

26

## **Correspondence from Citizens**



**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Thursday, November 14, 2002 10:27 AM  
**To:** 'mek24@nc.rr.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (fbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Sunrise Road project

A copy of your email message has been forwarded to each Council Member.  
 Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

-----Original Message-----  
**From:** mek24 [mailto:mek24@nc.rr.com]  
**Sent:** Thursday, November 14, 2002 10:25 AM  
**To:** Kevin Foy  
**Cc:** Town Council  
**Subject:** Sunrise Road project

Hi,  
 My name is Mitchell King. I own property boarding on the proposed land purchase by Habitat with the Town's money. I am not against development of this property. However, my advice to the Town Council is to take a good hard look at the property in person. A drawing of a proposed development cannot be the sole basis for an investment. Do you as council member plan to speculate with bond money (tax payer's money) before gathering all the facts?

In 1989 a developer proposed a project for this property. The regulations and improvement costs eventually led this developer to pull the project. Why? Because the property wasn't and still isn't worth the asking price to develop it. There is a Duke power easement with large power lines, the entrance to the property on Sunrise is directly next to the I-40 overpass bridge, there are wetlands and streams and a pump station is needed for sewage. All these factors and many others make it cost prohibitive to develop at any density even if the land was free.

Please due your due diligence before speculating with tax payers money. Don't be pressured by fictitious deadlines on property options. The land isn't going away. The option Habitat has can be renewed. You will find that the engineering studies, the traffic studies, the easements required, the OWASA issues and many, many others will cause you to want to invest tax payer bond money more appropriately.

Thanks for listening.

Mitchell King

Joyce Smith

28

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Friday, November 15, 2002 3:47 PM  
**To:** 'Katie Murphy'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: ~~Habitat~~ for Humanity

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** Katie Murphy [mailto:kim42@hotmail.com]  
**Sent:** Friday, November 15, 2002 11:37 AM  
**To:** Town Council  
**Subject:** Habitat for Humanity

Dear Mr Mayor & Council Members:

Having recently become aware of Habitat for Humanity's desire to purchase the parcel of land off Sunrise Rd I am upset to see how the council has been handling this proposal. The proposal appears to be slipping through at a rate faster than would allow "due process" if all proper avenues were taken.

With \$300,000 of our funds (public funds) involved in this purchase I believe the town owes it to the voters and citizens to, at the very least, hold an open forum for discussion on this matter. I would hope you will slow down and follow the proper avenues before making this final decision.

Respectfully,

K L Murphy

---

Add photos to your messages with MSN 8. Get 2 months FREE\*.

11/15/2002

Joyce Smith

(29)

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Friday, November 15, 2002 3:50 PM  
**To:** 'Smythepnpd@aol.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Negative Impact of Habitat for Humanity Proposal for Sunrise Road

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** Smythepnpd@aol.com [mailto:Smythepnpd@aol.com]  
**Sent:** Friday, November 15, 2002 12:41 PM  
**To:** Town Council  
**Subject:** Negative Impact of Habitat for Humanity Proposal for Sunrise Road

**Mayor and Members of Coucil:  
 Town of Chapel Hill**

**We were distressed to learn just recently of a "fast-track" proposal to fund a large-scale Habitat for Humanity project directly behind our home. We are opposed to this project for many different reasons. We are also opposed to the secretive nature of the process to date and the attempt to slide this through without reasonable and due consideration of the consequences. In the Town's own Guidelines for affordable housing projects dated October 1, 1999 a stated goal is:**

**"Applicant's are also encouraged to take steps early in the development process, to contact nearby neighbors of any proposed development so that development plans can be discussed".**

**We are very nearby neighbors and have never been contacted.**

**Before purchasing our home here in Chandler's Green 2 years ago, we specifically researched the zoning in surrounding parcels to make certain that such dense development would not be permitted. We oppose changes to the zoning rules on which we based our decision to purchase in this neighborhood.**

**We also oppose this development based on our past experience of having lived near just such a high-density affordable housing complex. Our experience tells us that we can expect an increase in noise, traffic and crime and a concomitant decrease in property value.**

**This project does not conform to the Town's desires to prevent urban sprawl, protect the rural buffers, reduce vehicular traffic, encourage in-fill or many others. The true impact will be felt in such places as traffic on Weaver Dairy Road. It will be felt by increased demands on our strained schools by a population who will likely require additional and costlier school resources than other**

11/15/2002

Joyce Smith

30

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:18 PM  
**To:** 'Melissamcain@aol.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (fbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat for Humanity Proposal for Land Purchase

A copy of your email message has been forwarded to each Council Member.  
Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** Melissamcain@aol.com [REDACTED]  
**Sent:** Monday, November 18, 2002 12:36 PM  
**To:** Town Council  
**Subject:** Habitat for Humanity Proposal for Land Purchase

November 18, 2002

Dear Mr. Mayor and City Council Members:

We write to address the many concerns raised in our Chandler's Green neighborhood regarding the proposed Habitat for Humanity project near [REDACTED] and I-40. This is a particularly precarious issue for debate because it is full potential misunderstandings inherent in questioning such a well-established and highly regarded organization as Habitat for Humanity. However, in our view, the proposal before the City Council -- presented by Susan Levy on November 11th--extends well beyond the central, customary mission of Habitat for Humanity and as such requires further explanation to town residents.

