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ATTACHMENT 4

From: Athreyi@aol.com [mailto:Athreyi@aol.com]
Sent: Sat 10/21/2006 4:34 AM
To: Sabrina Oliver; Gene Poveromo
Subject: Fairway Hill Walking Path

Dear Sir/Madam

Please forward this to the mayor, city council, managers office and planning department.

We are residents of 318 Parkridge Ave, Chapel Hill in the Meadowmont subdivision.

We are opposed to the proposed walking path along our back yard. (we have enough walking paths on simerville ave and parkridge ave already bordering our house.

Thanks in advance for forwarding this

Regards

Sridhar Iyengar

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

To: kevinfoy@townofchapelhill.org
Cc: billstrom@nc.rr.com ; hillcc@nc.rr.com ; fourseasons709@aol.com
Sent: Thursday, October 19, 2006 11:27 AM
Subject: FW: Fairway Hill Follow-up

To the Mayor and full Council (please forward to all members):

Attached is the original site plan submitted by the applicant for the Fairway Hill sub-division last year, and which we presented Tuesday night at the public hearing.

This is the best alternative for a new road to enter the proposed subdivision in terms of privacy for the adjoining neighbors in Meadowmont and the proposed Aquabella sub-division, without greatly affecting the plans of the applicant. They still get to have 4 lots of varying sizes.

Opposed to the second revision by the applicants, this provides an adequate buffer for the new 45-foot right of way from the back of the home sites all along Simmerville in Meadowmont, preserving their privacy.

If the applicant is true to his/her public statements, they will recognize that this (their own original plan submitted at their very first planning board meeting in 2005) provides the best alternative in preserving the land, the trees and the privacy of surrounding neighbors.

Why then have they spent (wasted?) their own time, money and four more town meetings proposing an evasive and less-safe alternate site for the road along the Southern boundary of the property with a public walking path to the Rashkis soccer field, which none of the adjacent neighbors favor?

The only plausible answer is to provide so-called recreational space for a four-home sub-division and for the public to traipse between properties (both of which have been rejected by the planning board) to avoid a higher payment in lieu to the town.

To the applicant's credit, they have since abandoned plans for the walking path.

Ironically, the additional expense of revised engineering plans, lawyer's fees and what would be a far more expensive road to clear cut and lay down probably would more than cover that additional payment in lieu.

We, and the adjoining neighbors affected by the applicant's most recent self-serving proposal, urge you to stipulate that the new road to Fairway Hills be placed where the applicant originally asked for it, as indicated in the attachment.

Thanks for your time and consideration.

Art Chansky & Jan Bolick

1031 Pinehurst Drive
Chapel Hill, NC 27517

(919) 969-9132, home
(919) 606-1654, mobile



From: Ronald Dorrestein [mailto:Ron@dorresteinocrane.com]

Sent: Wednesday, October 18, 2006 1:32 PM

To: Sabrina Oliver

Cc: Imahaley@nc.rr.com; hchansky@tarheelsports.com

Subject: Proposed Fairway Hill Subdivision

Dear Ms. Oliver,

I am writing to you about the above referenced subdivision which I understand appears on the Town Council's agenda for this evening. I received the attached letter with a proposed site plan yesterday evening. With respect to the letter, same contains a few points warranting a response.

1. I am unaware of any of the eleven adjoining property owners (to include myself) favoring a pedestrian path alongside their respective property lines. A paved street as well as a side walk in front of our properties gives us access to the soccer fields. During the planning meetings, we have expressed our opposition to the proposed path.
2. A path is not a buffer.
3. A private residence with its occupants offers more privacy than an undetermined amount of pedestrians.
4. Assuming that the proposed Fairway Hill Subdivision will record a permanent easement giving the adjoining property owners the legal right to access and use the pedestrian path, I am not sure whether any of the adjoining property owners have or can obtain easements to cross the open space. .
5. A paved street and side walk are far more convenient than a pedestrian path in the woods.
6. A paved street and sidewalk in full view are safer for our children as well as pedestrians than a path in the woods tucked away behind a row of houses. A path which provides a means of unauthorized access to our back yards does not contribute to the safety of our homes or children playing in their backyards.

With respect to the proposed site plan, I observe the following:

- a. The cul de sac connects all four proposed lots. Why not locate a pedestrian path of the cul de sac between proposed lots 2 and 3?
- b. The proposed road has been relocated where same would provide the developer with larger and, therefore, more valuable lots at the expense of adjoining property owners. I can only imagine how the Chansky's must feel about the possibility of having public road located a few feet alongside their house. Why not adhere to the earlier proposal which followed the current drive way for some length and did not appear to be a burden to adjoining property owners?

