to define what an

area is and will be. Please do not modify the zoning in our area to a higher density as it will have deleterious effects upon our environment and lifestyle.

Thank you for your time.

Sincerely,

Janina and John DeMasi

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 10:03 AM
To: mkleckne@elon.edu
Cc: Ben Hitchings; Loryn Clark; Dwight Bassett; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaewitz; Town Council
Subject: email...FW: Letter to mayor and town council from concerned neighbors
Attachments: Letter to Mayor and Town Council.pdf

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

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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: Michele Kleckner [mailto:mkleckne@elon.edu]
Sent: Monday, November 12, 2018 7:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Letter to mayor and town council from concerned neighbors

Dear Mayor Hemminger, Chapel Hill Town Council members, and Town Manager Jones,

As residents of the Chandler's Green neighborhood since 1999, we are concerned with the density of the new development being considered off Sunrise Road. There are several issues with the proposed density, but we are most concerned with drainage easements and storm water issues both for our neighborhood and the proposed development.

The proposed development off Sunrise Road, as planned, will include 223+ units resulting in a loss of trees and an increase in impervious surface. This property has already been proven to be environmentally sensitive since it contains a perennial stream, at least one intermittent stream, and wetlands that are headwaters for New Hope Creek, which drains

into Jordan Lake, an important regional water supply. Earlier analysis of water resource issues demonstrated a real potential for significant impacts.

Because of these earlier studies, we hope that the town will consider the consequences of what this proposed development will mean to all constituents. We are asking that the town NOT move forward with the proposed development without a comprehensive environmental study. We agree that the town of Chapel Hill needs affordable housing, but we feel that the onus is on the town to ensure that this doesn't come at the expense of all concerned residences.

Thank you for your time and consideration,

David & Michele Kleckner
3816 Sweeten Creek Rd
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 3:11 PM
To: Jenny Hurdle
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Sunrise Road Development

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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: Jenny Hurdle [mailto:jkhurdle@yahoo.com]
Sent: Tuesday, November 13, 2018 2:05 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Sunrise Road Development

Dear Mayor Hemminger, Town Council members, and Town Manager Maurice Jones,

My name is Jenny Adams. I live at 3833 Sweeten Creek Road in Chandler's Green. I am writing to voice my concerns about the proposed development off Sunrise Road, Planning Project #18-101. My main concern is the environmental impact of the development. I am an environmental engineer by training and have a very good understanding of hydrology and stormwater management. I have also walked the property of the proposed development with a neighbor knowledgeable of the property and its hydrology. There are several intermittent and ephemeral streams in addition to the perennial stream in the northwest corner of the property. There are also several marshy areas and a relatively high water table in the southeast corner of the

property. In effect, the property is already a relatively wet property. When 17+ acres are clear cut and covered with impervious surfaces it will dramatically increase the amount of runoff. My concern is downstream flooding. The “intermittent” stream that begins on the HHOC property and runs into Dry Creek borders my property. I witness first hand the water level rise during large rain events. During some events the culvert under Sweeten Creek cannot meet the flow demands and water ponds up behind it. The number of such large rain events are predicted to increase in the future. Chapel Hill already has flooding problems throughout the town. I do not wish my property, or my neighbors’ properties, to be included in those problems. The proposed retention ponds will not prevent the additional stormwater runoff, and its pollutants, from entering the streams, it will only delay it somewhat. All of that water will eventually enter either the stream in the northwest corner or the stream in the southeast corner of the property. The hydrology of the streams *will* change. The hydrology of the property simply can’t support the proposed density. I ask that you **not** rezone the property and that you hold the developer to the highest level of environmental protection during design and construction.

Thank you for considering my concerns. I am sensitive to the need for affordable housing in Chapel Hill and sincerely hope that you will work to make sure this development is successful and responsible for all concerned.

Sincerely,

Jenny Adams

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 3:11 PM
To: Whitney Pencina
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Carol Woods/Habitat 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: Whitney Pencina [mailto:wpencina@gmail.com]
Sent: Tuesday, November 13, 2018 1:32 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Carol Woods/Habitat Development Concerns

Dear Mayor Hemminger, Town Council Members, and Town Manager Jones,

We are writing with safety concerns about the newly proposed housing development (Planning Project #18-101) along Sunrise Road, next to the Chandler's Green Community.