The area under consideration for this development is currently zoned "R2" because it is rural in nature. Although I-40 crosses over Sunrise Road, it does not have an entrance to Sunrise Road sparing this area extensive commercial development. The roads are winding and two-lane, not designed for heavy traffic. Re-zoning the property from "R2" to "R-SS-C" would be alarming in terms of safety. It is logical to foresee hundreds of cars using Sunrise Road and Whitfield Road as main arteries connecting to Weaver Dairy Road, Erwin Road and I-40.

At the present time, Weaver Dairy Road is over-burdened and unsafe. Each of you knows that the future of Weaver Dairy Road is not settled. As a community we do not know the configuration that this important road will have. While this question is debated, it is not responsible for elected officials to agree to a high-density development immediately off of Sunrise Road, approximately 1/2 mile from Weaver Dairy Road.

East Chapel Hill High School is a wonderful addition to our community. However, since the high school opened, traffic on Weaver Dairy Road has increased dramatically. More stoplights are needed and sidewalks are required for pedestrian and motor vehicle safety. Currently, Weaver Dairy Road is confusing and dangerous. Any further high-density development on or near Weaver Dairy Road would clearly exacerbate these problems and put citizens at greater risk.

The rural buffer that extends along I-40 and Sunrise Road is an important environmental and aesthetic feature. High-density development would destroy this buffer.

Joyce Smith

(31)

---

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Friday, November 15, 2002 3:51 PM  
**To:** 'park001@mindspring.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat for Humanity proposal

A copy of your email message has been forwarded to each Council Member.

*Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill*

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

**From:** Park S.G. [mailto:[park001@mindspring.com](mailto:park001@mindspring.com)]  
**Sent:** Friday, November 15, 2002 1:53 PM  
**To:** Town Council  
**Subject:** Habitat for Humanity proposal

To whom it may concern:

I am a resident of Chapel Hill, at the Chandler's green.

I am writing this note to express my serious concern in regard to the subject matter. I don't see how the small land (16 acres) can be built 200 homes, maybe around 50 is right number if built but still wonder how its area infrastructures, such as load suggestion, school system, utilities, etc can be supported. Please give the subject matter a serious thought before its decision is made. I wouldn't support t

--- Park S.J.  
--- [park001@mindspring.com](mailto:park001@mindspring.com)  
--- EarthLink: The #1 provider of the Real Internet.

11/15/2002

Joyce Smith

(32)

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:16 PM  
**To:** 'scummings@zycare.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE [REDACTED]

A copy of your email message has been forwarded to each Council Member.  
Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** [REDACTED]  
**Sent:** Monday, November 18, 2002 10:22 AM  
**To:** Town Council  
**Cc:** lband@aol.com; laschworer@aol.com; docjdg@aol.com  
**Subject:** Sunrise Road Proposal

Mayor Foy and Council Members,  
Since many of you have not actually walked the property that Habitat wishes to purchase off Sunrise Road, we would like to extend an offer to walk it with you. Dr. Larry Band, Chair of the Geography Department at UNC, specialist in water erosion, and Chandler's Green resident, has offered to walk it with you. He will be joined by Dick Henry, who lives on Sunrise Road adjacent to the property. I would like to propose 2 times: 8:00AM on Thursday, Nov. 21, or Noon on Friday, Nov. 22. If neither of these times will work for you, we might be able to arrange something over the weekend, or earlier on Thursday. If you can make either of these times, please respond to this email at your earliest convenience. The exact meeting place will be determined after we know who will be coming. Thank you very much for your consideration.

Sincerely,  
Sandra Cummings,  
Chandler's Green



Joyce Smith

33

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:16 PM  
**To:** 'Larry Band'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** [REDACTED]

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** [REDACTED]  
**Sent:** Sunday, November 17, 2002 11:40 PM  
**To:** Town Council  
**Subject:** proposed funding for Sunrise Rd. property

To the Mayor and Members of the Town Council,

I am writing in regard to the proposed funding for Habitat for Humanity to purchase property off of Sunrise Road. I live in the Chandler's Green community, adjacent to the site. In my view, Habitat for Humanity is doing remarkably important work addressing one of the serious problems we face as a community. The methods and scale of development they have been engaged in has provided more than housing, it provides diversity and the ability of people of mixed economic means to integrate into larger communities.