In summary, I understand that the planning board as well as the staff recommends that the proposed pedestrian path NOT be located along the southern and eastern property line (our adjoining properties). I am also aware that the developer is trying to get a fresh look at this issue as well as the location of the road. I am not opposed to a property owner attempting to develop their property provided this is not done at the expense and burden of adjoining property owners and based on misrepresented facts. For the reasons set forth herein, I respectfully request that the Town Council vote that (i) the proposed pedestrian path be located between proposed lots 2 and 3 and not along the southern and eastern property line of Fairway Hill Subdivision and that (ii) the proposed road leading to all four lots be located according to earlier proposals which followed the current drive way for some length

I kindly ask that this e-mail be forwarded to the Mayor, Town Council members, Town Manager and the Planning Department in time and for consideration for tonight's meeting.

Sincerely,

Ron Dorrestein

Ronald Dorrestein
Dorrestein & Crane, P.C.
141 Providence Rd., Suite 160
Chapel Hill, NC 27514
Phone: 919-401-6715
Fax: 919-401-6785

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Rayfield Investment Co.

6330 Quadrangle Drive, Suite 340
Chapel Hill, NC 27517

Telephone 919 493 7552 Fax 919 493 4558

October 12, 2006

Ron and Christine Dorrestein
400 Simerville Road
Chapel Hill, NC 27517

Dear Ron and Christine:

I am writing to you on behalf of the Fairway Hill Subdivision that is proposed to be located at 1027 Pinehurst Drive. When we started the subdivision application process, we received feedback from neighbors expressing interest in having a pedestrian path to the Meadowmont soccerfields. We incorporated a natural path into the subdivision design and proposed the path be located along the existing lot line between 1027 Pinehurst Drive and the adjoining Meadowmont lots. A natural pedestrian path that makes its way through the trees in this location would not only add an additional 10' buffer to the existing 15' buffer dedicated by Meadowmont, creating more privacy and eliminating the possibility of clear cutting to the edge of the property, it would also give the most number of lots in Fairway Hill and Meadowmont direct access to the path, thus contributing to increased safety and convenience.

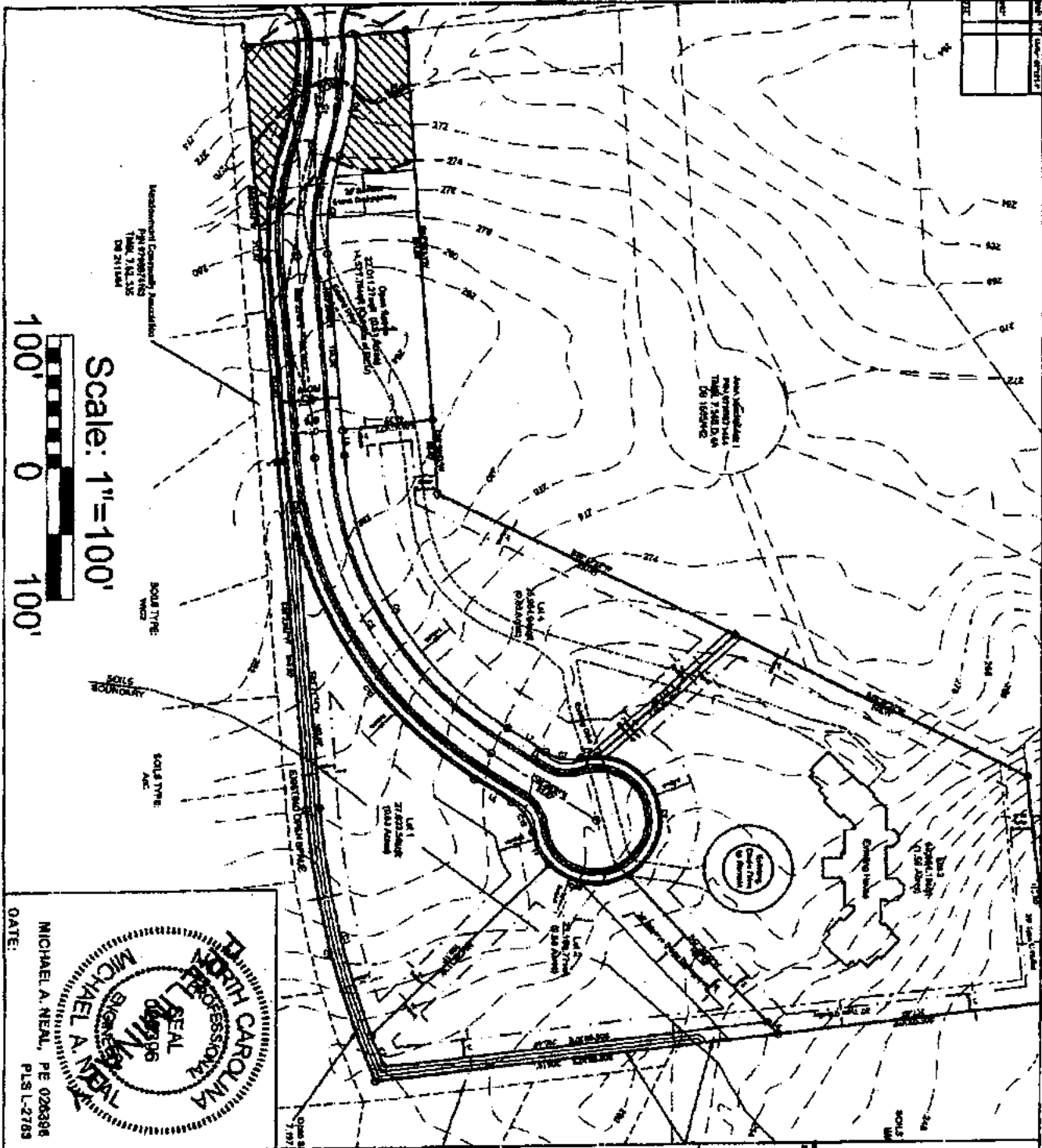
Enclosed please find a site plan and pictures of the type of path we would like to incorporate into the subdivision. We'd like to have you support at the Town Council Meeting on Wednesday, October 18, to speak in favor of the path in its proposed location. If you would be willing to consider speaking on our behalf, I'd be delighted to talk with you some more about our project. I am available by email, megan@ayfieldinvestment.com, or phone, (919) 493-7552.

