

From: Molly McConnell [mailto:chirpybird.mac@mindspring.com]
Sent: Tuesday, June 03, 2008 11:27 PM
To: Sandy Kline
Cc: JB Culpepper; Kevin Foy; Amy Harvey; Carlo Robustelli; Roger Stancil; Ralph Karpinos; Carol Abernethy; Kay Pearlstein; chirpybird.mac@mindspring.com
Subject: WITHDRAW Petition for 15-501 Moratorium for Agenda June 9 Town Council re Moratorium for 15-501 & 54 Development
Importance: High

Tuesday June 3, 2008

Dear Ms Kline, Mayor Foy, Ms Culpepper, Mr. Stancil, & Mr. Karpinos, ,
CC: Ms Pearlstein, Mr. Robustelli, Ms Abernethy, & Ms Harvey

I respectfully request that my petition for a Moratorium on Development on 15-501 as stated below in my earlier email of June 3 be **withdrawn prior to Town Council meeting June 9**. If it is not possible to withdraw the petition for 15-501 moratorium prior to June 9 meeting, I will not attend the June 9 meeting to speak to it, and will understand by this message that the petition will be considered withdrawn prior to the meeting or at the meeting.

I continue to hope and request that the Town seriously looks at all proposed new development and all proposed redevelopment throughout the town of Chapel Hill --and especially with respect to the corridors of 54 & 15-501 and the existing neighborhoods that would be seriously negatively impacted by any further development along those corridors--including but not limited to Glen Lennox Area Neighborhood.

I continue to support the petition for a Moratorium on development along highway 54.

One of my concerns and reasons for wanting to include a Moratorium on 15-501 includes "scuttlebutt" about development along that corridor which would be as detrimental to several neighborhoods that back up to 15-50, or are within several blocks of 15-501, as well as detrimental to all of Chapel Hill-- just as what has been/is happening on 54 is detrimental to all of Chapel Hill.

In addition I do not want to see the redevelopment of Glen Lennox Area Neighborhood via the redevelopment of the 440 Glen Lennox Apartments slip in under a side door/back door via the 15-501 side of the property. Much of the redevelopers concept plans call for massive commercial development on the 15-501 side of the neighborhood at Hayes, Flemington, Brandon & Lanark Roads--i.e. a 9 story hotel, a 55,000 sq ft grocery store, several 5 story parking decks for 2,100 cars (that in addition to wanting 3,800 parking spaces in the redevelopment), a drug store, a medical office building, and other retail, offices, etc, in addition to residential.

Since they want to phase in their redevelopment over 8 years, I could see that they might try to start on the 15-501 side if a moratorium were put into place for 54. What would prevent them from being able to do that?

It is at the least very disturbing and frightening to simply be minding one's own business, trying to contribute to our community/Community, living in rental housing, & to continue to need to live in modestly priced rental housing— and I have come to learn from friends and neighbors who are home owners that it is equally disturbing to them-- and to all of us who live here, and to think we have some protection of our housing and our neighborhoods because of what the LUMO says, only to see it violated by developers and redevelopers.

I respectfully request that all parties who set policy and grant special use permits and whatever else is needed by a developer/redeveloper to do his/her developing in Chapel Hill to please protect and uphold the LUMO as stated on page 6. item # 1.5 that states:

the LUMO must be consistent with the Comprehensive Plan's major themes which include, among others,

CONSERVING & PROTECTING EXISTING NEIGHBORHOODS; CONSERVING & PROTECTING THE TOWN'S NATURAL SETTINGS, AS WELL AS CREATE & PRESERVE AFFORDABLE HOUSING OPPORTUNITIES, and PROMOTE THE VITALITY OF DOWNTOWN.