Building support from local communities is a key part of the success of Habitat and needs to be based on openness and communication. However, we first heard of the current proposal third to fourth hand, with no official notification from either the town or from Habitat for Humanity. After going through the Town of Chapel Hill web site containing the minutes of previous meetings, I have downloaded a specific development plan addressed to the Town Manager on October 31<sup>st</sup>, presented to Council on November 11<sup>th</sup>, and involving a change of zoning and a request for the town to fund most of the purchase. In terms of scale the envisioned project is three to five times the size of any existing Habitat projects in the community (95-200 units within the 16 acres) and is planned for a site that has been zoned for some time as R2. The site contains a perennial stream with tributary drainage from a set of wetlands, other intermittent and ephemeral channels and an aggrading, mixed wood forest with some remaining old growth. It is a headwater drainage area of New Hope Creek that drains into Jordan Lake. To be brief, my major concern is that a significant change in designated use through zoning of this area is being

11/18/2002

Joyce Smith

34

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:12 PM  
**To:** 'Dennis House'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat property

A copy of your email message has been forwarded to each Council Member.  
Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** [REDACTED]  
**Sent:** Sunday, November 17, 2002 11:59 AM  
**To:** Town Council  
**Subject:** Habitat property

Mayor and Council of Chapel Hill,

This message is to protest any use of public money to fund the property that Habitat for Humanity wants to buy in the northern part of Chapel Hill. I believe that it is an inappropriate use of public money. Our tax dollars should only be spent on absolute essentials like police and fire protection. Our taxes keep going up, up, and up more!!! There seems to be no way to stop this trend!!! Habitat for Humanity is a worthwhile PRIVATE charity that allows people who freely want to support it to do so. When tax money is used, people are forced to support it whether they want to or not. That is simply wrong.

Dennis E. House  
1911 Overland Drive  
Chapel Hill, NC 27517  
929-4375  
dhouse1@nc.rr.com

Joyce Smith

35

---

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:15 PM  
**To:** 'Sally Brown'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat for Humanity.....

A copy of your email message has been forwarded to each Council Member.

*Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill*

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

**From:** [REDACTED]  
**Sent:** Sunday, November 17, 2002 5:24 PM  
**To:** Town Council  
**Subject:** Habitat for Humanity.....

Mr Mayor and Town Council,

We live adjacent to the proposed site for the Habitat Humanity project. We are requesting a public hearing on rezoning prior to any commitment to the funding.

Thank you

Steve and Sally Brown  
3701 Sweeten Creek  
Chapel Hill, NC  
27514

11/18/2002

Joyce Smith

36

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:11 PM  
**To:** 'Jay Josselyn'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: [REDACTED]

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** [REDACTED]  
**Sent:** Friday, November 15, 2002 5:01 PM  
**To:** Town Council  
**Subject:** Habitat for Humanity proposed purchase on Sunrise Rd.

Dear Mr. Mayor, et al,

We live at 106 Yukon Lane, Chapel Hill, and are abutters of the property Habitat for Humanity has proposed the Town of Chapel Hill donate \$300,000 towards the purchase of. Although We are supporters of the overall focus of Habitat for Humanity, we have some concerns about the way this project is unfolding. First, it appears that the process is upside down in that HFH is approaching the Town for a donation for the purchase of the land that does not appear to be currently zoned for a development of the scale proposed by HFH. In approaching the Town for the money, I fear that the zoning change will become a fait accompli without adequate notification, hearings, etc. We are abutters, and it is my understanding, that we should be notified of any proposed change in the zoning of property we abut. If all these hearings occur after the town has donated the money for the land, due process will have been tweaked against those of us who abut the property.

Second, with a development such as the one proposed by HFH, the current buffer that is enjoyed by that proposed development as well as our neighborhood will be drastically affected, since we and they will be adjacent to I-40.

Third, the parcel of land contains wetlands and perennial streams, as well as some old growth hardwoods, that, if a development the size and scale of the one proposed by HFH is created, would be drastically affected. A development that falls within the current zoning for the parcel would enable the developers to maintain the integrity of the existing land, wetlands and forest, and still provide affordable housing within the guidelines currently in use by the town.

Fourth, sight lines on Sunrise Road, between I-40 and Sweeten Creek are poor at best, particularly on the frontage of the parcel in question. To place a large development with traffic typical to that development using an outlet from that parcel as it currently exists, would create the potential for serious traffic problems.

Please consider these factors before the you vote prematurely on the donation of money for HFH to purchase this parcel. Please do not jeopardize the normal course of due process and be short-sighted in the proper use of this parcel. Please take the time to allow the normal course of action that the Town has carefully put in place to assure that poorly planned development does not spoil the integrity of what we all enjoy about Chapel Hill.

Sincerely,  
 [REDACTED]

11/18/2002

Joyce Smith

37

---

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:11 PM  
**To:** 'BARBIE MURPHY'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** Habitat

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** [REDACTED]  
**Sent:** Friday, November 15, 2002 6:29 PM  
**To:** Town Council  
**Subject:**

**DEAR MAYOR AND TOWN COUNCIL MEMBERS:**

**I WAS RECENTLY MADE AWARE OF THE FACT THAT THE MEMBERS OF YOUR TEAM ARE TRYING TO PUT A RATHER LARGE HABITAT COMMUNITY IN OUR BACKYARD WITHOUT LETTING THE COMMUNITY KNOW ABOUT IT. IF THIS IS GOING TO BE DONE WITH COMMUNITY FUNDS I THINK THE LEAST YOU CAN DO IS GIVE US A CHANCE TO VOICE OUR OPINIONS ABOUT THIS IN A FORUM OF SOME SORT.**

**GOD BLESS**

**-BARBIE MURPHY**

---

MSN 8 helps ELIMINATE E-MAIL VIRUSES. Get 2 months FREE\*.