Sincerely,

Megan E. W. Crunkleton
Property Manager.

Enclosures

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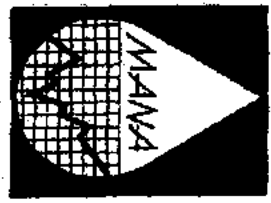


Measurement Company, Inc. (MCI)
 P.O. Box 1700
 Tallahassee, FL 32302
 (904) 224-1111

Scale: 1"=100'
 100' 0 100'



MICHAEL A. NEAL, P.E. 026398
 PLS L-2763
 DATE:



MICHAEL A. NEAL & ASSOCIATES, PLLC
 ENGINEERS, ARCHITECTS, AND PLANNERS
 104 W. CONNOR ST.
 SUITE 201
 HILLSBOROUGH, NC 27778
 (919) 844-9777
 (919) 844-1347 FAX
 michael@mana-engineers.com

Fairway Hill Subdivision
Site Plan
Chapel Hill, North Carolina

Site Plan
 Date: 10/12/06
 Drawn By: KSW
 Checked By: MAN
 Project No.: 126

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

From: Hanns Westphal (hwestpha) [mailto:hwestpha@cisco.com]

Sent: Tuesday, October 17, 2006 1:19 PM

To: Sabrina Oliver

Cc: Gene Poveromo

Subject: Fairway Hill Walking Path

Dear Town Clerk,

Please distribute this e-mail to the Mayor, Council, Manager's Office and Planning Department in time for the October 18 Town Council meeting.

To Whom It May Concern:

Due to business travel, I'm unable to attend the October 18 Town Hall Meeting where the Fairway Hill Subdivision will be discussed. However, I do want to express my support for the recommendation of the Planning Board and Parks and Recreation Commission to move the proposed southern and eastern property line path to a location between lots 2 and 3.

In addition to comments expressed in the Hearing Memorandum (see below), I'd like to ensure it's clear that the property line path provides no utility that would not be provided by the recommended path, while the recommended path provides much more utility on a shorter course. Furthermore, the property line path would needlessly diminishes backyard privacy and safety (comfort allowing small children to play in our backyards) for eleven Meadowmont residents on Simmerville and Parkridge. In my particular circumstances (312 Parkridge Ave), three of my five property lines currently have public paths (a sidewalk in front, a neighborhood park and path on one side, the soccer field and associated paths along the back side). The property line path would all but encircle (4 of 5 property lines) my lot with public paths.

I ask that you support the recommendation of the two recommending bodies, as well as the wishes of the Meadowmont residents who would be adversely, and needlessly, affected by a property line path.