We moved from out of state to Chapel Hill, NC, into the Chandler's Green community five years ago. Our attraction to purchasing our current home in Chandler's Green was first and foremost the safety that we felt this particular property

and community offered our family. At the time we moved, we had three very young children and soon afterwards another on the way! Our new home had the safety of a private street (Amesbury Drive) with almost no traffic, adjacent to a street (Sweeten Creek) with low traffic, speed bumps and stop signs.

Five years later, we still have four young children, another little one on the way and very much value the safety of our street for children's play, which is centered in our front and side yards. The home across the street from us has three children as well and a similar set-up with play centered in the front and side yards. Some days we even open up both our yards and many of the neighborhood children run freely back and forth quite safely between our two properties.

Given the density of houses proposed by the new development and the likelihood of our portion of Amesbury Drive being opened, this will drastically increase the amount of traffic in front of our home and therefore compromise the safety of our street for children. In addition to car traffic, foot traffic going to and from the high school and in and out of the surrounding area will increase as well.

The increase in the traffic on Sweeten Creek and Sunrise Road, will, in our opinions, be too much for this particular community to handle safely, especially given the proximity of the high school, where students come and go on foot frequently much of the year.

Additionally, there are safety concerns for the residents of the new development as well and we are wondering what plans are in place to protect the new members of this community. One question is how to assure the safety of elderly members of Carol Woods who wish to have a connection with and access to the remaining Carol Woods community across Sunrise Road (a road that we would never recommend crossing, especially to an older citizen who could be hurt). Would there be a shuttle? How would this work?

Similarly, for citizens in the non-senior affordable housing units without a car, is there a plan for their access to downtown Chapel

Hill and the larger community? It seems that having a location with easier access to amenities such as the library, walking distance to grocery stores and a more central location would more ideal for an integrated housing development.

These concerns are in addition to the issues of water control from the removal of so many trees, soil erosion, and increase noise from Interstate I-40.

We wish to emphasize the importance of affordable housing in Chapel Hill - As one of us has helped to build a Habitat for Humanity house, we fully support the presence of affordable housing and hope that a plan can be made to the mutual benefit of those needing affordable housing and the existing neighborhoods.

Sincerely,
Michael and Whitney Pencina
7600 Amesbury Drive
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 3:11 PM
To: Liang Li
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Feedback on the Habitat for Humanity and Carol Woods project

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

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

From: Liang Li [mailto:liangli.nc@gmail.com]
Sent: Tuesday, November 13, 2018 11:42 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Feedback on the Habitat for Humanity and Carol Woods project

Dear Mayor Hemminger, Town Council members, and Town Manager Maurice Jones:

My family have lived in Chandler's Green, Chapel Hill since 1988. We like Chapel Hill very much because the town is peaceful, has good service, and good quality of life.

Recently we learned that the property between Chandler's Green and I-40 is being planned to build 232 units of housing by Habitat for Humanity and Carol Woods. While we understand affordable housing is important in Chapel Hill, we have some serious concerns about the topology and location of the property.

- There are known problems with rain water drainage, that a retention pond may not be able to solve;
- Sunrise road and nearby traffic load and pattern needs to be studied and addressed; and

- the surrounding neighborhood were notified late and with incomplete or outdated information.

We urge the town go through proper process to evaluate the project as proposed, and ensure the safety and quality of life for the new neighborhood as well as the existing ones.

Thank you very much for your hard work!

Liang Li
3613 Sweeten Creek,
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 3:11 PM
To: jeffrey pickering
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Sunrise 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.

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

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

From: jeffrey pickering [mailto:jpickering@nc.rr.com]
Sent: Tuesday, November 13, 2018 11:00 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Sandra J. Pickering <sjpickering@nc.rr.com>
Subject: Sunrise proposed development

Dear Mayor,

I would like to express my opposition to the proposed density of the Sunrise development before the Town Council on November 14, 2018. This development proposes 95 affordable senior and Habitat houses. This seems very doable on the

acreage available. However the development also proposes 50 market rate townhouses and 54 market rate apartments. There are many market rate apartments being developed elsewhere and these would cause a real traffic problem on Sunrise road not to mention increased congestion in our schools. Please consider supporting us in opposing this development as proposed.