Joyce Smith

38

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:14 PM  
**To:** 'Airdeputy@aol.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE [REDACTED]

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** Airdeputy@aol.com [REDACTED]  
**Sent:** Sunday, November 17, 2002 2:31 PM  
**To:** Town Council  
**Subject:** Proposal of funding for the purchase of Sunrise property

Mr. Mayor, and Council Members,

As a resident of Chandlers Green, I am very distressed to read that you are considering granting Habitat of Humanity R-SS-C zoning for the property off of Sunrise.

Our zoning laws were put into place for several reasons. These are: safety, the water tables, traffic congestion, land buffers, wetlands protection, etc. They were also conceived to prevent our wonderful town from experiencing the urban sprawl that has destroyed so many other parts of this country. Without them, developers would, in pursuit of the mighty dollar, turn Chapel Hill into a wasteland of overdeveloped clutter.

The need for affordable housing is an important part of any community. However, the price of the home should not change the constraints on growth here. If a builder approached the council to build 200, half million dollar homes on a 16.5 acre lot, they would be, and have been turned down. The fact that the homes are now "affordable", does not, and should not change this.

This land has not been developed in the past for several reasons....and they are still valid.

Sincerely,

[REDACTED]  
 7620 Justin Place  
 Chapel Hill  
 919-656-3736- cell

11/18/2002

Joyce Smith

39

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Friday, November 15, 2002 10:48 AM  
**To:** 'Richard Surwit'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (fbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Proposal for Funding Land Purchase for Habitat for Humanity

A copy of your email message has been forwarded to each Council Member.  
Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** Richard Surwit [mailto:surwi001@mc.duke.edu]  
**Sent:** Thursday, November 14, 2002 3:12 PM  
**To:** Town Council  
**Cc:** ablythe@newsobserver.com; chh@heraldsun.com; news@heraldsun.com  
**Subject:** Proposal for Funding Land Purchase for Habitat for Humanity

Dear Mr. Mayor and Council Members,

I am writing to express my deep concern about the proposal brought before you by on Monday night by Susan Levy of the Habitat for Humanity to purchase a track of land off of Sunrise Road for high-density housing. I am very upset about both the process by which the proposal is being handled by our system of local government as well as the substance of the proposal itself.

First, let me comment on the process by which this proposal is being handled by the Town Council. Several members of the communities which are adjacent to the land in question, heard rumors of this proposal's existence during the summer. An agent for the family that owns the property confirmed the fact that Habitat had acquired an option to purchase the land in October. Although community members tried to obtain information about Habitat's plans for the land, they were unable to learn anything from them. Then, on Monday, members of the community were alerted by someone close to city government that a proposal to have the Town of Chapel Hill fund the acquisition of the land was on a "fast-track" and that, on Friday, the proposal had been placed on Monday's Town Council meeting agenda. At the meeting on last Monday, the Council agreed, without discussion, to act on a request for the town to provide \$300,000 for this purpose by December 9. The use of \$300,000 of public funds in today's fiscal climate is a serious matter and deserves to be brought before, and discussed by, the citizens of the Town in a full and open forum. By agreeing to act on the proposal by December 9, the Council has precluded any opportunity for significant public discussion. This is wrong, inappropriate and extremely disturbing.

My second concern regards the nature of the proposal itself. This 16.5 acre track currently lies outside the city limits, on the edge of the "rural buffer." The homes that immediately abut it are rural in nature. The property is currently zoned "R2". Because it contains a major powerline, streams and some wetlands, under current zoning restrictions it could reasonably accommodate about 30-40 homes build on 1/4 acre lots. Such homes have been the usual type of development pursued by Habitat. However, Orange County Habitat for Humanity is, for some reason, pursuing a very different type of development here. Rather than create a community of affordable homes that would fit within the larger community, this proposal is requesting

40

that the land be rezoned R-SS-C. It would put a high-density housing project between the existing community and I-40. Building such a housing project containing up to 200 units will completely destroy the nature of the area. Even more important, it would not create a very desirable place to live for the resident for which it is intended. Who would want to live in a large development with little or no green space and the everpresent roar and pollution of I-40? A smaller development that conforms to the current zoning restrictions could retain a reasonable amount of trees and open space and keep the houses as far away from the highway as possible.

I understand that the issues of zoning could, in theory, be worked out after the Town decides on whether or not it should assist Habitat in acquiring the land. However, the fact that the Town Council would even consider funding this proposal without appropriate public discussion suggests that it is ready to grant Habitat's request for re-zoning the land R-SS-C, thus removing any restrictions in its development. This would be a major mistake. The Town has historically been very careful about holding developers to the Town's zoning restrictions. This restraint has made Chapel Hill a desirable place to live. Affordable housing is important and the town has rightly supported incorporating such housing into new communities. However, what Habitat is proposing is not "affordable housing", it is urban sprawl and congestion. There is no good reason why the Town of Chapel Hill should sacrifice its character by making an exception to its zoning restrictions for an ill-conceived and inappropriate plan. There is even less reason why such a development should be funded with public funds.