Sincerely,
Hanns Westphal
312 Parkridge Ave

Because a path between lots 2 and 3 is easily accessible from the proposed sidewalk at the end of the cul-de-sac, and is a shorter pathway to the soccer field, we believe that this location is more desirable to users than the proposed path along the southern and eastern property lines. Relocating this proposed path between these lots also locates the path closer to a proposed pedestrian connection to the Aquabella Subdivision (between lots 3 and 4 of the Fairway Hill Subdivision). Resolution A includes a stipulation requiring that, in lieu of a pedestrian/bicycle path along the south and east property lines, the applicant construct a 5-foot wide pedestrian/bicycle path (approximately 1,600 square feet in land area) to the Meadowmont Soccer Field, between proposed lots 2 and 3, prior to the issuance of the first Certificate of Occupancy.

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From: Phil Patterson [mailto:philpatterson@nc.rr.com]
Sent: Sunday, October 15, 2006 8:55 PM
To: Sabrina Oliver
Cc: Imahaley@nc.rr.com
Subject: Fairway Hill Subdivision Perimeter Footpath

Town Clerk: Please distribute to....Mayor Foy, Town Council, Manager's Office and Planning Department

Subject: Fairway Hill Subdivision Perimeter Footpath

Misc: Simple and to the point As an adjoining home owner on Simerville Road, I am opposed to the perimeter footpath in the initial plat presented to the Planning Board during their September meeting. The developer's representative, Megan Crumpleton, has since contacted me by phone (Oct 10th) soliciting my support. I made it very clear to Ms.Crumpleton that I would not support a perimeter footpath and to my knowledge, no one on Simerville Road wants nor supports the perimeter footpath.

If a footpath is to be part of the subdivision, the interior location as suggested by the Planning Board Chairwoman makes the most logical location with a transition from the end of the cul de sac and placing the path along the common boundary between lots 2 & 3. As a developer of real estate, side boundary locations for footpaths are usually for more desirable than rear boundary locations. Reason: highest and best use of land plan and avoids intrusion of one's privacy.

Should you need to contact me for any reason, please do so at anytime

Sincerely,

Phil Patterson
302 Simerville Road
Chapel Hill, NC 27517

919-302-5260 cell
philpatterson@nc.rr.com

PS: please add to email list for for copies of staff reports for Oct 18th & Nov 20th

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From: Lori Mahaley-Westphal [<mailto:lmahaley@nc.rr.com>]
Sent: Wed 10/11/2006 9:57 PM
To: Gene Poveromo
Cc: 'Hanns Westphal (hwestpha)'; 'Lori Mahaley-Westphal'
Subject: RE: Fairway Hill Walking Path

Mr. Poveromo,

Can you please let me know if the perimeter footpath is still part of the of the Fairway Hill Subdivision plan to be proposed at next week's Town Council Public Hearing?

As per the attached e-mail, I attended the Planning Board meeting on Sept 4th and heard the Planning Board Chairwoman request the path be moved to the interior of the subdivision. I then left a v-mail for you and sent you the attached e-mail in advance of the redirect to the Planning Board on Oct 3rd (though I didn't hear back from you on either communication) to ensure the path had been moved. I understood from one of my neighbors that the path had been moved from the plan at the Oct 3rd meeting. However, today, I received a call from Megan Crumpleton soliciting support for the perimeter path.

I'll be delighted to hear the perimeter path is not part of the current plan, but if it is, please help me understand the most appropriate way to ensure the views I've tried to share (which are shared by several neighbors) are known at the Public Hearing (which I cannot attend due to business travel).

Sincerely,

Hanns Westphal
312 Parkridge Ave
919-949-8885



From: Lori Mahaley-Westphal [<mailto:lmahaley@nc.rr.com>]
Sent: Tuesday, October 03, 2006 9:17 AM
To: 'gpoveromo@townofchapelhill.org'
Cc: 'Hanns Westphal (hwestpha)'; 'Lori Mahaley-Westphal'
Subject: Fairway Hill Walking Path

Mr. Poveromo,

I attended the Fairway Hill Subdivision Preliminary Plat presentation to the Planning Board last month (Sept 4?) and requested that the footpath planned for the perimeter of the subdivision (providing access to the Meadowmont Soccer fields and Rashkis School) be moved to the interior of the subdivision. The developer claimed this path was requested by Meadowmont resident on Simmerville Rd, but a map of the area clearly shows that these residents gain no additional utility from such a path as they can just as easily utilize their front sidewalks. Furthermore, three of us were present to request moving the path. Additionally, an interior path would provide more utility to the proposed adjoining neighborhood, while retaining the buffer between Fairway Hill's and Meadowmont Subdivisions. During the meeting, Ms Sinreich aligned with our request saying she "hoped to see the path moved."

I understand this plat is up for review again tonight. Can you direct me to or e-mail me the updated plat and proposal for tonight? I'm hoping to verify that the new proposal has the path moved so I can attend a family birthday celebration tonight, rather than coming to the Planning Board Meeting.

Sincerely,

Hanns Westphal

312 Parkridge Ave