Thank you.

Sandra J. Pickering

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, November 13, 2018 3:12 PM
To: 5000 airplanes
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email..RE: Habitat/Carol Woods 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.

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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: 5000 airplanes [mailto:5000airplanes@gmail.com]
Sent: Tuesday, November 13, 2018 10:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat/Carol Woods Development

Hello,

I live at 3828 Sweeten Creek Road and would like to express reservations concerning the proposed development of the areas around Sunrise Road.

My main concerns are increased automobile traffic through Chandler's Green, increased foot traffic through private property in Chandler's Green, an increase in the area of impermeable surface, the safety of the water basins after heavy rains, and increased light pollution from large parking lots after trees have been removed.

Thanks for considering these concerns as you address the viability of the proposed project.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 9:30 AM
To: Lauren Li
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Feedback on the Habitat for Humanity and Carol Woods project

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

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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: Lauren Li [mailto:laurenkli@alumni.unc.edu]
Sent: Wednesday, November 14, 2018 7:35 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Feedback on the Habitat for Humanity and Carol Woods project

Dear Mayor Hemminger, Town Council members, and Town Manager Maurice Jones:

I was born and raised in Chapel Hill, went to East Chapel Hill High School and UNC-Chapel Hill, and am proud to call Chapel Hill my home town.

I recently learned of a proposal to develop the property between Carol Woods, Chandler's Green, and I-40 into a community of 232 housing units. I have some concerns about building such high-density housing in such a rugged terrain with limited road access. Have the proper studies been done on traffic impact and rain water drainage? How about the impact of noise from I-40 to the neighbors once the trees are cut down to build houses?

I hope the town will take the time and go through due process to evaluate the impact of 232 housing units to the environment, traffic, and quality of life in the surrounding areas.

Thank you very much for your attention to this matter.

Sincerely,
Lauren Li

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 9:31 AM
To: bfivebrown@aol.com
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Habitat/Carol Woods project

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

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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: bfivebrown@aol.com [mailto:bfivebrown@aol.com]
Sent: Wednesday, November 14, 2018 7:10 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Habitat/Carol Woods project

Dear Ms. Hemminger,

I am a member of the Sunrise Coalition and I share the same concerns as my neighbors about the proposed Habitat/Carol Woods project and its impact on the environment, traffic, safety, etc.

However, I also have additional health concerns. There have been numerous studies and articles concerning the very real health risks of living close to a major freeway. A study published by the Centers for Disease control in 2010, outlines the increase in incidence of heart attacks, strokes, asthma and COPD in populations living close to a major roadway. This article also addressed the potential double jeopardy of socioeconomically disadvantaged populations living close to major thoroughfares in that they already may have more health issues and less access to quality health care. The article particularly argues against placing these at risk populations near major highways.

A more recent article published by the American Lung Association in 2018 warned against increased morbidity and mortality in populations living near major highways.

There are additional articles outlining the risk of placing elderly populations near freeways, as there are higher rates of cognitive decline, dementia and strokes among the elderly living in close proximity to highways.

There are even articles discussing a potentially higher rate of autism among babies born to pregnant mothers living close to major roads.

The risk comes from the air pollutants in exhaust. Placing extra landscaping and /or walls between the interstate and the housing can somewhat mitigate this but is not protective. It is only a matter of time before I 40 is expanded, creating even more risk.

I am all for the efforts of the town and Habitat and Carol Woods to create more affordable housing in and around Chapel Hill. We need it. However by putting these already potentially vulnerable populations at risk by placing them next to I-40, we may be doing more harm to them than good. Rather than being helped, these populations may actually be hurt by putting them on an undesirable piece of property

Has anyone done an air quality or noise study? Has anyone studied traffic volume on I-40? Please come walk the property. Look at the traffic. Listen to the noise. You can't smell the pollutants but they are there. Imagine how it will be once land is cleared.

Is anyone going to tell the potential residents of the possible risks to their health by living here? Would anyone want to live there if they knew? And if they are not told, then the town is not being honest with them, which potentially could set the town, Habitat, Carol Woods up for lawsuits in the future.

I will be happy to provide links to articles. They are compelling.