I am requesting that the issue of funding the purchase of the land off of Sunrise Road be tabled pending a full public hearing of Habitat for Humanity's plan for its development.

Thank you very much for your consideration.

Richard S. Surwit  
Chandler's Green Subdivision



(41)

Martin P. Mascianica  
7600 Amesbury Drive  
Chapel Hill, NC 27514  
919-408-0571  
gitmart@hotmail.com

November 17, 2002

Mayor and Council Members  
Town of Chapel Hill  
306 North Columbia Street  
Chapel Hill, NC 27516

**Regarding:** Registered objection to Chapel Hill Government moving forward without community input on a plan to provide funding or grant approval for a **Habitat for Humanity** of Orange County (HHOC) Project at the intersection of **Sunrise Road** and I-40

Dear Mr. Mayor and Town Council:

It is my understanding that, in the next weeks, the town will consider approval of:

- \$300,000.00 in grants to HHOC for purchase of a 16.45-acre tract on Sunrise road (aka T.T. Clark property)
- Granting to HHOC of a Residential-Special Standards-Conditional (R-SS-C) development classification to the T.T. Clark property

My understanding is that HHOC plans to erect high density housing (200+ units) on the site. As a resident of Chandlers Green, tax-payer, and neighbor to the T.T. Clark property, I am concerned about this specific action because:

- This process violates the spirit of Chapel Hill government cooperation and communication with the neighborhoods that it serves. We saw many opportunities to discuss and comment on the widening of Weaver-Dairy Road. Why the secrecy of the Council here?
- HHOC has not even taken the time to inform our adjacent neighborhood of its development plan. Why is this planning process so different from any other in Chapel Hill that common courtesy and allowance for comment be excused?
- I think that planning for explosive and concentrated growth (proposed 200 homes on 16 acres??) is inconsistent with the town's position and recent decisions on growth (moratorium on duplexes). How will the traffic from 200 new homes impact safety and traffic flow on Sunrise Road?
- The environmental impact is certainly unclear and likely significant and negative. I would suspect that 200+ homes will render over 50% of this property covered

42

with pavement. I also expect most all trees will be removed by this action. We can expect that increased noise pollution from I-40 will impact all of the neighbors and the residents of the proposed project. Is this the environmental model that Council seeks responsibility for?

I urge the Council to defer the approval of funding for this project and reclassification of the site to R-SS-C until the necessary information to make a decision on the site is made available to all concerned, assessed for consistency with the town position on growth, and evaluated for traffic, environmental, and other impacts.

Mayor Foy, today in the *Raleigh News and Observer*, you were quoted as saying, "There will be plenty of time to discuss the specifics." I respectfully disagree. You have an obligation to all tax payers (including those potential residents of this project) to oversee the responsible investment of our tax dollars. This means understanding exactly what you are getting for the town for a sizable investment (I work for a living and \$300,000.00 is a significant sum of money to me). Despite the best of intentions, acting without a reasonable set of facts and commitments is irresponsible. I count on you to do the right thing for Chapel Hill.

Sincerely,



Martin P. Mascianica

Joyce Smith

**From:** Carol Abernethy on behalf of Cal Horton  
**Sent:** Monday, November 18, 2002 4:15 PM  
**To:** 'MaryEllen Mascianica'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat-For-Humanity Mega-Development

A copy of your email message has been forwarded to each Council Member.  
 Carol Abernethy  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

-----Original Message-----  
**From:** MaryEllen Mascianica [REDACTED]  
**Sent:** Sunday, November 17, 2002 7:57 PM  
**To:** Town Council  
**Cc:** gitmart@hotmail.com  
**Subject:** Habitat-For-Humanity Mega-Development

[REDACTED]  
 7600 Amesbury Drive  
 Chapel Hill, NC 27514  
 (919) 408-0571

Mayor and Council Members  
 Town of Chapel Hill  
 306 North Columbia St.  
 Chapel Hill, NC 27516

November 17, 2002

Dear Mr. Mayor and Council Members,

I would like to express my strong opposition to the proposed development of the parcel of land of [REDACTED] into a high density housing development by Habitat for Humanity.

I have lived in Chandler's Green for 13 years. I pay taxes, vote, go to church, serve on my neighborhood homeowner's association, and volunteer in the school system on a weekly basis. I have raised my three children here. When I relocated to North Carolina I chose Chapel Hill, and specifically the Chandler's Green neighborhood, because of the small town feel of the area and for the reputation of the school system. This neighborhood has worked to maintain a rural-wooded environment by preventing owners from erecting fences. Neighbors are encouraged to keep as many trees as possible on their lots to maintain as natural environment as possible. In short, it has been a wonderful place to raise a family.

