From: Terry Vance [mailto:tervance@gmail.com]
Sent: Thursday, March 14, 2019 9:41 AM
To: volker.mueller@sbcglobal.net; lucycdavis@gmail.com; polly.vandevelde@gmail.com; edwardhoskins3@gmail.com; bberndt500@aol.com; susana.dancy@gmail.com; megan@ellencassillyarchitect.com; susan.lyons@hemsleyfraser.com; Advisory Boards <advisoryboards@townofchapelhill.org>
Cc: Nancy Oates <noates@townofchapelhill.org>; Allen Buansi <abuansi@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>; Kay Pearlstein <kpearlstein@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Corey Liles <cliles@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns about the Tues. Feb. 26th CDC Meeting in regards to the Chapel Hill Cooperative Preschool site plan for Mt Carmel Church Rd./15-5-1

I was one of two neighbors who attended the Feb. 26th CDC meeting reviewing Chapel Hill Cooperative Preschool site plan. I was impressed that you focused on the relevant potential design issues re cramped parking(compact cars only), problematic layout for the amount of cars entering and exiting, parents stopping to escort their children into school, no public transportation (though their website claims they are on a bus line) etc. You took seriously the requirement that there be no more than 40,000 land disturbance when Ms. Farringer told you about it.

But I am very worried about two things. 1. You made important decisions with incorrect and incomplete information provided by the staff. 2. You failed to get sufficient input from neighbors. Violating it's own requirements, the town didn't notify even those neighbors who live within 1000 ft. of the site, much less the long email list of neighbors concerned with CHCP's plans.

Incorrect information: You were told that the NC DOT had approved this site plan; this isn't true because this is the first time it's been presented. One of NC DOT's concerns was stacking on Mt. Carmel. Even now at peak times traffic back ups are a major problem, lasting several light cycles and blocking what would be the entrance and exit of the preschool.

Incomplete information : You were told The Planning Commission approved the Site Plan. Kay Pearlstein admitted she was mistakenly referring to the PC's 2017 approval not what the PC did in 2018. The 2017 approval was given because of : a TIA Waiver based on claims by the CHCP representative Aaron B. that there were only 10 staff and 80 students in fact at that time there were 20 staff and based on the claim that the CHCP Charter didn't even allow them to go beyond 10 faculty and 80 students. Thereafter, CHCP upped their number to 20 staff (at your meeting you heard AB acknowledge their student number is now 87!) CHCP's approval expired; six months later they applied for an "extension of the start date" as if they still retained the approval.

In 2018 the PC had their first chance to hold the CHCP to the actual numbers according to the requirements for this site—requirements which the CHCP knew at the time they bought the property. A.B. finally admitted that CHCP couldn't financially make it unless they were allowed to increase the number of students. The PC voted No. In the aftermath our town lawyer and the

CHCP lawyer got together to instruct the BOA to overturn the PC No vote-- which they did. (This overturn of the PC decision is the basis for our suit before the Superior Court.)

By wrongly implying approval from both PC and NCDOT, our town staff is erasing serious concerns, not only about time consuming traffic congestion but about safety for us all: parents, children, staff and neighbors. Given this, we have no confidence that the land disturbance limits would ever be checked by staff, much less enforced.

In light of all this, please re consider your approval and hold off until you can check out the facts by reviewing the video or minutes of the relevant meetings or by talking to Amy Ryan chair of the PC in 2018.

Thank you for the work you do.

Sincerely,

Terry Vance

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