Thank you,

Teresa Brown, MD

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 9:31 AM
To: Susie Chen
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Feedback on the Habitat for Humanity and Carol Woods project

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

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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: Susie Chen [mailto:schen88@gmail.com]
Sent: Wednesday, November 14, 2018 4:55 AM
To: liangli.nc@gmail.com
Cc: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Re: Feedback on the Habitat for Humanity and Carol Woods project

sent. town hall meeting link

<https://www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services/development-activity-report/habitat-carol-woods>

On Tue, Nov 13, 2018 at 11:42 AM Liang Li <liangli.nc@gmail.com> wrote:

Dear Mayor Hemminger, Town Council members, and Town Manager Maurice Jones:

My family have lived in Chandler's Green, Chapel Hill since 1988. We like Chapel Hill very much because the town is peaceful, has good service, and good quality of life.

Recently we learned that the property between Chandler's Green and I-40 is being planned to build 232 units of housing by Habitat for Humanity and Carol Woods. While we understand affordable housing is important in Chapel Hill, we have some serious concerns about the topology and location of the property.

- There are known problems with rain water drainage, that a retention pond may not be able to solve;
- Sunrise road and nearby traffic load and pattern needs to be studied and addressed; and
- the surrounding neighborhood were notified late and with incomplete or outdated information.

We urge the town go through proper process to evaluate the project as proposed, and ensure the safety and quality of life for the new neighborhood as well as the existing ones.

Thank you very much for your hard work!

Liang Li
3613 Sweeten Creek,
Chapel Hill NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 9:31 AM
To: Susie Chen
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaewitz; Town Council
Subject: email....RE: Please reevaluate the Habitat for Humanity and Carol Woods project

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

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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: Susie Chen [mailto:schen88@gmail.com]
Sent: Wednesday, November 14, 2018 4:54 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please reevaluate the Habitat for Humanity and Carol Woods project

Dear Mayor Hemminger, Town Council members, and Town Manager Maurice Jones:

I have lived in Chandler's Green, Chapel Hill for over 30 years, and I love the town of Chapel Hill.

I was notified via a postcard that the property between Chandler's Green and I-40 is planned to have a community of 223 units. I have visited the Potted Plant and hiked in some of the woods before, and I have serious doubts about the terrain and the location can hold so many housing units. I have asked people who attended previous planning meetings before, and were told that the information given in previous meeting(s) were sketch and incomplete, and there wouldn't be any multi-story apartments.

I would urge the town to carefully evaluate the feasibility of such high density in a rugged terrain and location, its impact to the traffic, rainwater drainage, pedestrian safety, and I-40 noise, and not rush to approve something that will create problems for the new neighborhood, the surrounding communities, and the town itself in the future.

Sincerely yours,
Shao-fen Chen
3613 Sweeten Creek Road,
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 10:06 AM
To: Steven Braker
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Concept Plan for Carol Woods/Habitat

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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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: Steven Braker [mailto:shbraker@gmail.com]
Sent: Wednesday, November 14, 2018 9:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concept Plan for Carol Woods/Habitat

Dear Mayor and Town Council of Chapel Hill,

I am a resident of Chandlers Green and a member of the Home Owners Association. Tonight there is a Concept Plan Review for the Carol Woods/ Habitat development on Sunrise next to my neighborhood. I am sure that the town appreciates the work that both of these entities do in our community. I too have been proud to live in a community that supports these businesses. I know people personally that are helped by their work.

I am concerned however with the particular proposal that has been shown to me and my neighbors at the end of this past September. I am watching this process closely and want to be sure that proper consideration is taken

concerning drainage, other environmental effects, traffic flow, and zoning for this property. I am very concerned by the number of units proposed.

1. How will the new traffic flow effect safety of children playing in the area?
2. How will the new traffic flow effect the safety of people driving on Sunrise avenue?
3. Where will the water go, given there have been problems at present with the flow from this area moving through several neighborhoods?

I urge you to proceed with caution. For this to be a successful neighborhood both for my current neighbors and the ones that will be moving in, we need to answer the questions that have been expressed concerning safety, traffic, and the environment. People in the surrounding area need time to understand the reasons for any changes to the zoning of this property. Most home owners I have talked to were not aware that the zoning for this property could change so as to accommodate this plan.