When I first heard that Habitat For Humanity was building some homes adjacent to Chandler's Green I thought of the traditional Habitat development. I really had no objection to the idea of a few small homes nestled in the woods, consistent with the surrounding neighborhood and the R2 zoning in the area. When I learned that the proposal was to build 90 to 200 cluster homes and rental units I was outraged. The assumption by

44

# Citizen's Petition

November 25, 2002

Submitted November 19, 2002

Mayor Foy and Chapel Hill Town Council Members:

We, the undersigned citizens of Chapel Hill and/or Orange County, hereby petition you to postpone the decision of whether or not to donate any funds to the Habitat for Humanity of Orange County (HHOC) for the purchase of the 16.5 acre Sunrise Road Property until you have had ample opportunity to study the environmental and safety impacts of developing this site as proposed by HHOC. Of particular concern is HHOC's request to rezone the property from R-2 to R-SS-C, and the perception that donating the funds is a de-facto approval of the project as proposed. This particular site, bordering I-40, will not accommodate a 100+ unit, high-density housing project, without considerable negative impacts to the environment and the surrounding neighborhoods. We urge you to hold a public forum, "do your due diligence", and settle the zoning issue before committing such a large sum of money.



Doug Schworer



Sandra Cummings

11/19/02

**Loryn Barnes**

(45)

**From:** Flo Miller  
**Sent:** Friday, November 15, 2002 4:09 PM  
**To:** Chris Berndt; Loryn Barnes  
**Subject:** FW: Negative Impact of Habitat for Humanity Proposal for Sunrise

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

**From:** Carol Abernethy **On Behalf Of** Cal Horton  
**Sent:** Friday, November 15, 2002 3:50 PM  
**To:** 'Smythepnnpd@aol.com'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewig123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Negative Impact of Habitat for Humanity Proposal for Sunrise Road

A copy of your email message has been forwarded to each Council Member.

*Carol Abernethy*  
 Exec. Asst., Manager's Office  
 Town of Chapel Hill

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

**From:** Smythepnnpd@aol.com [mailto:Smythepnnpd@aol.com]  
**Sent:** Friday, November 15, 2002 12:41 PM  
**To:** Town Council  
**Subject:** Negative Impact of Habitat for Humanity Proposal for Sunrise Road

**Mayor and Members of Council:**  
**Town of Chapel Hill**

**We were distressed to learn just recently of a "fast-track" proposal to fund a large-scale Habitat for Humanity project directly behind our home. We are opposed to this project for many different reasons. We are also opposed to the secretive nature of the process to date and the attempt to slide this through without reasonable and due consideration of the consequences. In the Town's own Guidelines for affordable housing projects dated October 1, 1999 a stated goal is:**

**"Applicant's are also encouraged to take steps early in the development process, to contact nearby neighbors of any proposed development so that development plans can be discussed".**

**We are very nearby neighbors and have never been contacted.**

**Before purchasing our home here in Chandler's Green 2 years ago, we specifically researched the zoning in surrounding parcels to make certain that such dense development would not be permitted. We oppose changes to the zoning rules on which we based our decision to purchase in this neighborhood.**

**We also oppose this development based on our past experience of having lived near just such a high-density affordable housing complex. Our experience tells us that we can expect an increase**

11/20/2002

46

**in noise, traffic and crime and a concomitant decrease in property value.**

**This project does not conform to the Town's desires to prevent urban sprawl, protect the rural buffers, reduce vehicular traffic, encourage in-fill or many others. The true impact will be felt in such places as traffic on Weaver Dairy Road. It will be felt by increased demands on our strained schools by a population who will likely require additional and costlier school resources than other development would. At the same time, it will yield fewer tax revenues than other development could.**

**We also oppose this project because it requires considerable Town funds in a very tight financial climate. There are many much better uses for those funds.**

**We believe it is important for us to work with our neighbors to explore legal assistance to protect our interests and we intend to do that. Our desire is that this process be conducted in the "sunshine" and with reasoned, measured input from those who will be impacted.**

**Please vote against funding this project and please do not change the existing zoning laws for this land.**

**The Smythe Family  
3820 Sweeten Creek Road**

47

**Loryn Barnes**

---

**From:** Bill Stockard  
**Sent:** Wednesday, November 20, 2002 11:50 AM  
**To:** Loryn Barnes  
**Subject:** FW: Habitat for Humanity Proposal off Sunrise

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

**From:** Carol Abernethy **On Behalf Of** Cal Horton  
**Sent:** Monday, November 18, 2002 4:14 PM  
**To:** 'Bob Hogan'  
**Cc:** Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
**Subject:** RE: Habitat for Humanity Proposal off Sunrise Rd

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

**From:** Bob Hogan [mailto:bobhogan@nortelnetworks.com]  
**Sent:** Sunday, November 17, 2002 1:34 PM  
**To:** Town Council  
**Subject:** Habitat for Humanity Proposal off Sunrise Rd

Dear Mayor and City Council Members,

We are writing to express our concerns about the proposal by Habitat for Humanity to purchase a track of land, located off of Sunrise Road, for high-density housing. This track of land is currently zoned "R2", and we firmly believe that this zoning must be maintained. We currently own a home in the Chandler's Green neighborhood and have walked this property by hiking up the powerlines on a few occasions. The track of land under consideration for development contains powerlines, streams, wetlands, some ravenous areas, and several 100+ year old Oak Trees. Under the current R2 zoning restrictions it could be developed to accommodate approximately 30 homes while maintaining the environment which we believe has always been important to Chapel Hill, and why we have raised our family here.

