

Michael Hoppe <mheinzhoppe@gmail.com>

Mon, Apr 27, 1:45
PM

Dear Ms. Tucker, dear Ms. Metcalf!

I would love to be physically present during your Board Meeting, but the pandemic will keep me at home. So, here are my previously expressed concerns in regard to Project 19-119 (Christ Community Church):

1. Keep the zoning residential.
2. If you should decide to make an exception for the Christ Community Church project, make sure that it fits into the character of the nearby neighborhoods, that is, keep the church building from over-towering the homes nearby.
3. Insist that the church make the stormwater run-off better for the homeowners "downstream" than it is now (right now, it's bad). In my view, Christian love for "thy neighbor" doesn't mean postponement of well-being until people reach heaven, but improvement of their lives right here and now.
4. Traffic, including safe access to and exit from the church proposed parking lot and overflow parking, will be a problem on weekends. Long-term, it will also become a problem during weekdays, giving the attempts by Christ Community Church of having a second building approved. I don't consider the Church's repeated insistence believable that it doesn't plan on growing its membership and that its facilities will be primarily used on weekends.

Thank you in advance for your consideration of my concerns ---and thank you for your work of keeping/making Chapel Hill a "livable" community.

Michael H. Hoppe
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Chapel Hill, NC 27514
(919) 929-7009

From: H. Krasny [mailto:hkrasny@mindspring.com]

Sent: Saturday, May 09, 2020 4:47 AM

Subject: Christ Community Church SUP Virtual Review-- Tucker/Environmental; Metcalf/Environmental

Re: Comment on the SUP of the Christ Community Church Development in an All Residential Neighborhood In Chapel Hill.

Dear Ms Tucker and Ms Metcalf-

As Chair and Vice-Chair, respectively, of the Chapel Hill Advisory Board, the Environmental Stewardship Advisory Board, I respectfully request to be heard (VIA THIS E-MAIL) before ALL MEMBERS of this Board at or BEFORE their review and vote on May 12, 2020 to recommend to approve or disapprove the Special Use Permit (SUP) application of the Christ Community Church to construct their facility and 118 space parking lot located at 141 Erwin Rd (corner of Erwin and Old Oxford Rds). Therefore, I ask that a copy of this E-mail and its attached file be forwarded To ALL members of this Board BEFORE its review on May 12.

I live in a subdivision which is one of the 7 ALL RESIDENTIAL subdivisions or neighborhoods (578 Homeowners) surrounding the Christ Community Church's proposed development. I and my neighbors opposed this development at the CDC and the Council's Concept review in 2019. The objections as summarized are as follows:

"Several citizens expressed concern over shared issues including but not limited to building scale and height, interior traffic flow, traffic impact to the neighborhood, flooding and STORMWATER runoff impacts."

STORMWATER IMPACT IN OLD OXFORD RD NEIGHBORHOOD-

This land was and is zoned for LOW DENSITY RESIDENTIAL use or R-2 (2001 & 2020 Land Use Plans). In 2016 a developer proposed to construct townhomes on the site ("Oxford Reserve" 2204 Old E. Oxford Rd) immediately adjacent to this 2.8 acre site where the Church now proposes to build. Numerous residents living on Old Oxford Rd immediately and vociferously complained (documented in the Town's Public record) of existing Stormwater issues that they were ALREADY experiencing in their yards, and feared that this proposed development (50+ Townhomes with over 100 parked vehicles) would considerably add to their Stormwater dilemmas. The development was eventually retracted and the contract vacated by the developer, rumored to partly be because of the Stormwater issues raised.

Today, many of those same neighbors are again complaining that the proposed Church development, though smaller in dimension and with its 118 space parking lot will again contribute to their already existing Stormwater issues. As an example of their existing problems, one neighbor has provided me (see attached) a current image taken of the repeated flooding in their backyards at the NE corner of Erwin Rd and E. Old Oxford Rd following a heavy rainfall. This is in the vicinity of where the Church is proposed to be located!

STORMWATER IMPACT IN SUMMERFIELD CROSSING-

The developer now purports that they will include a mechanical diverter to remove Stormwater from their proposed site and direct it to a pond which presently exists on the adjacent 5.5 acre property (111 Erwin Rd) now recently purchased by Summit Hospitality (owners of the Marriott Residence Inn). This existing pond already repeatedly overflows following a rainstorm or melting snow onto mine and my neighbor's yards in Summerfield Crossing. Therefore, ANY additional Stormwater added to that pond by the Church's use as a reservoir for its Stormwater removal will only WORSEN the already burdensome and potentially hazardous conditions created by that pond's overflow to our property.