My feeling is that most people are not apposed to having new neighbors helped by Carol Woods and Habitat. They are very concerned about this specific plan. It takes time to get information from people. In this short time, we have done a survey of our neighborhood. It revealed that homeowners overwhelmingly have grave concerns over this particular plan.

I urge you to take seriously the concerns of the folks living in Chandlers Green at present. In my experience they will be good neighbors and citizens when they feel heard and understand what is going to be done and why.

Thank you,

Steven Braker
103 Toynbee Place

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 1:12 PM
To: Marshall Robers
Cc: Ben Hitchings; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email...RE: Concern about Habitat/Carol Woods project

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

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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: Marshall Robers [mailto:marshallrobers@gmail.com]
Sent: Wednesday, November 14, 2018 11:55 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Christine Robers <christine.robers@dukece.com>
Subject: Concern about Habitat/Carol Woods project

Dear Chapel Hill mayor and town council,

My wife Christine and I are writing to you to express our concern for the proposed Habitat/Carol Woods project in northern Chapel Hill. Our family lives on Sweeten Creek Rd, within Chandler's Green neighborhood, which directly borders the proposed development.

We are most concerned about the density of the proposed project. This project will significantly alter the dynamics of the surrounding area, particularly with regard to traffic, and the environment, including a big

increase in impervious surfaces. I recently walked around and talked with a number of other neighbors, all of whom raised similar concerns about this project.

We chose to live here due to a few reasons; one of the driving influences was the neighborhood setup itself, with large wooded lots which provide a safe, peaceful and beautiful setup. We have children, and we are out walking and running within the neighborhood multiple times a day. This project, especially at the proposed density, threatens that setup, with nearly three times as many families, units and automobiles as our neighborhood, packed into a tight adjoining area.

We also believe that the process in which this proposal has proceeded to date has been significantly too fast, and has lacked both time and full visibility to the surrounding community. We request that you hear and consider our concerns and help work with us to significantly alter the plan to something more in line with the surrounding area.

Thank you for your consideration and help.

Marshall and Christine Robers
3839 Sweeten Creek Rd
Chapel Hill, NC 27514
marshall.robbers@gmail.com

November 14, 2018

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 1:13 PM
To: cbailin@nc.rr.com
Cc: Ben Hitchings; Loryn Clark; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council
Subject: email....RE: Carol Woods/Habitat Affordable Housing 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.

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

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

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

From: cbailin@nc.rr.com [mailto:cbailin@nc.rr.com]
Sent: Wednesday, November 14, 2018 10:30 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Carol Woods/Habitat Affordable Housing Development

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

My wife and I have been residents of the town of Chapel Hill for over 37 years. During that time, we have seen dramatic changes to our town not the least of which has been the rising cost of home ownership. We are strong proponents of affordable housing within the city limits of Chapel Hill. We feel that Chapel Hill must be a town that includes families of all income levels. As such, we applaud the Town Council's commitment to expanding the inventory of affordable housing in Chapel Hill.

There is currently a proposal before the Council which would develop the property along Ginger Road as an affordable housing development. Known as the Carol Woods/Habitat development, this project appears to be gathering considerable momentum in the planning process. As residents of the adjacent Chandler's Green neighborhood, we have seen several proposals for the development of this site over the years. In each instance, our neighborhood has had opportunity to voice concerns and provide input during the planning process. In contrast, this current proposal appears to be progressing at a pace that has restricted the opportunity for our neighborhood to voice its concerns.

It is our desire to see this site developed as an affordable housing project, however, that does not mitigate our concerns regarding the density of the proposed site and what the impact of over 200 housing units will have on traffic and the negative impact on the environment due to the amount of impervious surface development.

We hope that the Town Council will allow our neighborhood to be a meaningful partner in the development of this site. Thank you for your consideration.

Respectfully,
Clifford and Robin Bailin
102 Landing Drive
Chapel Hill, NC 27514
cbailin@nc.rr.com
rcbailin@hotmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 2:44 PM
To: Ann Schaal
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email....RE: Sunrise Rd 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.