Our family have been supporters of Habitat for Humanity, volunteering our time and money at both the Orange County and Durham County Habitat locations. Habitat for Humanity has built its reputation on building affordable homes in areas where they have been able to blend their developments into the environment with minimal disruption to the existing neighborhoods and environment. In this instance though, Orange County Habitat for Humanity has proposed a different type of development scenario. Rather than create a community of affordable homes that would fit within the larger community, this proposal is requesting that the land be rezoned R-SS-C. This would allow for a high-density housing project between the existing

(48)

neighborhoods (Chandlers Green, Silver Creek, and SpringCrest) and I-40. Building such a housing project, containing up to 200 units, will completely destroy the nature of the area and create a huge noise and traffic problem.

The roar of I-40 is already present each and every day in our household, and if we allow re-zoning to occur, it would eliminate the small natural buffer that exists and make the noise totally unbearable, most certainly driving us from our home with hard feelings toward our local government. Previous efforts to have a noise reduction barrier erected by DOT, such as a brick wall similar to that on Raleigh's Inner Beltline, have been met with negative outcomes. Traffic issues that exist in this area are also presently in dispute over the widening of Weaver Dairy Road. Are we going to add fuel to the fire? Another aspect of this development that needs to be addressed, particularly in light that the town is planning on providing \$300,000 of public funds towards the project, is the school districting issues which are also currently under fire. The town has already been criticized for building a school in the wrong location. Does the town now want to build a high-density development in the wrong location as well?

Lastly, this proposed development is not conducive to a family-oriented environment, which is exactly what surrounds the tract of land proposed for Habitat for Humanity. A development that conforms to the current zoning restrictions would retain a reasonable amount of trees and open space and keep the houses as far away from the highway as possible, thus providing safety for children and pets. Allowing re-zoning of this tract of land would be an irreversible and tragic mistake. Chapel Hill has historically been very careful about holding developers to the town's zoning restrictions. This is a plus in our eyes, as well as many others in the community, and has made Chapel Hill a very desirable place to live. Affordable housing is important and the town has rightly supported incorporating such housing onto appropriate tracks of land. I am totally against re-zoning of this property as a taxpayer and property owner.

Thank you for your time and interest regarding this matter. We look forward to your reply, or an invitation to the next town council meeting to discuss.

Regards,

Robert and Catherine Hogan  
3830 Sweeten Creek Rd.  
Chapel Hill, NC, 27514



**Loryn Barnes**

---

**From:** Bill Stockard  
**Sent:** Wednesday, November 20, 2002 11:50 AM  
**To:** Loryn Barnes  
**Subject:** FW: Citizen Comment - HHOC Project on Sunrise Road, Chapel Hill

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

From: Carol Abernethy On Behalf Of Cal Horton  
Sent: Monday, November 18, 2002 4:15 PM  
To: 'Martin Mascianica'  
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (ftbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
Subject: RE: Citizen Comment - HHOC Project on Sunrise Road, Chapel Hill

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

From: Martin Mascianica [mailto:gitmart@hotmail.com]  
Sent: Sunday, November 17, 2002 5:37 PM  
To: Town Council  
Subject: Citizen Comment - HHOC Project on Sunrise Road, Chapel Hill

November 17, 2002

From:

Martin P. Mascianica  
7600 Amesbury Drive  
Chapel Hill, NC 27514  
919-408-0571  
gitmart@hotmail.com

50

To:

Mayor and Council Members  
Town of Chapel Hill  
306 North Columbia Street  
Chapel Hill, NC 27516

Regarding:

Registered objection to Chapel Hill Government moving forward without community input on a plan to provide funding or grant approval for a Habitat for Humanity of Orange County (HHOC) Project at the intersection of Sunrise Road and I-40

Dear Mr. Mayor and Town Council:

It is my understanding that, in the next weeks, the town will consider approval of:

- \$300,000.00 in grants to HHOC for purchase of a 16.45-acre tract on Sunrise road (aka T.T. Clark property)
- Granting to HHOC of a Residential-Special Standards-Conditional (R-SS-C) development classification to the T.T. Clark property

My understanding is that HHOC plans to erect high density housing (200+ units) on the site. As a resident of Chandlers Green, tax-payer, and neighbor to the T.T. Clark property, I am concerned about this specific action because:

- This process violates the spirit of Chapel Hill government cooperation and communication with the neighborhoods that it serves. We saw many opportunities to discuss and comment on the widening of Weaver-Dairy Road. Why the secrecy of the Council here?
- HHOC has not even taken the time to inform our adjacent neighborhood of its development plan. Why is this planning process so different from any other in Chapel Hill that common courtesy and allowance for comment be excused?
- I think that planning for explosive and concentrated growth (proposed 200 homes on 16 acres??) is inconsistent with the town's position and recent decisions on growth (moratorium on duplexes). How will the traffic from 200 new homes impact safety and traffic flow on Sunrise Road?
- The environmental impact is certainly unclear and likely significant and negative. I would suspect that 200+ homes will render over 50% of this property covered with pavement. I also expect most all trees will be removed by this action. We can expect that increased noise pollution from I-40 will impact all of the neighbors and the residents of the proposed

(51)

project. Is this the environmental model that Council seeks responsibility for?