Thank you for your time and for your help. As someone who will be 62 years old in several months and a simple person who has served my entire adult life as a child advocate, I thank you for your patience in bearing with me as I try to become educated as quickly as possible in all the nuances, policies, laws, etc, that exist about development and redevelopment, town policies, and such, and how best to preserve not only my neighborhood, but how best to preserve all of Chapel Hill and Orange County where I have lived for 38 years--was born a few miles away and have lived within an hour of here all of my life. I am not someone just "passing through" or who loves NYC so much I want to see its tall buildings transplanted to my apartment home, my flower garden, bird feeders, or my neighbors' homes and children's play yards and schools. I am a native of native parents, grandparents, etc, and have lived my adult life in Chapel Hill and hope and pray that I will continue to be able to afford to here the rest of my days--I am a Tar Heel born, I am a Tar Heel bred, and when I die I will be a Tar Heel dead.

I am a very hospitable person and have and do welcome folks from all over the country and the world who visit and choose to live here. However that does not mean any of us who have always lived here should be told we have to sacrifice our homes and our neighborhoods and our way of life, because someone else wants us to look like NYC. Yet that is what one of the people who wants to redevelop Glen Lennox said to me and some other tenants when he told us how close knit the neighborhoods are in NYC. I told him that THIS is MY neighborhood and MY flower garden and MY home one story garden apartment, & MY town, and that I do NOT want it to look like NYC, period end of sentence, and that if HE wants to live in something that looks like NYC then to go to NYC!! That what they want to put in my neighborhood is an obscene gesture to the entire neighborhood and entire town!! We would ONLY have the tall buildings and problems of NYC and NONE of the advantages of NYC. Not to mention this town is in the bosom and heart of UNC--the oldest state public university in the country, and the town grew up around UNC, and was not conceived or meant to ever be a NYC, or Wake County or "Cary West" or Charlotte, in density--nor were we ever to be a wealthy community that excluded its middle class, its working force, its wheels of the bus, its retired working force, its volunteers, its grandparents who live on social security and limited fixed incomes, or that excludes its students who have to work to send themselves through school.

Again I respectfully withdraw my petition for moratorium on 15-501. I continue to support the petition for moratorium on 54.

I respectfully request that you all do everything you each can to preserve and uphold the LUMO, page 6, item # 1.5, and to Preserve Glen Lennox Area Neighborhood and Save Chapel Hill from irrevocable

destruction of its fabric and integrity from massive and completely insensitive development/redevelopment.

Thank you for your time.

Respectfully & in peace,

Molly McConnell, resident of Chapel Hill, NC; chirpybird.mac@mindspring.com

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

From: [Sandy Kline](mailto:Sandy.Kline@townofchapelhill.com)

To: chirpybird.mac@mindspring.com

Cc: [JB Culpepper](mailto:JB.Culpepper@townofchapelhill.com); [Kevin Foy](mailto:Kevin.Foy@townofchapelhill.com); [Amy Harvey](mailto:Amy.Harvey@townofchapelhill.com); [Carlo Robustelli](mailto:Carlo.Robustelli@townofchapelhill.com); [Roger Stancil](mailto:Roger.Stancil@townofchapelhill.com); [Ralph Karpinos](mailto:Ralph.Karpinos@townofchapelhill.com); [Carol](mailto:Carol.Abernethy@townofchapelhill.com)

[Abernethy](mailto:Abernethy@townofchapelhill.com); [Kay Pearlstein](mailto:Kay.Pearlstein@townofchapelhill.com)

Sent: 6/3/2008 1:30:49 PM

Subject: RE: to Sandy Kline for Agenda June 9 Town Council re Moratorium for 15-501 & 54 Development

Ms. McConnell,

Thank you for your petition, it will be on the Council's agenda for the June 9th Business Meeting.

Under the Council's normal procedures, your request will be treated as a petition for action by the Council. The Council hears petitions, either written or oral, at the beginning of each regular meeting. The next regular meeting will be held on **Monday, June 9**, beginning at 7 p.m. in the Council Chamber on the 1st Floor of Chapel Hill Town Hall.

If you are not able to be present at the meeting, your petition will be received and referred to the Manager and Attorney for a future response. If you plan to attend the meeting I encourage you to arrive a few minutes before 7 p.m. Please register with the Town Clerk so that she will be able to let the Mayor know that you are present.

