

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, February 19, 2021 9:15 AM  
**To:** Miho Elliott  
**Cc:** Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Shakera Vaughan; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver  
**Subject:** RE: Petition to Town Council - 2/24 Meeting

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

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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

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**From:** Miho Elliott [mailto:miho@shawdesign.us]  
**Sent:** Friday, February 19, 2021 8:57 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>; All Agenda Materials <allclerk@townofchapelhill.org>; Manager <manager@townofchapelhill.org>  
**Cc:** Keith Shaw <keith@shawdesign.us>  
**Subject:** Petition to Town Council - 2/24 Meeting

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

All,

I am formally petitioning to speak to the Town Council on behalf of James Miller, our client and the property owner of 1751 Dobbins Drive. For the past several years we have been working with Mr. Miller and the Town of Chapel Hill to get this piece of property rezoned, through the Conditional Zoning Approval (CZA) process, and achieve a Zoning Compliance Permit (ZCP).

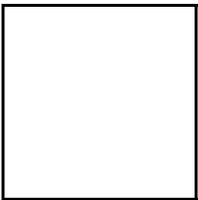
We have assisted Mr. Miller in designing a low-rise commercial office building, which his company Woodward Financial Advisors will personally occupy. The CZA permit limits the building's square footage to 5,747. Banks will not loan the amount for construction for that size of a building. In order to get bank appraisal values to better align with actual construction costs, we need to increase the square footage of the building to 7,500 square feet to effectively lower the building's cost per square foot.

We would like to petition the Town Council to modify the Conditional Zoning Approval permit of the property to increase the building square footage. A change to the CZA can only be achieved through Council approval. We have devised a way to increase the building square footage without altering: 1) the building footprint, 2) the CZA-approved and ZCP-approved civil drawings, 3) the height of the building, nor 4) the approved elevation view from 15-501.

The Mayor and Judy Johnson also both suggested that we formally request that all fees be waived in this second round of Town approvals. Mr. Miller has already paid significant amounts (upwards of \$18,000) in Town fees to get to this point and the proposed square footage increase has minimal impact on the already-approved plans; we also therefore respectfully ask that all fees be waived in this second round of approvals.

Thank you,

**Miho Elliott**  
Project Manager



**SHAW DESIGN ASSOCIATES, P. A.**

[180 Providence Road, Suite 8](#)

[Chapel Hill, NC 27514](#)

[919.493.0528](#) | [shawdesign.us](#)

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**COVID-19 UPDATE:** Our Shaw Design team is still working. The health of our team is a top priority and we will be working both remotely and in office. Continue to reach out. We are available by phone, email and virtual meeting spaces. Shaw Design Associates will coordinate ALL site visits / meetings on a per day basis to stay current with CDC recommendations. We are requesting no unauthorized visits to our office in the interest of everyone's health and safety. We are committed to our clients and want to ensure their current projects are moving forward. We appreciate your understanding and patience.