I urge the Council to defer the approval of funding for this project and reclassification of the site to R-SS-C until the necessary information to make a decision on the site is made available to all concerned, assessed for consistency with the town position on growth, and evaluated for traffic, environmental, and other impacts.

Mayor Foy, today in the Raleigh News and Observer, you were quoted as saying this about the HHOC project, "There will be plenty of time to discuss the specifics." I respectfully disagree. You have an obligation to all tax payers (including those potential residents of this project) to oversee the responsible investment of our tax dollars. This means understanding exactly what you are getting for the town for a sizable investment (I work for a living and \$300,000.00 is a significant sum of money to me). Despite the best of intentions, acting without a reasonable set of facts and commitments is irresponsible. I count on you to do the right thing for Chapel Hill.

Sincerely,

Martin P. Mascianica

---

STOP MORE SPAM with the new MSN 8 and get 2 months FREE\*  
<http://join.msn.com/?page=features/junkmail>



**Loryn Barnes**

---

**From:** Bill Stockard  
**Sent:** Wednesday, November 20, 2002 11:51 AM  
**To:** Loryn Barnes  
**Subject:** FW: Proposed Purchase of Sunrise Road Property

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

From: Carol Abernethy On Behalf Of Cal Horton  
Sent: Monday, November 18, 2002 4:15 PM  
To: 'Vckline@aol.com'  
Cc: Mayor pro tem Pat Evans (patevans@bellsouth.net); Council Member Bill Strom (billstrom@nc.rr.com); Council Member Dorothy Verkerk (dverkerk@mindspring.com); Council Member Ed Harrison (ed.harrison@mindspring.com); Council Member Flicka Bateman (fbatema@aol.com); Council Member Jim Ward (W) (wardjl@email.unc.edu); Council Member Mark Kleinschmidt (mark@cdpl.org); Mayor Kevin C. Foy (TCH) (kevinfoy@townofchapelhill.org); Council Member Jim Ward; Council Member Edith Wiggins (new) (Ewigg123@aol.com); Toni Pendergraph (ToniPendergraph); Cal Horton (CalHorton); Flo Miller (FloMiller); Joyce Smith (JoyceSmith); Ralph Karpinos (RalphKarpinos); Sonna Loewenthal (SonnaLoewenthal); Michelle Lewis; Bill Stockard  
Subject: RE: Proposed Purchase of Sunrise Road Property

A copy of your email message has been forwarded to each Council Member.

Carol Abernethy  
Exec. Asst., Manager's Office  
Town of Chapel Hill

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

From: Vckline@aol.com [mailto:Vckline@aol.com]  
Sent: Sunday, November 17, 2002 10:00 PM  
To: Town Council  
Cc: vckline@nc.rr.com  
Subject: Proposed Purchase of Sunrise Road Property

Dear Mr. Mayor and Members of the Town Council,

I am writing to let you know how concerned I am about the way Town Council has handled the proposal by Habitat for Humanity to purchase and develop a tract of land off of Sunrise Rd. for high-density cluster housing. My biggest concern is the secrecy around the proposal. While town council and Habitat were discussing the development, nobody in the surrounding communities were informed about this proposal even though it could potentially have a huge impact on our lives. The fact that funding this would eventually require a change in zoning is deeply disturbing. When my family decided to buy our house in Chandlers Green we checked zoning because we knew that the area off of Sunrise would probably be sold and developed. The zoning of that land was a crucial part of our purchasing decision. Habitat's proposal requires the zoning to change and the fact that

the city will be voting on funding them for \$300,000 before they investigate whether or not those changes should be made suggests that they already have made up their minds. Indeed we have been told that Habitat's fundraising literature definitively says that they will be building a development on the Sunrise site, a fact that suggests that their discussions with Town Council have left them sure that their proposal will be accepted and the zoning changed without any meaningful discussions with the surrounding communities. If this is true (and I hope it is not), it is a violation of public trust in our elected officials. A newspaper article in the New and Observer says that funding Habitat for \$ 300,000 does not necessarily mean that the changes or the high density housing project will take place. If Town Council votes to give \$ 300,000 to Habitat, a large sum especially in these times, then it is abundantly clear that Town Council has the intent to accept Habitat's proposal.

Before Town Council makes this commitment I think the community has the right to see what the environmental impact will be, how this will effect the noise levels from I-40, how this will impact the traffic, etc. How will a large, high density development with impervious surfaces affect run-off and storm water management? How will it effect perennial streams and what kind of erosion will take place as a result of it? Will the 90 -200 potential homes pay the city usage tax or will the city absorb those costs in addition to the \$ 300,000? Why has Habitat proposed a large high density housing project as opposed to the traditional Habitat model that builds homes that integrate into the surrounding community? Why the enormous rush to push something through town council without a word to the community? How can the city justify handing over \$300,000 before they can answer these questions?

Habitat for Humanity is an admirable organization which I support. That is why I am so deeply disappointed in the way the town and Habitat have left the community out of all discussions. The secrecy that has characterized the Town/Habitat discussions is certainly not conducive to building strong relationships with the surrounding communities.

Thank you for your time and consideration.

Victoria C. Kline