Presentation of petitions is limited to three minutes per speaker out of respect for others who are waiting to address the Council.

Except in the case of urgency, petitions normally are not acted upon at the time they are presented. After hearing a petition, the Council usually receives it and refers the petition to the Town Manager and Town Attorney for review and a follow-up report with recommendations for actions.

If your petition is referred to the Manager and Attorney, you will be notified of when the follow-up report on your petition will be presented to the Council. You will be provided with a copy of the report and will have an opportunity to address the Council at the time that the item is discussed by the Council.

If you have further questions, feel free to contact the Town Clerk's office at www.townclerk@townofchapelhill.org

Sandy Kline, CMC
Deputy Town Clerk
Communications & Public Affairs
Town of Chapel Hill
405 Martin Luther King, Jr., Blvd.
Chapel Hill, NC 27514
(919)968-2743

From: Molly McConnell [mailto:chirpybird.mac@mindspring.com]

Sent: Tuesday, June 03, 2008 11:38 AM

To: Sandy Kline

Cc: JB Culpepper; Kevin Foy; Amy Harvey; Carlo Robustelli; Roger Stancil; Ralph Karpinos; Carol Abernethy; Kay Pearlstein; chirpybird.mac@mindspring.com

Subject: to Sandy Kline for Agenda June 9 Town Council re Moratorium for 15-501 & 54 Development

Tuesday June 3, 2008

To: Ms Sandy Kline, Deputy Clerk, Communications & Public Affairs, Town of Chapel Hill

CC: Ms J.B. Culpepper & Planning Dept, Ms Amy Harvey; Mr. Roger Stancil, Town Manager, Ms Carol Abernethy, Exec. Assistant to Town Manager; Mayor Kevin Foy; Mr. Carlo Robustelli, Aide to Mayor Foy

From: Molly McConnell, resident, Chapel Hill, NC

I would like my email below from May 28, 2008 and this email to be a formal Petition for the June 9, 2008 Agenda of the business meeting of the Chapel Hill Town Council. In this message (and email below). I request/petition that there be a

***Moratorium on Development that includes highway 15-501 FROM Eastgate and continuing south on 15-501 bypass TO the EXIT for Pittsboro and UNC/South Columbia Street (same exit)*.**

Also ***I support Mr. Henry Lister's petition of May 19 for Moratorium on Development on Highway 54.***

My May 28 email is below.

Thank you for your time.

Respectfully & in peace,

Molly McConnell; chirpybird.mac@mindspring.com

From: Molly McConnell [mailto:chirpybird.mac@mindspring.com]
Sent: Wednesday, May 28, 2008 2:05 PM
To: Town Council
Cc: Kay Pearlstein; JB Culpepper; Sandy Kline; chirpybird.mac@mindspring.com
Subject: re Moratorium for 15-501 & 54 Development & WCHL 5/28 Commentators download & Town Council asked to pause projects (newsobserver.com May 20, 2008)

Wednesday May 28, 2008

To: The Mayor & Chapel Hill Town Council; Planning Dept; Community Design Commission; and Planning Board

From: Molly McConnell, Chapel Hill resident; chirpybird.mac@mindspring.com

Re: Mr. Henry Lister's petition to Town Council for Development Moratorium on Highway 54.

I request an EXPANSION of Moratorium on Development to INCLUDE the 15-501 By-pass from Eastgate and SOUTH TO the EXIT for UNC at South Columbia Street which is ALSO the EXIT for Pittsboro, NC/15-501 South.

I support Mr. Henry Lister's petition for a Moratorium on Development on Highway 54.

When is the next Business meeting of the Town Council so that folks can make arrangements to come and submit petitions to include 15-501 in Moratorium on Development?