Does the Town really want to see a similar Stormwater and flooding problem like the Camelot apartments on Estes Dr experience, as well as the Post Office, University Place and Eastgate have repeatedly experienced year after year?

IMPACT ON WILDLIFE & NATURE--

There are certainly other environmental impacts that will obviously occur on this property that the bear recognizing as well. This site and its immediate 5.5 acre neighbor (recently purchased by the Marriott owners) are one of the last refuges for wildlife inside Chapel Hill. Among them are Deer, Geese, Rabbit, Fox, Owl, many varieties of birds, et al. We believe the continuation of ONLY residences (12 or less) occupying this 2.8 acre site would result in less impact to this natural habitat which has existed for decades, since the days when it was occupied as farm and dairy land. Chapel Hill does NOT need to fully develop every last square inch of its undeveloped land for use by high-rise apartments, institutional structures and businesses. Enough is enough!

ALTERNATIVE-

The neighbors see ONE option if the owner must sell this parcel. That this 2.8 acre site be developed instead for its present use as low density RESIDENTIAL property (R-2) in keeping with the rest of this neighborhood, in appearance and in its connection with the immediate and overall neighborhood, neither of which the Church will do. It also would be in keeping with the 2020 Land Use Plan.

This would involve a maximum of 12 units that would likely occupy a much reduced impervious surface area for parked vehicles (est 24) instead of the 118 vehicles on an impervious surfaced parking lot that the Church proposes at their site's allotted parking lot. This could hopefully help to retain a "Significant Tree Stand" and maintain a more contiguous Tree Canopy than otherwise would occur. That would be consistent with the Town's Tree Protection Ordinance that endorses its commitment to sustainability and environmental benefits.

We pay our taxes, and we ask to be treated with due respect, and protected from alterations in our neighborhood that can directly affect our quality of life and the valuation of our homes.

Thank you for your time, and allowing me to make this presentation.

Sincerely,
Harvey Krasny

Booker Creek Apts MGR <bookercreek1@gscapts.com> Sat, May 9, 5:20 PM

Dear Ms. A. Tucker,

I am opposed to the Christ Church development on Erwin Road. I have no issues with the Church.

My issues revolve around the fact that Our All Residential Communities are already experiencing flooding issues. If this project is approved, more trees will be removed and more impervious surfaces will be added, which only increase the flooding issues. Why are we even contemplating this at a time when there are already six churches within walking distance? There is no need to put our neighborhoods through more potential flooding, more traffic, etc. How would you feel, if you lived in one of these neighborhoods? Home ownership is the biggest single investment that a person will make in their lifetime. How would you feel, if you lived in one of these areas? This area needs to remain low density residential.

Environmental stewardship refers to responsible use and protection of the natural environment through conservation and sustainable practices. Aldo Leopold championed environmental stewardship based on a land ethic "dealing with man's relation to land and to the animals and plants which grow upon it." [Wikipedia](#)

Are we being responsible to the residents that live in these 7 neighborhoods? How about the animals? We are taking over their environment. Driving around Chapel Hill is shocking to say the least. So many trees are gone, watering holes for the animals are disappearing, drainage is being affected. The animals environment is rapidly slipping away. We enjoy seeing the animals, however they need access to natural habitat, humans need our natural areas too, on many different levels. Physically and mentally, in order to remain healthy. The animals are struggling to survive. They are running all over the neighborhoods day and night trying to survive. Unfortunately, they don't know how to read deer crossing signs, so we don't hit them as they run in front of our cars! They are being forced to eat and sleep in our yards.

I must say that I have observed deer that look to be suffering from starvation, yet we are not permitted to help them.
It's so very sad. I don't care if they eat all my plants, at least they have something to eat!
Where are they going to get water to drink? How do we explain this suffering to our children?
All in the name of development!

Is it because Chapel Hill does not want to fall behind in development, compared to Durham and Raleigh,
as one board member suggested? REALLY? We are going crazy building. I foresee a glut of office space
and rental housing going up. How is that going to help grow our economy and attract more people to Chapel Hill?
What a poor excuse and very irresponsible!
It's one thing to replace a building, with a building. It's quite another to keep destroying our natural environment!
I drive around Chapel Hill and see how we are wasting our precious natural resources and it makes me want to cry.

Some of the very things that attracted all of us to Chapel Hill are just going by the wayside! Once it's gone, you'll be hard pressed
to ever return it to what it once was. It's just GONE! Chapel Hill is changing, but not for the better.

Thank you for your thoughtful consideration.

Sincerely,
P. Tekumalla