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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: Ann Schaal [mailto:ann.j.schaal@gmail.com]
Sent: Wednesday, November 14, 2018 1:58 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Michael Schaal <michael.a.schaal@gmail.com>
Subject: Sunrise Rd Development

Dear Mayor Hemminger, Town of Chapel Hill Council Members and Town Manager Jones,

We are writing to you to express concerns we have with the proposed community of Habitat for Humanity of Orange County and Carol Woods. We live on Yukon Lane in Chandler's Green, right behind the site to be developed. We have lived in the area for just over 2 years. Ironically, we moved from the South Point area of Durham to Chapel Hill because there was so much new development around the area. We were not aware that a

development was being considered in the Sunrise area when we bought our home. Definitely not aware of one of such a large size.

The developer is proposing to place 223 units on a small parcel of land. There are currently only 81 home in the whole Chandler's Green community. This is disproportionate with the surrounding neighborhoods. The density seems quite aggressive for this area and traffic is a major concern. I am also worried about environmental impacts, loss of trees and flooding in to our yard and home. If you have never walked through the area off of sunrise, it is quite wet and soggy all the time. Please consider looking into a reduction in density for this project. I would also like to request the developer to engage with our neighborhood as this project continues to unfold.

Thank you for your consideration,

Michael and Ann Schaal

105 Yukon Lane

Chapel Hill, NC 27514

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 4:25 PM
To: Sally Brown
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: Planning Project 18-101: Carol Woods/Habitat for Humanity 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.

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

From: Sally Brown [mailto:sallybrown721@gmail.com]
Sent: Wednesday, November 14, 2018 3:37 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Planning Project 18-101: Carol Woods/Habitat for Humanity Development

Dear Mayor Hemminger, Town Council members and Town Manager Jones,

We are writing to you to express our concerns over the proposed Carol Woods/Habitat affordable housing project. As a resident of Chandler's Green for over 19 years, we have seen various proposals for the development of this site.

Our concern for the current proposal mirrors some of the same concerns as previous proposals, but this proposal in particular poses some additional concerns. One of those concerns is the fact that this project appears to be progressing at a fast pace without adequate time or opportunity for input from neighboring properties. Our neighborhood supports affordable housing development in Chapel Hill as evidenced by our neighborhood's 16 year history of working with previous developers on the design for this property. To date, there has been limited opportunity to provide input that address our concerns regarding density, traffic and the impact the proposed development would have on storm water management.

We are hopeful that we will have a meaningful opportunity to voice our concerns and work with the Carol Woods/Habitat developer to insure that the proposed development is a successful project that meets the needs of the town of Chapel Hill, the future residents of the affordable housing project and the current residents of the Chandler's Green neighborhood.

Thank you for taking time to consider our request and for your service to Chapel Hill.

Sincerely,
Sally and Steve Brown
3701 Sweeten Creek Road
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, November 14, 2018 4:58 PM
To: Molly Lewis
Cc: Ben Hitchings; Loryn Clark; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver
Subject: email...RE: The proposed high density development on Sunrise 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

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

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

From: Molly Lewis [mailto:goodgollymollyl@gmail.com]
Sent: Wednesday, November 14, 2018 4:57 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The proposed high density development on Sunrise Road

To the Mayor and the town council of Chapel Hill,

As a resident of Chandler's Green for over 30 years, and of the Chapel Hill/ Carrboro area since 1975, I love our town, our neighborhood and all it stands for. As a Real Estate broker, I have been proud to help make this town home to many people over the last 32 years.

At this juncture in time, I am very concerned about the proposed plan to build 223 units along Ginger Road, right next to the entrance to our neighborhood off Sunrise Road.

Adding these many homes in any format adjacent to Chandler's Green will, in my opinion, cause all manner of problems with density, leading to traffic issues with egress onto Sunrise, or even down Sweeten Creek should Amesbury be opened up.

Then, there are very real potential drainage issues, which would not only cause problems for current and new residents, but for the town workers and resources as well.

I can only visualize a maelström of continuing headaches, not to mention concerns for the decrease in property values.

I support affordable housing if done correctly. I do not believe this proposal is well-thought out, and it is full of holes.

My husband joins me in imploring you not to change the zoning or to approve of the Sunrise Development in its current status.

Thank you so much for your time and consideration.

Molly Lewis,

Member of the Sunrise Coalition

Sent from my iPhone