I invite/encourage you to listen to WCHL's Commentators today to hear Mr. Lister's very articulate reasons for the need for a Moratorium on Highway 54 --which include BOTH Glen Lennox redevelopment concept plants & Woodmont. You can download Mr. Lister's Commentary today at <http://www.wchl1360.com/mp3/commentary/commentary.mp3>

News & Observer coverage re his petition to Town Council for Moratorium of Development on 54 is at this link and below. <http://www.newsobserver.com/news/orange/story/1078787.html> (May 20, 2008 newsobserver.com)

Thank you for your time.

Respectfully & in Peace,

Molly McConnell; chirpybird.mac@mindspring.com

1002-95 WILLOW DR

CHAPEL HILL, NC 27514

MAY 29, 2008

CHAPEL HILL CITY COUNCIL

CHAPEL HILL, NC 27514

DEAR LADIES AND GENTLEMEN,

AS A FORMER RESIDENT OF GLEN LENNOX AND FRIEND

OF A CURRENT RESIDENT THERE, I MUST PROTEST TEARING

IT DOWN TO RE-DEVELOP THE SITE.

IN 1949, THINGS WERE BUILT TO LAST. TRAFFIC JAMS AND

A BIG MESS WOULD RESULT IN THE SO-CALLED NAME OF PROGRESS.

THANK YOU AND BEST WISHES.

SINCERELY,

Jim Patton

FW moratorium on 54 corridor development

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

From: Web Site

Sent: Tuesday, May 20, 2008 4:58 PM

To: Town Council

Cc: davido@bitworksmusic.com

Subject: moratorium on 54 corridor development

Message sent by davido@bitworksmusic.com

Dear Mayor Foy and Council,

Just a quick note to say that I strongly support a moratorium on development in the NC-54 corridor in our town. We need to be sure that all development maintains or improves the character of our town as a great place to live.

Thanks for your work!

Best Regards,
David Oskardmay
Chapel Hill

FW Email RE 54 and 15-501 moratoriums

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

From: Web Site
Sent: Friday, May 30, 2008 9:48 PM
To: Town Council
Cc: sidcohn@psu.edu
Subject: 54 and 15-501 moratoriums

Message sent by sidcohn@psu.edu

I recently contacted y'all vigorously recommending the conservation of Glenn Lennox complex and I trust the appropriate steps will be taken and a significant part of Chapel Hills history as well as a wonderful neighborhood will be saved.

Since then, I've learned that a moratorium has been proposed for development on Hiway 54 and perhaps 15-501. Further, I read in the N&O that Chapel Hill is undergoing a study for updating of the Town's Comprehensive Plan. AS a retired Urban Design professional and Prof. Emeritus of Urban Design, I am surprised to learn that such a moratorium doesn't already exist. If the Town is conducting such a study, it is implied that changes in the Comp Plan are expected. That being the case, major development changes sould already be ON HOLD for the entire Town pending the results of the study. wouldn't it be a shame to spend a lot of money for the current study to then learn that some significant undesirable changes had occurred. Get with the moritorium, at least for those sectors of the Town that the study committee should already know are "up-for-serious-study. Hey, maybe the Study Committee can also define an area rich and proper for the proposed Grubb Development.

Sidney Cohn, PhD. PSU Prof Emeritus of Urban Design 10 Bayswater Pl., Chapel Hill, NC
email: sidcohn@psu.edu
tel: 252-945-3668

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

From: Durovich Family [mailto:durovic@attglobal.net]

Sent: Friday, June 13, 2008 2:14 AM

To: Town Council

Subject: Glen Lennox

To Whom it May Concern:

Please give some serious thought to a moratorium on further development along the NC 54 entry into eastern Chapel Hill. Already there is major congestion in this area most times of the day and especially during the morning and evening rush hours.

The town and the university need to give some serious thought to how they can handle additional cars and people. Plans need to be made for the infrastructure to support new development. The town and county seem to have gotten into the habit of scrambling to keep up with the urbanization and growth in the area leaving the costs and problems of overcrowded schools and roads to be dealt with... long after the developers have pocketed their profits and left.

Karen Durovich
811 Woodland Avenue
Chapel Hill NC 27516